

**CITY OF STORM LAKE
REGULAR COUNCIL SESSION MEETING
CITY HALL - COUNCIL CHAMBERS
JULY 21, 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. Motion to Approve Drainage District #13 Invoice
3. Motion to Approve Form of Minimum Assessment Agreement between the City of Storm Lake and Pinnacle Farms LLC
4. Motion to Approve BVRMC AWARE Walk / Run Request
5. Buy Local Information
6. SLPD City Code Enforcement Summary

E. Unfinished Business

F. New Business

1. Storm Lake Rotary Request
2. Motion to Approve Funding for the Storm Lake Airport's Underground Fuel System Repairs
3. Ordinance No. 01-O-2025-2026 Updating the Storm Lake Building Codes - 2nd Reading
4. Work Session On City Code 3-4-6, Water Users Outside The Corporate Limits.
5. Setting the Public Hearing for Proposed Change to City Code Section 3-4-6
6. Work Session - Storm Lake Zoning Code Article 10 -Sign Regulations
7. City Council Requested Items / City Council Updates

G. Adjourn

Meeting Protocol

If you wish to speak today, please:

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

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

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

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Staff Summary

7/21/2025

Agenda Item # D.1.



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

FROM: Mayra Martinez, City Clerk

SUBJECT: **Consent Agenda**

BACKGROUND:

- List of Bills
- King's Pointe & Sunrise Pointe Disbursements
- Approve July 7, 2025, Regular City Council Minutes
- Approve Renewal Airport Commission Application for Gary Worthan
- Approve Tax Abatement Application for Storm Lake High School - 1008 Oneida Street
- Approve Moving the Regular City Council Meeting from September 1st, 2025 to Tuesday, September 2nd, 2025
- Approve Drainage District #13 Invoice
- Approve Form of Minimum Assessment Agreement between the City of Storm Lake and Pinnacle Farms LLC
- Approve BVRMC AWARE Walk/Run Request
- Approve Buy Local Information
- Approve Storm Lake Police Department City Code Enforcement Update

FISCAL IMPACT: City Will Pay The Following Expenditures:

- List of Bills: \$1,578,327.96
- King's Pointe & Sunrise Pointe Golf Course Bills: \$274,912.86

RECOMMENDATION:

ATTACHMENTS:

1. 7/21/2025 City Claims Expense Report
2. 7/21/2025 King's Pointe Claims 7.3.2025 to 7.17.2025
3. 07/07/2025 City Council Minutes
4. Airport Commission Renewal Application - Gary Worthan
5. SLHS Tax Abatement - 1008 Oneida Street



Storm Lake, IA

Buy Local_v1

Payment Date Range: 07/10/2025 - 07/23/2025

Vendor Name	Buy Local Info	Payable Description	Total Payments
Buena Vista County Emergency Manage	BVC	FY2026 EM Assessment	\$ 3,380.70
Joyce's Greenery LLC	BVC	Spooner Sign Maintenance - July 2025	\$ 2,604.66
Buena Vista County Solid Waste	BVC	Commercial Waste	\$ 79.56
4 Seasons Plumbing Heating & Cooling	BVC	Toilet Leaking	\$ 61.14
Buena Vista County Solid Waste	BVC	Commercial Waste	\$ 41.08
		BVC Total:	\$ 6,167.14
King Contracting, LLC	Contract/Agreement	Pay #4 of HMA LS Project	\$ 528,625.34
I & S Group, Inc	Contract/Agreement	Construction Administration	\$ 44,474.40
Community Education Dept	Contract/Agreement	4th Qtr FY2025 - 28E Agreement	\$ 20,200.64
Bolton & Menk, Inc	Contract/Agreement	Construction Services	\$ 14,393.50
I & S Group, Inc	Contract/Agreement	Construction Administration	\$ 14,242.20
Bolton & Menk, Inc	Contract/Agreement	General Engineering	\$ 8,989.50
I & S Group, Inc	Contract/Agreement	Professional Services	\$ 4,863.05
Bolton & Menk, Inc	Contract/Agreement	Const Eng Services	\$ 386.00
I & S Group, Inc	Contract/Agreement	Construction Administration	\$ 142.50
		Contract/Agreement Total:	\$ 636,317.13
MidAmerican Energy Company	Local	91230-94002 Electric Services	\$ 75,645.87
Stille Pierce & Pertzborn	Local	24-25 WC Audit	\$ 24,398.00
Growmark Inc New Century FS	Local	Fuel	\$ 12,476.54
Jim Bartholomew	Local	July 2025 Airport Contract	\$ 6,289.62
Verizon Wireless Services LLC	Local	Cell Phone Service	\$ 3,702.90
A & A Automotive	Local	Truck #64 Repair	\$ 3,695.09
Rebnord Technologies, Inc	Local	Technology - Enrich Iowa	\$ 3,626.09
Central Bank	Local	Services	\$ 3,255.20
Bomgaars Supply, Inc	Local	Supplies	\$ 2,774.00
Stille Pierce & Pertzborn	Local	24-25 GL Audit	\$ 2,249.00
Storm Lake Hydraulics Co, Inc	Local	Mower Repair	\$ 1,684.00
Long Lines	Local	Fax Line & Emergency Line Service	\$ 1,414.78
Smith Concrete Service Inc	Local	Concrete - Curb & Gutter	\$ 1,092.50
Melanders TV & Appliances	Local	FD Kitchen Fridge	\$ 899.99
Lake Animal Hospital	Local	Bd & Dsp of Cats & Dogs	\$ 760.00
A & A Automotive	Local	P15 - Mount and Balance Tires	\$ 690.30
Vetter Equipment	Local	Tire	\$ 403.74
Larson Oil & Distributing Co, Inc	Local	Propane - Mastic - Minus Tax	\$ 323.02
Iowa Office Supply Inc	Local	Office Supplies	\$ 276.64
Stanton Electric, Inc	Local	Temp Elec Svc - 04/18/2025 Storm Event	\$ 243.08
Visual Edge Inc	Local	Copier Maintenance Agreement	\$ 204.64
Culligan Water Storm Lake	Local	Chlorine Pellets - Minus Tax	\$ 197.74
Community First Broadcasting	Local	Advertising - Kids Fest	\$ 294.00
Vetter Equipment	Local	Filters	\$ 144.23
Smith Concrete Service Inc	Local	Concrete - Sidewalk - SLPD	\$ 115.00
Community First Broadcasting	Local	Advertising - Kids Fest	\$ 112.00
David Kebschull	Local	Refund Chaplain Training - 10/10/25	\$ 107.48
Buena Vista Regional Medical Center	Local	Ripke, Cordova Testing	\$ 103.00
Qwest Corporation	Local	Phone Service	\$ 98.44
Visual Edge Inc	Local	Copier Maintenance Agreement	\$ 182.09
L & G Products, Inc	Local	Herbicide	\$ 89.28
Buena Vista Regional Medical Center	Local	June 2025 Memberships - 4	\$ 80.00
Larson Oil & Distributing Co, Inc	Local	Service Call - Heater	\$ 80.00
Graham Tire	Local	Tire Repair	\$ 64.00
Visual Edge Inc	Local	Dohrman Copier	\$ 90.30
Graham Tire	Local	2022 Tahoe - Tire Repair	\$ 39.00
Visual Edge Inc	Local	Copier Maintenance Agreement	\$ 30.32
Storm City Auto Parts, Inc	Local	Filter	\$ 23.29
Storm Lake Hydraulics Co, Inc	Local	Jet Machine Repair	\$ 20.52

Buy Local_v1

Payment Date Range: 07/10/2025 - 07/23/2025

Vendor Name	Buy Local Info	Payable Description	Total Payments
L & G Products, Inc	Local	Chemicals	\$ 18.00
Paxtons Jewelry	Local	Library Photo Engraving	\$ 15.25
Iowa Office Supply Inc	Local	Office Supplies	\$ 14.69
Hy-Vee, Inc	Local	Supplies	\$ 12.82
Fastenal Company	Local	Glasses	\$ 11.87
Storm City Auto Parts, Inc	Local	Filter	\$ 5.45
		Local Total:	\$ 148,053.77
Midstates Equipment & Supply, Inc	Non-Local	Mastic Melter, Tools, Mastic, Primer	\$ 124,833.24
LLJ MWT, LLC	Non-Local	Rough Mower	\$ 77,854.93
General Traffic Controls	Non-Local	Signal Repair - Flindt & Richland	\$ 45,500.00
Alex Air Apparatus 2 LLC	Non-Local	Combi Tool Door Spreader	\$ 32,225.00
Tomco2 Systems Company	Non-Local	Carbon Dioxide Tank Safety Valves/Conden	\$ 30,582.56
MRA Custom Applications, LLC	Non-Local	Lime Hauling Services	\$ 12,565.13
Hawkins, Inc	Non-Local	Chemicals	\$ 12,185.52
Lexipol, LLC	Non-Local	Annual Subscription	\$ 12,156.87
H-O-H Water Technology, Inc	Non-Local	Chemicals	\$ 11,895.82
Midwest Fence & Gate Company	Non-Local	Gate Damaged by 4/18/2025 Storm - Repla	\$ 11,464.17
Mississippi Lime Company	Non-Local	Quicklime	\$ 21,981.17
H-O-H Water Technology, Inc	Non-Local	Polymer	\$ 5,590.00
Motorola Solutions, Inc	Non-Local	Portable Radio	\$ 4,784.00
Plan It Software LLC	Non-Local	CIP Software Subscription	\$ 3,675.00
Chem-Sult, Inc	Non-Local	Sodium Chlorite	\$ 3,509.58
Aquatic Ecosystem Consultants, LLC	Non-Local	Lake Management - 2025	\$ 3,500.00
Bend Mailing Services, LLC	Non-Local	Bill Printing Services	\$ 3,461.06
Linde Inc	Non-Local	Carbon Dioxide	\$ 3,373.79
Biblionix, LLC	Non-Local	Apollo Circulation Annual Subscription	\$ 2,150.00
NW Iowa Planning & Development Com	Non-Local	SHIELD Draw #1 FY2026	\$ 2,000.00
Leo Pelds Engineering Company	Non-Local	KP Lobby Concept Design	\$ 1,800.00
Guarantee Gutters LLC	Non-Local	SLPD Gutter/Fascia Work	\$ 1,800.00
Foundation Analytical Laboratory, Inc	Non-Local	Testing Services	\$ 1,686.25
Dale Vitito	Non-Local	Body Armor	\$ 1,676.49
Dakota Supply Group	Non-Local	Training Hydrant	\$ 1,574.12
UnityPoint Health at Work - Fort Dodge	Non-Local	Kutz - Physical	\$ 1,322.18
Iowa Department of Natural Resources	Non-Local	FY 2026 PWS Annual Fee	\$ 1,242.75
Piper Sandler & Co	Non-Local	FY2024 Dissemination Agent Svc	\$ 1,000.00
Brodart Co.	Non-Local	Books	\$ 944.65
Fremarek, Inc	Non-Local	Chemicals	\$ 822.20
Datatel Communications Inc	Non-Local	Monthly IVR Services	\$ 677.68
CovertTrack Group, Inc	Non-Local	Tracking Services	\$ 600.00
Business Publications Corp., Inc.	Non-Local	dsm Programmatic	\$ 550.00
Foundation Analytical Laboratory, Inc	Non-Local	Testing Services	\$ 549.00
The Advantage Companies, LLC	Non-Local	2022 Times Pilot Digitization	\$ 540.00
Alex Air Apparatus 2 LLC	Non-Local	Fire Boots	\$ 501.29
Motorola Solutions, Inc	Non-Local	New Radio Chargers	\$ 482.02
Tomco2 Systems Company	Non-Local	Pilot Light	\$ 360.00
Central Iowa Distributing, Inc	Non-Local	City Hall Supplies	\$ 288.00
Midstates Equipment & Supply, Inc	Non-Local	Sprayer	\$ 245.00
Schumacher Elevator Company	Non-Local	Elevator Maintenance	\$ 244.46
Iowa Law Enforcement Academy	Non-Local	HazMat	\$ 190.00
Central Iowa Distributing, Inc	Non-Local	City Hall Supplies	\$ 170.50
Foundation Analytical Laboratory, Inc	Non-Local	Testing Services	\$ 168.00
Underground Location Company	Non-Local	Locate Services	\$ 159.40
ABC Pest Control, Inc	Non-Local	Pest Control Services	\$ 143.33
Boji Portable Toilets Inc	Non-Local	Toilet Rental - W 9th Ballfield	\$ 140.00
Response Graphics & Embroidery, LLC	Non-Local	Clothing	\$ 134.96
Fast Lane Motor Parts LLC	Non-Local	Wash n Wax	\$ 132.97
State Library of Iowa	Non-Local	Cat Express Subscription	\$ 124.00
Civic Plus	Non-Local	Monthly Subscription	\$ 102.08
Alpha Wireless Communications	Non-Local	Tech Support	\$ 87.00
Laurens House of Print Ltd	Non-Local	Retirement Plaque	\$ 84.40
Salus LLC	Non-Local	Monthly Memberships - June 2025	\$ 80.00

Buy Local_v1

Payment Date Range: 07/10/2025 - 07/23/2025

Vendor Name	Buy Local Info	Payable Description	Total Payments
Iowa Law Enforcement Academy	Non-Local	Blood Born Pahogens	\$ 80.00
J.W. Pepper & Son, Inc	Non-Local	God Bless America	\$ 79.99
Laurens House of Print Ltd	Non-Local	Door Magnet	\$ 74.52
Midwest Tape, LLC	Non-Local	DVDs	\$ 71.98
Electronic Engineering	Non-Local	Rubber Grommets	\$ 66.05
Ingram Library Services, Inc	Non-Local	Standing Order Books	\$ 60.85
J.W. Pepper & Son, Inc	Non-Local	Record Breaker	\$ 59.00
Alpha Wireless Communications	Non-Local	Tech Support	\$ 59.00
Carroll Distributing & Construction Supp	Non-Local	Chute Scraper	\$ 50.85
Fire Service Training Bureau	Non-Local	Instr1 For Blake Severson	\$ 50.00
Central Iowa Distributing, Inc	Non-Local	Gloves	\$ 46.00
Midwest Tape, LLC	Non-Local	DVDs	\$ 45.73
Kasperbauer Cleaners, Inc	Non-Local	Entrance Mat Services	\$ 42.36
Barnes & Noble Booksellers, USA Inc	Non-Local	Books - Community Connect	\$ 39.98
Tyler Technologies, Inc	Non-Local	Utility Billing Notification Services	\$ 38.20
Ingram Library Services, Inc	Non-Local	Standing Order Books	\$ 55.63
W. W. Grainger, Inc	Non-Local	Flange Plunger	\$ 25.16
Ingram Library Services, Inc	Non-Local	Standing Order Books	\$ 21.12
Barnes & Noble Booksellers, USA Inc	Non-Local	Book	\$ 18.00
UPS	Non-Local	Shipping	\$ 15.37
		Non-Local Total:	\$ 446,910.36
Friends of the Library	Payroll/Refunds	May 2025 Friends CC	\$ 15.00
Custodian of Petty Cash	Payroll/Refunds	Postage	\$ 2.31
		Payroll/Refunds Total:	\$ 17.31
		Grand Total:	\$ 1,237,465.71

King's Pointe Resort

Claims Publication

From 7/3/2025 to 7/17/2025

Vendor	Description	Amount
A.H. Hermell Wholesale	Supplies	\$ 379.61
Amazon Capital Services	Supplies	\$ 401.33
Bomgaars	Supplies	\$ 43.25
City of Storm Lake	Utilities	\$ 2,966.48
Consolidated Hospitality Supplies	Supplies	\$ 263.25
Crescent Electric Supply	Supplies	\$ 415.75
Doll Distribution	Beverages	\$ 2,091.00
Fintech	Services	\$ 67.30
HyVee	Supplies	\$ 1,043.59
Iowa Division of Labor Boiler	Services	\$ 80.00
Johnson Brothers	Beverages	\$ 2,475.59
KAYL FM	Advertising	\$ 367.50
Kelli's Gift Shop Suppliers	Supplies	\$ 610.83
King's Pointe Resort	Services	\$ 943.95
King's Pointe Resort Payroll- 7/11	Payroll	\$ 158,170.50
Laurens House of Print	Supplies	\$ 1,267.14
Martin Brothers	Food	\$ 21,559.42
Mid American Energy	Utilities	\$ 28,760.29
Midwestern Mechanical	Services	\$ 1,375.00
Northern Lights Distribution	Supplies	\$ 116.46
Party Production Inc	Supplies	\$ 893.68
Pepsi Beverage Co	Beverages	\$ 880.74
Plumbing & Heating Wholesale	Supplies	\$ 21.44
Power Solutions	Services	\$ 6,600.68
Rebnord Technologies	Services	\$ 6,436.66
S&L Hospitality	Agreement	\$ 14,872.49
Sceptre Hospitality Resources	Supplies	\$ 2,745.02
Storm Lake Ace Hardware	Supplies	\$ 47.97
Sysco Iowa Inc	Food	\$ 14,171.85
The Messenger	Advertising	\$ 575.00
Verde Outdoor Media LLC	Services	\$ 2,035.00
Vestis	Services	\$ 877.64
Vizergy	Services	\$ 1,356.45
		<u>\$ 274,912.86</u>

REGULAR COUNCIL MEETING, CITY OF STORM LAKE, CITY HALL COUNCIL CHAMBERS, JULY 7, 2025, 5:00 PM

CITY OF STORM LAKE, REGULAR COUNCIL MEETING, CITY HALL COUNCIL CHAMBERS, JULY 7, 2025, 5:00 PM

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

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

Media Present: No media present.

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

Pledge of Allegiance

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

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

Hear the Public –

Fire Chief Glenn Schlessler addressed the City Council and the public in light of recent media speculation. Provide some clarity regarding his departure from the Fire Department. Stated that over forty days ago submitted his resignation to step down as the City's Fire Chief. This is not due to conflict or dissatisfaction but for personal reasons. He has nothing but admiration and gratitude for the City of Storm Lake. When the opportunity presented itself to lead a fire service organization closer to family, he pursued that path to continue doing the work that he loves while being closer to those that he holds dear. Leaves Storm Lake with nothing but pride and fondness. Mayor Porsch thanked Chief Schlessler for the service he provided over the past years. You brought professionalism and direction to our fire department, which is above none. We appreciate everything you have done for the City.

Mayor Porsch thanked Matt and Linda Ricklefs, Tyler and Diedra Aube who were the commodores for the 4th of July Star Spangled Spectacular for doing an awesome job conducting the event. We appreciate the work everyone did. Council Member Ricklefs thanked the committee, volunteers and the City's Public Works department, Fire Department and Police Department for their help in making the event a great success.

Consent Agenda - Moved by Council Member Ramos to approve the Consent Agenda which includes list of bills Check #'s 83011 through 83108, EFT #'s 1696, 6526 through 6579, approve June 16, 2025 Regular and Special City Council Minutes, approve King's Pointe and Sunrise Pointe disbursements, approve a new 5-Day event liquor license for Top of Iowa Lucky Wife, approve a renewal library board application for Barb Wells, approve the FY2026 Upper Des Moines Grant agreement, approve Chris Chambers appointment to Northwest Iowa Regional Housing Authority, approve adopt Resolution No. 01-R-2025-2026 for Step Up and Run Storm Lake 5K and Half Marathon event, approve Buy Local information and approve Storm Lake Police Department City Code Enforcement update. Seconded by Council Member McKeon. Roll call vote: All ayes. Motion carried.

RESOLUTION NO. 01-R-2025-2026

RESOLUTION TEMPORARILY CLOSING PUBLIC WAYS OR GROUNDS IN CONNECTION WITH A SPECIAL EVENT KNOWN AS "STEP UP STORM LAKE RACE"

WHEREAS, Iowa Code Section 364.12(2) states "a city shall keep all public grounds, streets, sidewalks, alleys, bridges, culverts, overpasses, underpasses, grade crossing separations and approaches, public ways, squares, and commons open, in repair and free from nuisance;" and

REGULAR COUNCIL MEETING, CITY OF STORM LAKE, CITY HALL COUNCIL CHAMBERS, JULY 7, 2025, 5:00 PM

WHEREAS, Iowa Code Section 364.12(2)(a) states "public ways and grounds may be temporarily closed by resolution;" and

WHEREAS, a request has been submitted for a temporary street closure in connection with a special event known as “Step Up Storm Lake Race,” and the City finds it is necessary and in the best interests of the attendees and public to temporarily close the following streets and any associated parking spaces from 7:00 a.m. to approximately 8:30 a.m. on the dates listed below, in conjunction with the special event known as “Step Up Storm Lake Race:”

Chautauqua Park Road from the Lakeshore Drive intersection to the Sunrise Park Road Intersection, on August 30, 2025.

NOW, THEREFORE, BE IT RESOLVED, pursuant to Iowa Code Section 364.12(2)(a), the City Council of the City of Storm Lake, Iowa does hereby temporarily close the street as stated above.

Dated this date: July 7, 2025

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Unfinished Business - Resolution No. 73-R-2024-2025 allocation of funds generated through Storm Lake Proud clean up. Moved by Council Member McKeon to approve moving Resolution No. 73-R-2024-2025 allocation of funds generated through Storm Lake Proud clean up to the first meeting in September. Seconded by Council Member Ramos. Roll call vote: Ayes: Council Members Martinez, Ricklefs, Ramos and McKeon. Nays: Council Member McKinney. Motion carried.

New Business

Caring Paws Rescue - Moved by Council Member Martinez to approve a motion for Caring Paws Rescue noise variance request. Seconded by Council Member McKinney. Vote: All ayes with Council Member McKeon abstaining from the vote. Motion carried.

Institute Of Iowa Certified Assessors - Moved by Council Member McKeon to approve a motion for Institute Of Iowa Certified Assessors noise variance request. Seconded by Council Member McKinney. Vote: All ayes. Motion carried.

Storm Lake United - Motion for Storm Lake United’s request to waive the Public Safety costs for The Miracle On Lake Avenue Parade dies due to no motion.

Storm Lake Building Codes - Mayor Porsch opened the public hearing on updating the Storm Lake Building Codes stating this was the time and place for any comments. Hearing no comments and no objections received prior to this public hearing from the Public or City Council, Mayor Porsch closed the public hearing.

Moved by Council Member Martinez to approve first reading of Ordinance No. 01-O-2025-2026 on updating the Storm Lake Building Codes. Seconded by Council Member McKeon. Roll call vote: All ayes. Motion carried.

REGULAR COUNCIL MEETING, CITY OF STORM LAKE, CITY HALL COUNCIL CHAMBERS, JULY 7, 2025, 5:00 PM

New Production Well No. 22 Project - Moved by Council Member Ramos to adopt Resolution No. 02-R-2025-2026 approving Change Order No. 3 with a deduction of \$15,654.07 from the contract price for the New Production Well No. 22 Project. Seconded by Council Member Martinez. Roll call vote: All ayes. Motion carried.

RESOLUTION NO. 02-R-2025-2026

RESOLUTION APPROVING CHANGE ORDER NO. 3 FOR THE CITY OF STORM LAKE PRODUCTION WELL NO. 22

WHEREAS, the plans, specifications, form of contract, estimate of cost, and award bid were filed with the CITY for the construction of certain public improvements described in general as the City of Storm Lake Production well No. 22; and

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

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

WHEREAS, Change Order No. 3 for the City of Storm Lake Production Well No.22 was hereby approved in the amount of \$15,654.07 decreasing the total contract price to \$2,440,708.10.

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

Section 1. That Change Order No. 3 for the City of Storm Lake Production Well No.22 is hereby approved in the amount of \$15,654.07 decreasing the total contract price to \$2,440,708.10.

PASSED AND APPROVED this 7th day of July, 2025.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Water Treatment Plant Water Rates and Design Advisory Ad Hoc Committee - Moved by Council Member Martinez to adopt Resolution No. 03-R-2025-2026 establishing the Water Treatment Plant Water Rates and Design Advisory Ad Hoc Committee. Seconded by Council Member McKeon. Roll call vote: All ayes. Motion carried.

RESOLUTION NO. 03-R-2025-2026

RESOLUTION ESTABLISHING THE WATER TREATMENT PLANT WATER RATES AND DESIGN ADVISORY AD HOC COMMITTEE

WHEAREAS, a committee is to be established to assist in the overall scope, total cost, project location, and appropriate rates to fund the construction of a new Water Treatment Plant.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF STORM LAKE, that the City Council does hereby establish the Water Treatment Plant Rates and Water Plant Design Advisory Ad Hoc Committee as set forth in below:

1. The Advisory Committee will be entitled the Water Treatment Plant Rates and Design Advisory Ad Hoc Committee and will be appointed by the City Council.

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2. The purpose of the Advisory Committee will be to advise the City Council on concerns by users during the rate study and design states of the Water Treatment Plant to ensure all factors are being considered in the design of the Plant and to ensure rates in place are adjusted to meet the financial needs for the project.
3. The Advisory Committee at full strength will consist of no more than eleven (11) members to be appointed by the City Council.

The members appointed by the City Council shall be the ISG Lead Project Manager, two (2) Citizens of Storm Lake, two (2) members of the Major Industrial Users; one (1) member of Storm Lake United, one (1) employee of the Storm Lake School District one (1) City Representative from Lakeside, (1) City Representative from Truesdale, one (1) resident of Lake Creek, and two(2) outside of Storm Lake residential user. The City Manager, Building Code and Compliance Director, Water Treatment Supervisor, Finance Director and Mayor will service as City Staff representatives.

4. The Advisory Committee members appointed by the City Council shall each serve for a term which shall expire December 31, 2026 unless extended by the City Council, except that all of the vacancies occurring during a term shall be filled for the unexpired term.
5. The Mayor shall serve as the Chairperson of the Advisory Committee.
6. No member of the Advisory Committee shall receive compensation for serving, however, all expenses necessarily incurred by the members of the Advisory Committee shall be paid by the City of Storm Lake, subject to review by the Finance Director and budgetary limitations and approved by City Council.
7. The Advisory Committee shall meet at the direction of Chair and a quorum of six (6) members shall be present to conduct a meeting. Any member who misses three (3) consecutive meetings during their term without express approval of the Chairperson will be deemed to have resigned from the Advisory Committee.
8. The City Manager and Water Quality Code and Compliance Director shall provide the necessary City Staff support to the Advisory Committee.

PASSED AND APPROVED THIS DATE JULY 7, 2025

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Wastewater Treatment Plant Blower Replacement Project - Moved by Council Member Ramos to adopt Resolution No. 04-R-2025-2026 To Set a Date for a Public Hearing to Approve Plans, Specifications, Form of Contract, and Engineer's Estimate of Cost and Set a Date of August 13, 2025, a 10:00 a.m. in City Council Chambers for a bid letting for the Wastewater Treatment Plant Blower Replacement Project. Seconded by Council Member Ricklefs. Roll call vote: All ayes. Motion carried.

RESOLUTION NO. 04-R-2025-2026

A RESOLUTION SETTING THE TIME AND PLACE FOR A PUBLIC HEARING TO APPROVE PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ENGINEERS

REGULAR COUNCIL MEETING, CITY OF STORM LAKE, CITY HALL COUNCIL CHAMBERS, JULY 7, 2025, 5:00 PM

ESTIMATE OF COST AND SET A DATE FOR BID LETTING FOR THE WWTP AERATION AND BLOWER IMPROVMENTS PROJECT

WHEREAS, the City Council of the City of Storm Lake has undertaken a public improvement project for the WWTP Aeration and Blower Improvements Project; and

WHEREAS, the engineer on the project has developed plans, specifications, and form of contract for the proposed project that are now on file with the City Clerk; and

WHEREAS, the City Council wishes to conduct a public hearing concerning the plans, specifications, form of contract, and engineers estimate of cost and set a bid letting date for the project.

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

SECTION 1. That a public hearing date and time is hereby established to review the plans, specifications, form of contract, and engineers estimate of cost for Monday, August 18, 2025, at 5:00 p.m. in the City Hall Council Chambers at 620 Erie Street, Storm Lake, Iowa for the purposes of reviewing and taking public input on the plans, specifications, and form of contract for the proposed project.

SECTION 2. Setting the bid letting date for Wednesday, August 13, 2025, due before 10:00 am, in the City Council Chambers for the WWTP Aeration and Blower Improvements Project.

BE IT FURTHER RESOLVED that the City Clerk be directed to publish notice of said public hearing in the City's official newspaper no less than four days before and not more than 20 days prior to the hearing date and Bid letting no less than 13 days before and no more than 45 days before the bid letting.

PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF STORM LAKE THIS 7th DAY OF JULY 2025.

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

Michael Porsch, Mayor

ATTEST

REGULAR COUNCIL MEETING, CITY OF STORM LAKE, CITY HALL COUNCIL CHAMBERS, JULY 7, 2025, 5:00 PM

Mayra A. Martinez, City Clerk

Storm Water Service Rate - Moved by Council Member Martinez to pass on third reading adopting Ordinance No. 07-O-2024-2025 amending City Code Title III, Chapter 10, Section 6(B) for the purpose of changing the Storm Water Service Rate. Seconded by Council Member Ricklefs. Roll call vote: All ayes. Motion carried.

ORDINANCE NO. 07-O-2024-2025

AN ORDINANCE AMENDING TITLE III, CHAPTER 10, SECTION 6(B) OF THE 1994 RECODIFICATION OF THE MUNICIPAL CODE OF THE CITY OF STORM LAKE, IOWA FOR THE PURPOSE OF CHANGING THE STORM WATER SERVICE RATE

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

Section 1. Title III, Chapter 10, Section 6(B) of the Municipal Code of the City of Storm Lake, Iowa is hereby amended to read as follows:

- (B) RATES. The rates for the service charge shall be established in accordance with Section 13.18.030 and is on a fiscal year basis, the estimated storm water utility system actual costs, less other projected revenue, divided by the estimated total number of ERUs connected to the City storm water utility system. The rate of service charge shall be \$5.00 per ERU effective July 1, 2025.
- (C) All ERU records for all properties within the City of Storm Lake shall be kept on file in the City Clerk’s office and shall be available during normal office hours for examination.

Section 2. This ordinance shall be in full force and effect from and after its final passage, approval, and publication as provided by law.

PASSED on its first consideration the _2nd_ day of __June____, 2025.

PASSED on its second consideration the _16th_ day of __June____, 2025.

Requirement of consideration and vote at two (2) prior Council meetings suspended the _____ day of _____, 2025.

PASSED AND APPROVED on its third consideration this __ 7th __ day of __July _2025.

CITY OF STORM LAKE, IOWA

By:_____

Micheal Porsch, Mayor

_____ No action taken by Mayor.

_____ Vetoed this _____ day of _____, 2025.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

_____ Repassed and adopted over the veto this _____ day of _____, 2025.

_____ Veto affirmed this _____ day of _____, 2025 by failure of vote taken to repass.

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

ATTEST:

Mayra A. Martinez, City Clerk

Sewer Service Rate - Moved by Council Member Martinez to pass on third reading adopting Ordinance No. 08-O-2024-2025 amending City Code Title III, Chapter 3, Section 4 for the purpose of changing the Sewer Service Rate. Seconded by Council Member Ramos. Roll call vote: All ayes. Motion carried.

ORDINANCE NO. 08-O-2024-2025

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

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

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

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

Section 3-3-4 Rate Schedule

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

(B) Each contributor shall pay a base user charge of thirty dollars and six cents (\$30.06) per month per water meter utilized by such contributor and which charge shall be in addition to the charges set forth in subsections (D) and (E) which follow.

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

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

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

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

(D) Each contributor shall pay a user service charge for operation and maintenance including replacement and debt service of five dollars and seventy-eight cents (\$5.78) per one thousand (1,000) gallons of water (or wastewater) used as determined in Subsection (A) of this Section 3-3-4.

REGULAR COUNCIL MEETING, CITY OF STORM LAKE, CITY HALL COUNCIL CHAMBERS, JULY 7, 2025, 5:00 PM

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

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

Effective July 1, 2025, \$.54 per pound BOD in excess of the BOD concentration in normal domestic wastewater;

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

Effective July 1, 2025, \$.43 per pound TSS in excess of the TSS concentration in normal domestic wastewater;

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

Effective July 1, 2025, \$2.04 per pound ammonia nitrogen in excess of the ammonia nitrogen concentration in normal domestic wastewater.

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

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

SECTION 2. REPEALER: All ordinances or parts of ordinances of the City of Storm Lake, Iowa in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 3. SAVINGS CLAUSE: If any section, provision, sentence, clause, phrase, or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any provision, section, subsection, sentence, clause, phrase, or part thereof not adjudged invalid or unconstitutional.

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

PASSED on its first consideration the __2nd__ day of __June____, 2025.

PASSED on its second consideration the __16th__ day of __June____, 2025.

Requirement of consideration and vote at two (2) prior Council meetings suspended the _____ day of _____, 2025.

PASSED AND APPROVED on its third consideration this __7th__ day of __July____, 2025.

CITY OF STORM LAKE, IOWA

By: _____
Michael Porsch, Mayor

_____ No action taken by Mayor.

REGULAR COUNCIL MEETING, CITY OF STORM LAKE, CITY HALL COUNCIL CHAMBERS, JULY 7, 2025, 5:00 PM

_____ Vetoed this _____ day of _____, 2025.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

_____ Repassed and adopted over the veto this _____ day of _____, 2025.

_____ Veto affirmed this _____ day of _____, 2025 by failure of vote taken to repass.

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

ATTEST:

Mayra A. Martinez, City Clerk

Work Session On The Storm Lake Airport's Underground Fuel System Repairs -The Airport Commission members and City Council members discussed the airport’s underground fuel storage tank system and needed repairs to the system.

Ready Set Grow Request – Motion for a funding request from Ready Set Grow dies due to no motion.

City Council Requested Items / City Council Updates – No items at this time.

Adjourn – Moved by Council Member Ramos to adjourn at 6:20 pm. Seconded by Council Member McKinney. Vote: All ayes. Motion carried.

Michael Porsch, Mayor

.ATTEST:

Mayra A. Martinez, City Clerk



Board Renewal Application

First Name*

Gary

Last Name*

Worthan

Street Address*

5647 105TH AVENUE STORM LAKE, IA 50588

City*

Storm Lake

State*

IA

Zip Code*

50588

Phone Number*

7122993049





Email*

gtworthan@hotmail.com



Current Board/Commission Serving*

- ☐ ADA Compliance Committee
- ☒ Airport Commission
- ☐ Band Trustees
- ☐ Board of Appeals
- ☐ Board of Adjustment
- ☐ Cemetery Board
- ☐ Civil Service Commission
- ☐ Drainage District Commissioner
- ☐ Landfill Commission
- ☐ Library Board
- ☐ Mayor's Advisory Committee Parks, Trails & Urban Forest
- ☐ Planning and Zoning
- ☐ Storm Water Advisory
- ☐ 911 Board

Do you still reside within the city limits of Storm Lake?*

- ☐ Yes



If outside the city limits please select all that apply

- ☒ Own property within city limits
- ☐ have twenty-five percent (25%) or greater interest in an entity that owns
- ☐ Grantor and a beneficiary of a trust that owns an interest in nonexempt real estate situated in the City of Storm Lake, Iowa upon which interest real estate taxes are levied

Would you like to be re-appointed to the same board/commission if possible?*

- ☒ Yes
- ☐ No

Signature*

Ray T. Wotthar



Clear

Date*

06/16/2025



protected by reCAPTCHA

[Privacy](#) - [Terms](#)

Thank you for contacting us. We have received your message and appreciate you reaching out.

Have a great day!



Tax Abatement Application Form

07/01/2025 1:29 PM (CDT)



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

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

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

Select One	First-Year Application for Completed Improvements (must be filed with the City by February 1st of the assessment year for which the exemption is first claimed, not later than the year in which the improvements are first assessed for taxation or the following two assessment years)
Property Address	1008 Oneida Street
Brief Legal Description	04-00 STORM LAKE CORP WASH ONEIDA ADD
What is the existing use of the property?	Residential
Type of improvements?	New Construction
Attach a copy of the building permit.	 1008 Oneida Building Permit.pdf
Estimated or Actual Date of Completion	07/25/2025
Estimated or actual costs of Improvements	\$300,000
Name of Property Owner/Title Holder:	Storm Lake Community School District
Address of Owner (if different than above):	419 Lake Avenue

Phone Number (to be reached during business hours): 712-732-8060

Email Address: tpedersen@slcsd.org

Signature of Property Owner



If Property Owner is an entity: Trudy Pedersen, School Business Official
Name of Signatory and title/position:

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

By affixing your signature in the box below, you agree that such signature will be the electronic representation of your signature to be valid and binding upon you for all purposes when you (or your agent) affix below, including on legally binding contracts, just the same as a hand-written signature.

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

City of Storm Lake ONLY

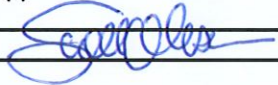
Check here ☒ if property is **NOT** in an existing Urban renewal Area

Building Permit # 2024354

Check ☒ if application **IS** approved

Check ☐ if application is **NOT** approved

Disapproval reason: _____

Authorized by Building Official: 

Date: 7-1-2025

Authorized by Mayor: _____

Date: 7-21-25

Attested by City Clerk: _____

Date: 7-21-25

Delivered to Assessor on: _____ By: _____

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

Buena Vista County Assessor ONLY

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

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

Present Value of Structure: _____

Assessed Value with Improvements: _____

Assessor Signature: _____

Date: _____

Return final copy to City of Storm Lake



Building Permit

General/Location

Permit No: 2024354
Issued Date: 10/02/2024
Project:
Project Cost: 300000

Site Address: 1008 ONEIDA VAC
City/State/Zip: STORM LAKE, IA 50588
Parcel No: 1034460004

Description: NEW BUILDING TRADES HOME

Owner/Contractor

Owner: STORM LAKE COMMUNITY
SCHOOL DISTRICT
Address: 419 LAKE AVE
City/State/Zip: STORM LAKE, IA 50588-0638
Phone:
Email:

Contractor: Wilmer Flores
Address: 1510 W 10th
City/State/Zip: Storm Lake IA 50588
Phone: 712-730-8409
Type:

Fee	Amount	Payment Date	Amount
New Single Family	\$300.00	10/02/2024	\$1,266.96
Sewer Service Permit & Connection Fee	\$150.00		
3/4" Ally Meter, Smart Point Reader and Couplings	\$816.96		
Total Fee: \$1,266.96		Total Paid: \$1,266.96	

THIS PERMIT AUTHORIZES CONSTRUCTION OF IMPROVEMENTS SPECIFIED.

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

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

Closure or work in city streets, parking, sidewalks, and alleys require a Right of Way (ROW) Permit. ROW's may take up to 72 hours to process. Apply online at stormlake.org.

INSPECTIONS REQUIRE 24 HOUR ADVANCED NOTICE.
Call before you dig: www.iowaonecall.com • 1-800-292-8989

Chris Chambers by CB
Building Official

10/02/2024
Date

Date

Staff Summary

7/21/2025

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

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

FISCAL IMPACT:

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

ATTACHMENTS:

1. Drainage District No. 13 Invoice 7162025



Civil Engineering - Land Surveying
Landscape Architecture - Architecture

Beck Engineering

PO Box 238
Spirit Lake, IA 51360
712-336-3596

Storm Lake Drainage District #13
%City of Storm Lake
PO Box 1086
Storm Lake, IA 50588

Invoice number 00044
Date 05/05/2025

Project **2025 Storm Lake Drainage District Engineering**

Professional Services Rendered as Follows: Civil engineering services for drainage district engineering for the City of Storm Lake, Iowa.

Invoice Summary

Description

CIVIL ENGINEERING

Total

Professional Fees

	Hours	Rate	Billed Amount
Professional Engineer III	2.00	185.00	370.00
Administration	1.00	70.00	70.00
Professional Fees subtotal	3.00		440.00
Invoice total			440.00

All amounts shown are payable in US dollars. All accounts not paid in full within 30 days will be subject to a finance charge at the rate of 1.5% per month on the unpaid balance. We accept checks or cash only.

Staff Summary

7/21/2025

Agenda Item # D.3.



REPORT TO: Honorable Mayor & Council

FROM: Lee Dutfield, Development Services Specialist

SUBJECT: **Motion to Approve Form of Minimum Assessment Agreement
between the City of Storm Lake and Pinnacle Farms LLC**

BACKGROUND:

FISCAL IMPACT:

RECOMMENDATION: Approve

ATTACHMENTS:

1. [Form of Minimum Assessment Agreement](#)

FORM OF MINIMUM ASSESSMENT AGREEMENT

THIS MINIMUM ASSESSMENT AGREEMENT ("Minimum Assessment Agreement") is dated as of 7/17/25, 2025, by and between the City of Storm Lake, Iowa (the "City"); an Iowa municipal corporation, and Pinnacle Farms LLC, a(n) Iowa Limited Liability Company ("Owner");

WHEREAS, consistent with the provisions of the City's Amended and Restated Storm Lake Urban Revitalization Plan (the "Plan"), the Owner has submitted an Application for Tax Abatement dated as of March 20, 2025 (the "Application") regarding certain commercial real estate owned by Owner and located in the Storm Lake Urban Revitalization Area, which real estate is legally described as follows:

A PART OF LOT ONE (1) OF THE AUDITOR'S SUBDIVISION OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION THIRTY-FOUR (34), TOWNSHIP NINETY-ONE (91) NORTH, RANGE THIRTY-SEVEN (37) WEST OF THE 5TH PRINCIPAL MERIDIAN, BUENA VISTA COUNTY, IOWA, AND BEING MORE FULLY AND COMPLETELY DESCRIBED AS FOLLOWS: Commencing at the Northeast (NE) Corner of the Southwest Quarter (SW ¼) of said Section 34; Thence on an assumed bearing of South 89°44'31" West, along the North line of said Southwest Quarter (SW ¼) 53.20 feet to the West right of way line of U.S. Highway No. 71 said Point being the Point of Beginning; Thence continuing South 89°44'31" West, along the North line of said Southwest Quarter (SW ¼); 183.85 feet; Thence South 00°01' East, 178.73 feet to the Point of Curvature of a Curve to left having a radius of 19.50 feet, an Arc length of 30.63 feet, a chord bearing of South 45°01'23" East and a chord distance of 27.58 feet to the point of tangency; Thence North 89°59' East, 164.34 feet to a point on the West right of way line of U.S. Highway 71; Thence North 00°01' West, along said right of way line 199.00 feet to the Point of Beginning. The above-described parcel contains 0.84 acres; (36,505 SQ. FT) and is subject to all easements of record.

(the "Property"); and

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

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

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

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

1. Upon substantial completion of construction of the Eligible Improvements, but in no event later than **January 1, 2026**, the minimum actual value fixed for assessment purposes for the Eligible Improvements and the Property (building and land value) in the aggregate shall be no less than **One Million Five Hundred Ninety-Four Thousand Eight Hundred Seventy and 00/100 Dollars (\$1,594,870.00)**, before rollback.

The Minimum Actual Value shall terminate and be of no further force or effect as of **December 31, 2035** ("Assessment Termination Date"). Upon the Assessment Termination Date, this Minimum Assessment Agreement shall no longer control the assessment of the Property.

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

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

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

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

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

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

(SEAL)

CITY OF STORM LAKE, IOWA

By: _____
Mayor

ATTEST:

NOTARY

By: _____
City Clerk

By: _____
City Clerk

STATE OF IOWA)
) SS
COUNTY OF BUENA VISTA)

STATE OF IOWA)
) SS
COUNTY OF BUENA VISTA)

On this _____ day of _____, 2010, before me a Notary Public in and for said State, personally appeared _____ and for said _____ and, personally appeared _____, to me personally known, who being duly sworn, did say that they personally known, are the Mayor and City Clerk, respectively, of the City of Storm Lake, Iowa, a Municipality created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipality, and that said instrument was signed and sealed on behalf of said Municipality by authority and resolution of its City Council, and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipality by it voluntarily executed.

Notary Public in and for the State of Iowa

[Signature page to Minimum Assessment Agreement – City]

[PINNACLE FARMS LLC]

By: Pinnacle Farms LLC

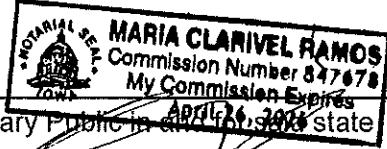
Print Name: Derrick Randall

Its: [Signature]

STATE OF Iowa)
) SS
COUNTY OF Buena Vista)

DATE OF _____)
COUNTY OF _____)

This record was acknowledged before me on this 17 day of July, 2025, by Derrick Randall, as the Pinnacle Farms LLC [OWNER], on behalf of whom the record was executed.


Notary Public in and for the state of _____
[Signature]

[Signature page to Minimum Assessment Agreement – Owner]

CERTIFICATION OF ASSESSOR

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

The undersigned Assessor, being legally responsible for the assessment of the above-described property upon completion of the improvement to be made on it, certifies that the actual value assigned to that land and improvements upon completion shall be not less than \$1,594,870.00

Assessor for Buena Vista County, Iowa

Date

STATE OF IOWA)
) SS
COUNTY OF BUENA VISTA)

STATE OF IOWA)
) SS
COUNTY OF BUENA VISTA)

Subscribed and sworn to before me by _____, Assessor for Buena Vista
County, Iowa on this _____ day of _____, 20____

Notary Public for the State of Iowa

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

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

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

The undersigned assessor, being legally responsible for the assessment of the above described property, upon completion of the improvements to be made on it, certifies that the actual value assigned to that land and improvements upon completion shall not be less than \$1,594,870.00.

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

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Staff Summary

7/21/2025

Agenda Item # D.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: Chris Cole, Police Chief

SUBJECT: **Motion to Approve BVRMC AWARE Walk / Run Request**

BACKGROUND: Attached is a request from BVRMC for the annual AWARE 5k run / walk event. This event is scheduled for Saturday, September 20th 2025 at 8:00 AM. Organizers are requesting a noise variance for amplified announcements and a run / walk permit. This event is the same as in previous years and has not caused any issues.

FISCAL IMPACT:

RECOMMENDATION: Approve Request

ATTACHMENTS:

1. BVRMC Walk Run Request



Chris Cole
Director of Public Safety
401 East Milwaukee
Storm Lake, IA 50588

July 8, 2025

Dear Chief Cole;

Buena Vista Regional Medical Center is requesting a help with traffic control, event permit, and a noise ordinance our annual A.W.A.R.E (annual walk and run event) effort to raise awareness about cancer and raise funds to assist individuals with cancer in meeting their personal needs.

The 5K will be held on Saturday, September 20, 2025 at 8:00 a.m., beginning and ending at the main entrance area of BVRMC. I have included a copy of our flyer and a map of the anticipated route for the event so you can determine any street closings or crossing issues.

Please note the route is the same as last year.

Regarding a noise variance, we will make some brief announcements with a loud speaker at the beginning of the race near the Kallmer Education Center entrance and at the conclusion, we will have some celebratory music playing.

I will see that we deliver the certificate of insurance for the event to City Hall when we receive from our insurance carrier. We appreciated the support of the City last year and look forward to another safety-partnership for this year's event.

Thank you for your assistance with this matter.

A handwritten signature in blue ink that reads "Katie Schwint". The signature is fluid and cursive, with the first name "Katie" and last name "Schwint" clearly legible.

Katie Schwint
Executive Director of Communications
712.213.8601



Staff Summary

7/21/2025

Agenda Item # D.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: 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:	Breakout	Calculated Expenses
	Buena Vista County	6,167.14
	Contract/Agreement	636,317.13
	Local	148,053.77
	Non-Local	446,910.36
	Payroll/UBRefunds,	340,879.56
	PyrlTax & Ins	
	Total Expenses:	\$1,578,327.96
	Supporting Documents Attached	

RECOMMENDATION:

ATTACHMENTS:

1. [7/21/2025 Project Report](#)

Summary

Project Summary							
Project Number	Project Name	Total Budget	Date Range Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining
OP1.131538	Memorial Road Street & Utility Impro...	4,126,579.75	4,126,579.75	4,201,654.40	0.00	4,201,654.40	-75,074.65
OTS.128791	Runway 17/35 Lighting Replacement	403,870.58	403,870.58	403,403.34	0.00	403,403.34	467.24
22-26698	Storm Lake WTP- Well No. 21	1,795,006.50	1,795,006.50	1,577,306.31	142.50	1,577,448.81	217,557.69
22-27926	Storm Lake WTP- Well #22	2,601,908.10	2,601,908.10	1,545,482.71	1,843.40	1,547,326.11	1,054,581.99
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...	1,628,435.00	1,628,435.00	636,587.19	7,542.20	644,129.39	984,305.61
24-31153	WWTP Blower Project (EECBG)	129,600.00	0.00	80,701.50	0.00	80,701.50	48,898.50
24-31751	Storm Lake WTP- Well #23	74,000.00	74,000.00	85,569.04	0.00	85,569.04	-11,569.04
24-31828	WTP Prelim Engineering Report	83,000.00	83,000.00	21,940.00	6,700.00	28,640.00	54,360.00
24X.136745	Apron Expansion Improvements	285,900.00	285,900.00	26,525.00	4,375.00	30,900.00	255,000.00
FEMA HMGP (HMA) 4483	FEMA HMGP (HMA) 4483	4,632,415.50	4,632,415.50	298,806.45	543,018.84	841,825.29	3,790,590.21
IA0091	SL Elevated Water Storage- Tower #5	7,384,100.15	7,384,100.15	5,720,357.48	44,474.40	5,764,831.88	1,619,268.27
P11.120411	Highway 7/110 Traffic Lane/Signalizat...	4,776,040.38	1,491.46	5,110,572.89	386.00	5,110,958.89	-334,918.51
WRAC 25-675	Sunrise Park Boat Ramp & Area Impro...	227,700.00	227,700.00	0.00	0.00	0.00	227,700.00
Report Total:		28,870,231.48	23,690,944.56	20,327,219.40	608,482.34	20,935,701.74	7,934,529.74

Group Summary						
Group	Total Budget	Date Range Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining
Airport Projects	689,770.58	689,770.58	429,928.34	4,375.00	434,303.34	255,467.24
ARPA Project	1,795,006.50	1,795,006.50	1,577,306.31	142.50	1,577,448.81	217,557.69
King's Pointe Resort Projects	446,537.52	446,537.52	426,545.09	0.00	426,545.09	19,992.43
Sanitary Sewer Projects	6,665,588.50	6,260,850.50	1,207,863.14	550,561.04	1,758,424.18	4,907,164.32
Street Construction	8,902,620.13	4,128,071.21	9,312,227.29	386.00	9,312,613.29	-409,993.16
Water Project	10,143,008.25	10,143,008.25	7,373,349.23	53,017.80	7,426,367.03	2,716,641.22
Water Recreation Access Cost-Share P...	227,700.00	227,700.00	0.00	0.00	0.00	227,700.00
Report Total:	28,870,231.48	23,690,944.56	20,327,219.40	608,482.34	20,935,701.74	7,934,529.74

Type Summary						
Group	Total Budget	Date Range Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining
Construction	16,139,145.25	10,959,858.33	13,882,712.13	14,289.10	13,897,001.23	2,242,144.02
Federal/State Grant	7,787,970.73	7,787,970.73	6,123,760.82	44,474.40	6,168,235.22	1,619,735.51
Grant	4,860,115.50	4,860,115.50	298,806.45	543,018.84	841,825.29	4,018,290.21
Professional Service Study	83,000.00	83,000.00	21,940.00	6,700.00	28,640.00	54,360.00
Report Total:	28,870,231.48	23,690,944.56	20,327,219.40	608,482.34	20,935,701.74	7,934,529.74

Staff Summary

7/21/2025

Agenda Item # D.6.



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

REPORT TO:

FROM: Chris Cole, Police Chief

SUBJECT: SLPD City Code Enforcement Summary

BACKGROUND: 07/02/2025 TO 07/15/2025

Tall Grass and Weeds – 10
Accumulate Junk – 22
Accumulate Trash – 9
Junk Vehicle – 1
Grass Clippings – 10
Total: 52
Citations: 0

White Summons: 2

FISCAL IMPACT: None

RECOMMENDATION: None

ATTACHMENTS:

None

Staff Summary

7/21/2025

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: Chris Cole, Police Chief

SUBJECT: Storm Lake Rotary Request

BACKGROUND: Attached is a request from the Storm Lake Rotary Club to waive the rental fees for the Sunrise Point Golf Course for the annual Rotary BBQ.

FISCAL IMPACT: Fees to Rent Sunrise Park Golf Course

RECOMMENDATION: Vote on request

ATTACHMENTS:

1. [20250711162436743](#)

Letter for request

From Debbie Klatt <dklatt@mmrcsl.org>

Date Fri 7/11/2025 3:57 PM

To Chris Cole <Cole@stormlake.org>

Cc Phillips, Matthew <matthew.d.phillips@stifel.com>

[EXTERNAL] This email originated outside of City of Storm Lake.

Hello Chief Cole,

I am currently the new president for our Storm Lake Rotary Club, we will be having our annual SL Rotary BBQ on September 17th from 5-8 pm at the Sunrise Pointe Clubhouse. My request is to have the rental fees waived again this year for our event. Can you help us out again with getting us on the Council calendar? Matt Philips and I can come and present.

I really appreciate your assistance!
Debbie

Debbie Klatt
Administrator
Lake Pointe Villa & Otsego Place
Phone: 712-213-5947 or 712-213-5879
Cell Phone: 712-299-4750



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Staff Summary

7/21/2025

Agenda Item # F.2.



REPORT TO: Honorable Mayor & Council

FROM: Tyler Gibbins, Finance Director

SUBJECT: **Motion to Approve Funding for the Storm Lake Airport's Underground Fuel System Repairs**

BACKGROUND: During the July 14th Airport Commission meeting, the Commission accepted the repair quote from Andy Beaver with Tahnee Mara for the UST repairs pending Council's approval and funding support.

The proposed repairs include replacement of probe wires on Jet A and 100 LL. Tahnee Mara will cut and break out roughly a 3' x 80' trench from the tank field back to the building where the conduits exit the building and run underground. The trench will have to be hand dug down 2 feet and from there we will hook up to a spare conduit, run new conduit from that location out to the tanks. Tahnee Mara will then pull in new wires from the veeder root out the probes. A used probe will be installed to replace the one in the Jet A that is not working. 4,000 lb. concrete will be pored back.

FISCAL IMPACT: If approved, funding of \$28,195 will come from Local Option Sales Tax. The specific purpose of Local Option Sales Tax as determined by Council for Capital Improvement Project including Streets, Building, Capital Improvements including Debt Retirement.

RECOMMENDATION:

ATTACHMENTS:

1. Quote - Tahnee Mara, Inc

Tahnee Mara, Inc.

For all your Petroleum and Concrete needs.

2531 180th Street
Menville, Iowa 51039

712-870-8634 Cellular

Date: Monday, June 30, 2025

Storm Lake Airport
850 630th St.
Storm Lake, IA

Replace probe wires on Jet A and 100 LL. Tahnee Mara will cut and break out roughly a 3' x 80' trench from the tank field back to the building where the conduits exit the building and run underground. The trench will have to be hand dug down 2 feet and from there we will hook up to a spare conduit, run new conduit from that location out to the tanks. We will then pull in new wires from the veeder root out the probes. A used probe will be installed to replace the one in the Jet A that is not working. 4,000 lb. concrete will be pored back.

Total: \$28,195.00

This bid includes labor hours for cutting, breaking, and replacing with concrete on the fueling facility at the location above. Tahnee Mara is not responsible for any soil sampling if needed, any locates that may need to be located, the removal or disposal of contaminated soil, backfill material, or water if encountered. No backfill material is included in this bid. Tahnee Mara is not responsible for the disposal of any soil. Tax is not included in this bid.

Cold weather terms are not included in this bid.

Thank You for your patronage, we look forward to serving you.

Andy Beaver
Owner

tahneemara.ia@gmail.com

Staff Summary

7/21/2025

Agenda Item # F.3.



REPORT TO: Honorable Mayor & Council

FROM: Scott Olesen, Building Official

SUBJECT: **Ordinance No. 01-O-2025-2026 Updating the Storm Lake Building Codes - 2nd Reading**

BACKGROUND: The building codes adopted by the City of Storm Lake that regulate how structures are completed in the community are updated every three years by the associations that develop them. The State of Iowa also determines what code edition of the National Electrical Code and Uniform Plumbing Code is enforced across the State. We update the codes to the most current edition to keep up with new material requirements and to keep pace with emerging technologies. Additionally, the codes have changes implemented into them as a result of events that occur, such as large-scale fires that cause property damage and loss of human life and weather-related events. The changes by the code agencies are meant to prevent these tragedies or property losses from happening.

When a new code edition comes out, we typically adopt them in the following building cycle to allow staff to attend code update training. The proposed changes to the City Code which specify the code edition we are on and the proposed amendments to them. I did not amend the code to permit tiny homes, which is an amendment to the IRC which must be specifically adopted to be permitted. I have removed the allowance for utilizing shipping containers for dwellings and permanent structures.

I have attached the proposed changes to the ordinance are shown as strikeouts (-) for items that are being deleted and highlighted in yellow for additions or changes to the existing ordinance.

Updating our codes to the most current version allows the City to

maintain its ISO rating, which is used to develop insurance rates and keeps us in line with other jurisdictions in the State of Iowa so we can be competitive for development purposes.

FISCAL IMPACT: Cost of code books at \$1,100.00.

RECOMMENDATION: Review and approve on: ~~The first reading July 7th, 2025~~
The second reading July 21st, 2025
The third reading August, 4th, 2025

ATTACHMENTS:

1. Ordinance No. 01-O-2025-2026 -Title 5 Building Regulations 2024 update ordinance form

ORDINANCE NO. 01-O-2025-2026

AN ORDINANCE AMENDING TITLE 5, CHAPTER 3 SECTION 3; TITLE 5, CHAPTER 4, SECTIONS 3 AND 6; TITLE 5, CHAPTER 6, SECTION 2; TITLE 5, CHAPTER 9, SECTION 2; TITLE 7, CHAPTER 1, SECTIONS 1, 5, 6, AND, 7 AND TITLE 7; CHAPTER 2, SECTION 2 OF THE 1994 RECODIFICATION OF THE MUNICIPAL CODE OF THE CITY OF STORM LAKE, IOWA BY UPDATING BUILDING CODE, PLUMBING CODE, ELECTRICAL CODE, MECHANICAL CODE, HOUSING CODE, RESIDENTIAL BUILDING CODE, AND FIRE CODE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STORM LAKE, IOWA THAT THE FOLLOWING CODE SECTIONS ARE AMENDED BY THE DELETION OF LANGUAGE INDICATED BY STRIKEOUT (—) AND BY THE ADDITION OF LANGUAGE INDICATED BY HIGHLIGHT ():

Section 1. Section 5-2-2 is hereby amended as follows

Section 5-2-2 Adoption Of Building Code

After published notice and public hearing as required by law, the International Building Code, ~~2021~~ 2024 Edition, and all provisions of the International Building Code Referenced Standards, ~~2021~~ 2024 Edition, referred to therein, published by the International Code Council, and commonly known as the International Building Code, are hereby adopted in full except for such portions as may hereafter be deleted, modified or amended.

An official copy of the International Building Code, ~~2021~~ 2024 Edition, as adopted by the City of Storm Lake, Iowa, and a certified copy of this Ordinance are on file in the office of the Building Official.

(A) In accordance with the provisions of said International Building Code, ~~2021~~ 2024 Edition, Section 109, Building Permit fees shall be based on the total estimated cost of construction, reconstruction or repair, specifically including the estimated cost for any mechanical improvements included, and excluding the estimated costs for any plumbing or electrical work involved. The fee shall be set by Council Resolution.

(B) Foundations: Notwithstanding the provisions of the International Building Code, ~~2021~~ 2024 Edition, the following provisions shall apply:

1. No application for a building permit may be granted with regard to the construction of any building (except private garages, carports, sheds, ag buildings, storage buildings, or warehouses) wherein the plans and specifications do not provide for a concrete foundation at least forty-eight inches (48") below grade, four (4) #4 horizontal re-rods

continuous perimeter of structure, eight inches (8") thick, with a minimum concrete strength of three thousand (3,000) psi. These minimum specifications shall apply in all instances except as provided in subsection (B)2 of this Section.

2. In lieu of the requirements set out in subsection (B)1 of this Section, the following alternatives may apply:

a. Any accessory building, as defined in the Storm Lake Municipal Zoning Ordinance, with a total floor area of six hundred (600) square feet or less, may provide for a foundation of a floating slab type, which foundation otherwise meets the support and strength requirements provided by the International Building Code.

(C) The provisions of Section 113.3 of the International Building Code are hereby amended by providing that elected officials of the City who are not full-time employees may serve on the Board of Appeals.

(D) Section 101.4.3, of the International Building Code shall be amended to state: "The Uniform Plumbing Code shall be the referenced Code used in conjunction with this code to the prescribed extent of each such reference."

(E) Delete Sections 101.4.1, 101.4.3, 101.4.4, and 101.4.6 of the International Building Code.

(F) Section 101.4.6 of the International Building Code shall be amended to state: "The provisions of the International Energy Conservation Code as currently adopted and amended by the Iowa State Building Code Bureau shall apply to all matters governing the design and construction of buildings for energy efficiency."

(G) Section 105.2 of the International Building Code shall be amended to state "One story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided that the floor area is not greater than 200 square feet."

(H) Section 3114.1 of the International Building Code shall be amended to state: "General. Intermodal shipping containers shall not be permitted to be repurposed for use as buildings or structures, or as a part of buildings or structures."

(Ord. No. 10-O-94-95, Amended, 01/03/95)

(Ord. 01-O-2016-2017, Amended, 09/06/2016; Ord. 18-O-2011-2012, Amended, 06/18/2012; Ord. 15-O-2004-2005, Amended, 01/03/2005; Ord. 12-O-2004-2005, Amended, 12/06/2004; Ord. Ord. 03-O-2001-2002, Amended, 08/20/2001; Ord. 02-O-99-2000, Amended, 08/16/1999)

Section 2. Section 5-3-3 is hereby amended to read as follows:

Section 5-3-3 Plumbing Code Adopted

After published notice and public hearing as required by law, the Uniform Plumbing Code, 2021 **2024** Edition, as published by the International Association of Plumbing and Mechanical Officials, but as adopted and amended from time to time by the plumbing and mechanical systems board in the Iowa Department of Public Health pursuant to Iowa Code Section 105.4(1)(a) and administrative rules issued pursuant thereto, is hereby adopted in its entirety as the Plumbing Code for the City, except as provided below in this Section 5-3-3, and it is hereby incorporated by reference. All installations, repairs and alterations of plumbing within the City shall be made in conformance with the City's Plumbing Code, and no permit shall be issued by the Plumbing Inspector for such a project if the plans and specifications are not in conformance with that Plumbing Code.

A copy of the Uniform Plumbing Code, as adopted and amended by the Iowa plumbing and mechanical systems board, shall be maintained in the office of the Building Official and shall be available for public inspection during all normal business hours.

Section 104.5 of the Uniform Plumbing Code relating to fees shall not apply in the City of Storm Lake, Iowa, including any schedules referred to by said Section. In lieu thereof, the applicant shall pay a fee as provided in Title 5, Chapter 3, Section 10.

(Ord. No. 11-O-94-95, Amended, 01/03/95)

(Ord. 01-O-2016-2017, Amended, 09/06/2016; Ord. 18-O-2011-2012, Amended, 06/18/2012; Ord. 15-O-2004-2005, Amended, 01/03/2005; Ord. 02-O-99-2000, Amended, 08/16/1999)

Section 3. Section 5-4-3 is hereby amended to read as follows:

Section 5-4-3 Electrical Code Adopted

After published notice and public hearing as required by law, the National Electrical Code, 2020 **2023** Edition, as published and approved by the National Fire Protection Association but as adopted and amended from time to time by the electrical examining board within the division of state fire marshal of the Iowa Department of Public Safety pursuant to Iowa Code Section 103.6 and administrative rules pursuant thereto is hereby adopted as the Electrical Code for the City and it is hereby incorporated by reference. All installations, repair or replacement of electrical equipment within the City shall be made in conformance with the Electrical Code for the City and no permit shall be issued by the Electrical Inspector for such a project if the plans and specifications are not in conformance with that Code.

A copy of the National Electrical Code, 2020 **2023** Edition, as adopted and amended by the electrical examining board within the ~~division of state fire marshal of the Iowa Department of Public Safety,~~ **Department of Inspections, Appeals, & Licensing,** shall be maintained in the office of the Building Official and shall be available for public inspection during all normal business hours.

Notwithstanding the provisions of the National Electrical Code, 2020 2023 Edition, as adopted and amended by the electrical examining board within the ~~division of state fire marshal of the Iowa Department of Public Safety~~ Department of Inspections, Appeals, & Licensing, the following provisions shall apply:

(A) All business buildings (either erected, altered or converted for such purpose), public buildings, schools, churches, oil stations, warehouses, bulk oil plants, institutional buildings, apartment houses and all buildings except dwelling houses of not more than two (2) families, shall be wired throughout with rigid conduit, armored cable, flexible steel conduit, metal raceway, electrical metallic tubing, or electrical non-metallic tubing in accordance with NEW requirements, provided, however, that armored cable or flexible steel conduit may be used only where it is impractical to use rigid conduit or electrical metallic tubing, and further provided that in remodeling work in the buildings above mentioned, metal surface raceway may be used in remodeling, where, in the opinion of the Electrical Inspector, it is impractical to install rigid conduit or electrical metallic tubing. However, in all structures having four (4) or more dwelling units, a feeder must be installed to each dwelling unit branch circuit panel and run in conduit or electric metallic tubing. Each individual dwelling unit may be wired in metallic armored cable (BX) or non-metallic sheath cable (Romex).

(B) Basements of all dwelling houses shall be wired in rigid conduit or electric metallic tubing with the same provision for the use of armored cable or flexible steel conduit as provided in the preceding paragraph, provided that where the entrance switch or panel is on a floor other than the basement, the conduit must be continuous from such switch or panel and connect to the basement conduit. The balance of buildings used as dwelling houses for not more than two (2) families and private garages may be wired with non-metallic sheathed cable.

(C) All sign boards or poster boards shall be wired in rigid conduit or electric metallic tubing.

(Ord. No. 019697, Amended, 08/19/96)

(Ord. 01-O-2016-2017, Amended, 09/06/2016; Ord. 08-O-2008-2009, Amended, 01/05/2009; Ord. 10-O-2000-2001, Amended, 12/04/2000)

Section 4. Section 5-4-6 is hereby amended to read as follows:

Section 5-4-6 Permits

No electrical equipment shall be installed within or on any building, structure or premises, publicly or privately owned, nor any alterations or additions made in existing equipment, without first securing a permit therefore from the Electrical Inspector except that a permit shall not be required to construct, maintain or install any of the following classes of electrical work:

(A) Minor work and repairs where cost of material shall not exceed one hundred dollars (\$100.00).

(B) The installation, alteration or repair of electrical equipment installed by or for any electrical supply agency, for the use of such agency, in the generation, transmission, distribution or metering of electricity.

(C) Any work involved in the manufacturing, testing, servicing, altering or repairing of electrical equipment or apparatus, except that this exemption shall not include any permanent wiring.

(D) Inspections and an electrical permit are not required if all of the following conditions apply:

1. The installation is performed by a licensed Electrical Contractor, Residential Electrical Contractor or their employees.
2. The installation does not in any way involve work within a new or existing switchboard or panelboard.
3. The installation does not exceed 30 amps.
4. The installation does not exceed 277 volts, single phase.

(Ord. 01-O-2016-2017, Amended, 09/06/2016)

Section 5. Section 5-4-8 is hereby amended to read as follows:

Section 5-4-8 Applicant Required To Be Licensed, Exception

No permits for the installation or alteration of any electrical equipment shall be issued to any person, unless the applicant therefor is the owner of a license entitling such applicant to secure permits for and to execute the work described in the application for the permit, except that a homeowner shall be entitled to a permit for an existing residence in which he/she resides, ~~but not including a new electrical service~~, in accordance with State licensing requirements. New homes must be wired by a Master Electrician, licensed by the State of Iowa.

(Ord. 08-O-2008-2009, Amended, 01/05/2009)

Section 6. Section 5-6-2 is hereby amended to read as follows:

Section 5-6-2 Adoption Of Mechanical Code

After published notice and public hearing as required by law, the International Mechanical Code, 2021 **2024** Edition, as published by the International Code Council, Inc., but as adopted and amended from time to time by the plumbing and mechanical systems board in the Iowa Department of Public Health pursuant to Iowa Code Section 105.4(1)(a) and administrative rules issued pursuant thereto is hereby adopted in full

except for such portions as may hereafter be deleted, modified or amended.

An official copy of the International Mechanical Code, 2021 2024 Edition, as adopted and amended from time to time by the plumbing and mechanical systems board in the Iowa Department of Public Health, and a certified copy of this Ordinance are on file in the office of the Building Official.

Notwithstanding the provisions of said International Mechanical Code, 2021 2024 Edition, as adopted and amended by the plumbing and mechanical systems board in the Iowa Department of Public Health, the provisions of Section 106.5 108.1 relating to fees shall not apply including any schedules referred to by said paragraphs. In lieu thereof, the cost of the mechanical improvements shall be included with the other costs of building improvements subject to the Building Permit Fee Schedule required by Title 5, Chapter 2, Section 2 and therefore collected as a part of the building permit fee.

The provisions of Section 109 112.3 of the International Mechanical Code are hereby amended by providing that elected officials of the City who are not full-time employees may serve on the Board of Appeals.

(Ord. No. 12-O-94-95, Amended, 01/03/95)

(Ord. 01-O-2016-2017, Amended, 09/06/2016; Ord. 18-O-2011-2012, Amended, 06/18/2012; Ord. 15-O-2004-2005, Amended, 01/03/2005; Ord. Ord. 03-O-2001-2002, Amended, 08/20/2001; Ord. 02-O-99-2000, Amended, 08/16/1999)

Section 7. Section 5-8-8 is hereby amended to read as follows:

Section 5-8-8 CODE CITATIONS IN SUPPORT OF SUBSTANDARD BUILDING STANDARDS

The following references to substandard building standards set forth in Chapter 10 of the Uniform Housing Code and set out in the left column below shall be held to mean a condition which does not meet the standards set forth in the code section or sections set forth opposite that standard:

Substandard Building Standard Support Code Section

1001.2(1)	UHC 505.1, UPC 422.2
1001.2(3)	UHC 505.3, UPC 420.0

1001.2(5)	Definitions/Chapter 4, UHC
1001.2(6)	UHC 701.1, IBC 1203.1, 1204.1
1001.2(8)	(Ventilation only) UHC 504
1001.2(10)	UHC 504.4, UHC 701.2
1001.2(14)	UHC 1001.2, Section 3-2-2(d) Storm Lake City Code
1001.3(2)	UHC 1001.3, Tables 2308.4.2.1(1), 2308.4.2.1(2) 2308.8.2.1(1)&(2) IBC
1001.3(3)	UHC 101.3, Tables 2308.4.2.1(1), 2308.4.2.1(2), 2308.8.2.1(1)&(2) IBC
1001.3(5)	Tables 2308.9.1, 2308.5.1, 2308.4.1.1(1) and 2308.4.1.1(2) 2308.8.1.1(1)&(2) IBC
1001.3(7)	Tables 2308.7.1(1),(2) 2308.11.1(1)&(2) and 2308.7.2(3) 2308.11.2(3)&(5) IBC
1001.3(8)	IHC 1001.3
1001.5	<u>Control Panel</u> Access IFC 603.4 Labeled IFC 603.4.1 Openings NEC 110.12(A) <u>Outlets</u> Covered NEC 406.6 Open Wires/Splices IFC 603.2.2 Extension Cords IFC 603.6 Proper Overcurrent Protection NEC 310.15 240, 310.14 Electrical Service Sized To Loads Imposed NEC 230.23, 230.31
1001.6	Plumbing Which Has Not Been Maintained In Good Condition UHC 1001.6 Plumbing Which Has Cross Connections Or Siphonage Between Fixtures UPC 602.0, 603.0
1001.7	Water Heaters and Boilers Which Do not have the Pressure Relief Valve Piped To Within 6" To The Floor UPC 608.5 Fuel Fired Equipment Without A Shutoff Valve Installed in the Gas Piping Within 6' of the Appliance UPC 1212.6
1001.9	Buildings Not Designed For Occupancy UHC 1001.14 Improper Number of Exits Provided For Occupancy Load IBC 1006.1 Improper Storage Class I and II NFPA 30, Chapter 9.3.6 and 9.3.7 Flammable Containers IFC 5704.3.3 5701.1 Smoke Detectors - IFC 907.2.11 Fire Alarm Systems - IFC 907.2.8 Fire Extinguishers - IFC 906

(Ord. No. 079596, Enacted, 12/18/95)

(Ord. 01-O-2016-2017, Amended, 09/06/2016; Ord. 15-O-2010-2011, Amended,
05/02/2011)

Section 8. Section 5-9-2 is hereby amended to read as follows:

Section 5-9-2 Adoption of Residential Building Code

Pursuant to published notice and public hearing as required by law, the International Residential Code, ~~2021~~ 2024 Edition, published by the International Code Council, Inc. is hereby adopted in full except for such portions as may hereafter be deleted, modified or amended.

An official copy of the International Residential Code, ~~2021~~ 2024 Edition, as adopted, and a certified copy of this Ordinance are on file in the office of the Building Official.

(A) In accordance with the provisions of said International Residential Code, ~~2021~~ 2024 Edition, Section R108.2, building permit fees shall be based on the total estimated cost of construction reconstruction or repair, specifically including the estimated cost for any mechanical improvements included, and excluding the estimated costs for any plumbing or electrical work involved. The fee shall be set by Council Resolution.

(B) Foundations: Notwithstanding the provisions of the International Residential Code, ~~2021~~ 2024 Edition, the following provisions shall apply:

1. No application for a building permit may be granted with regard to the construction of any building (except private garages, carports, sheds, ag buildings, storage buildings, or warehouses) wherein the plans and specifications do not provide for a concrete foundation at least forty-eight inches (48") below grade, four (4) #4 horizontal re-rods continuous perimeter of structure, eight inches (8") thick, with a minimum concrete strength of three thousand (3,000) psi. These minimum specifications shall apply in all instances except as provided in subsection (B)2 of this Section.
2. In lieu of the requirements set out in subsection (B)1 of this Section, the following alternatives may apply:
 - a. Any accessory building, as defined in the Storm Lake Municipal Zoning Ordinance, with a total floor area of six hundred (600) square feet or less, may provide for a foundation of a floating slab type, which foundation otherwise meets the support and strength requirements provided by the International Residential Code, ~~2021~~ 2024 Edition.
 - b. Buildings intended for residential use, as defined in the Storm Lake Zoning Ordinance, may provide for wooden foundations otherwise meeting the strength and support requirements established by the International Residential Code, ~~2021~~ 2024 Edition.

(C) The provisions of Section R112.3 of the International Residential Code are hereby amended by providing that elected officials of the City who are not full-time employees

may serve on the Board of Appeals.

(D) The following Chapters of the 2021 International Residential Code are hereby deleted: Chapters 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, (except 2904) 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41 and 43.

(E) Section R504, of the 2021 **2024** International Residential Code is hereby deleted.

(F) Amend Table R402.2: Insert 3,000, in place of 2,500, in the severe weathering potential column.

(G) Amend R102.4 to State: “The Codes and Standards referenced in this Code shall be considered part of the requirements of this code to the prescribed extent of each such reference. Any reference made in regard to Plumbing, Mechanical, Electrical, or Fire Codes shall be in fact construed to mean the Uniform Plumbing, International Mechanical, and International Fire Codes, as well as the National Electrical Code. When differences occur between provisions of this Code, as adopted, and referenced codes and standards, the provisions of this Code shall apply.

(H) Amend Section R301.1.4 Intermodal shipping containers to read as follows “Intermodal shipping containers shall not be re-purposed for use as buildings or structures.”

(H I) Subsections ~~R313.1~~ **R309.1** and ~~R313.2~~ **R309.2** of the 2021 **2024** International Residential Code are hereby amended by deleting said sections and inserting in lieu thereof the following:

The following structures shall be provided with automatic fire sprinkler systems installed in accordance section 2904 of the IRC, NFPA 13, NFPA 13R, NFPA 13D, or other systems listed and approved for installation in dwellings:

1. Any residential dwelling unit in which the gross square footage of the dwelling space(s), including all floor levels whether finished or unfinished and all basement areas whether finished or unfinished (exclusive of attached garage areas), that exceed 5,000 square feet.
2. Townhouse structures that contain more than 6 dwelling units.
3. Townhouse structures that exceed 14,000 square feet in gross floor area 9as determined above for dwelling units).

(I J) Amend Chapter 11 (RE) of the 2021 International Residential Code to read as follows: “Chapter 11 (RE) The provisions of the International Energy Code as currently adopted and amended by the Iowa State Building Code Bureau shall apply to all matters governing the design and construction of buildings for energy efficiency.”

(Ord. 01-O-2016-2017, Amended, 09/06/2016; Ord. 18-O-2011-2012, Amended, 06/18/2012; Ord. 15-O-2004-2005, Add, 01/03/2005)

Section 9. Section 7-1-1 is hereby amended to read as follows:

Section 7-1-1 Adoption Of International Fire Code

The City of Storm Lake, Iowa adopts the International Fire Code, 2021 **2024** Edition, and other Standards as may be referenced therein, published by the International Code Council, Inc., as adopted and amended from time to time by the state fire marshal in the Iowa Department of Public Safety pursuant to Iowa Code Sections 100.1(5) and 100.35 and administrative rules pursuant thereto, , save and except such portions as are hereinafter deleted, modified or amended by Sections 7-1-5, 7-1-6, and 7-1-7 hereof. Such Code and Standards have been and are now filed in the office of the Building Official and the same are hereby adopted and incorporated as fully as if set out at length herein, and from the date on which this Chapter shall take effect, the provision thereof shall be controlling within the limits of the City.

(Ord. No. 13-O-94-95, Amended, 01/03/95)

(Ord. 01-O-2016-2017, Amended, 09/06/2016; Ord. 11-O-2009-2010, Amended, 02/15/2010; Ord. 16-O-2004-2005, Amended, 01/03/2005; Ord. 02-O-99-2000, Amended, 08/16/1999)

Section 7-1-7 Amendments Made In The International Fire Code

NFPA30, Flammable and Combustible Liquids Code is amended and changed in the following respects:

Reference Chapter 23.4 of NFPA30.

Location: A flammable or combustible liquid storage tank may be located underground, either away from or under a building, if such installation meets the requirements of this Section, except that no such installation can be made in any Residential District within the City.

Chapter 4.3.2.7 of NFPA 30A, as referenced by the International Fire Code shall have the following added:

Class I or Class II liquids shall not be dispensed into the fuel tank of a motor vehicle from above ground tanks with the exception that this subsection shall prohibit the dispensing of Class I or Class II liquids in the open from a fuel dispensing system supplied by an above ground tank or tanks, not to exceed a total of 6,000 gallons in capacity at any one location, which are located in areas of the City zoned light industrial (LI) or heavy industrial (GI) and intended for fueling vehicles used in connection with a business operated by the owner or lessee of the premises providing:

- a. An inspection of the premises and operations has been made and approval granted by the Storm Lake Fire Chief.
- b. The dispensing is done on premises which are not open to the public.
- c. The tank is safeguarded against collision, spillage and overflow, to the satisfaction of the Storm Lake Fire Chief.
- d. The tank system is listed or approved for such above ground use, and the longest dimension of each tank shall be the horizontal dimension.
- e. The tank complies with the requirements for emergency relief venting, and the tank and dispensing system the electrical classification requirements of the Code.
- f. The tank or tanks are not located within forty feet (40') from any building or any property line of a parcel of land not under the ownership or lease of the operator.
- g. The tank or tanks are not located within twenty feet (20') from any tanks used to store LP gas.
- h. The tank storage shall be located completely within a concrete bunker which shall surround the tank or tanks and appurtenances and have the capacity to hold 120% of the capacity of the tank or tanks. The said bunker must be at least 3,000 psi concrete, be watertight with drain plug installed, and shall otherwise comply with the provisions of NFPA 30, Flammable and Combustible Liquids Code or the comparable provisions of NFPA 30A, as appropriate.

(Ord. No. 13-O-94-95, Amended, 01/03/95)

(Ord. 01-O-2016-2017, Amended, 09/06/2016; Ord. 11-O-2009-2010, Amended, 02/15/2010; Ord. 16-O-2004-2005, Amended, 01/03/2005)

Section 13. Repealer: All ordinances or parts of ordinances of the City of Storm Lake, Iowa in conflict with the provisions of this Ordinance are hereby repealed.

Section 14. Savings Clause: If any section, provision, sentence, clause, phrase, or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any provision, section, subsection, sentence, clause, phrase, or part thereof not adjudged invalid or unconstitutional.

Section 15. Effective Date: This ordinance shall be in full force and effect from after it's final passage, approval and publication as provided by law.

PASSED on its first consideration the _____ day of _____, 2025.

PASSED on its second consideration the _____ day of _____, 2025.

Requirement of consideration and vote at two (2) prior Council meetings suspended the

_____ day of _____, 2025.

PASSED AND APPROVED on its third consideration this _____ day of _____, 2025.

CITY OF STORM LAKE, IOWA

Micheal Porsch, Mayor

ATTEST:

Mayra A, Martinez, City Clerk

Staff Summary

7/21/2025

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: Scott Olesen, Building Official

SUBJECT: **Work Session On City Code 3-4-6, Water Users Outside The Corporate Limits.**

BACKGROUND: Heinhold Hog Markets, LLC is constructing a hog holding facility 1/2 mile north of the intersection of 600th Street (East Milwaukee Avenue) and 120th Avenue (Radio Road), which is outside the Storm Lake Corporate limits. Their new facility will be located on the east side of 120th Avenue, and they are requesting to connect to City water. The water main is located directly across the road to the west.

Heinhold's facility serves as a holding station for hogs that are acquired from Tyson Fresh Meats over the course of a day and are then shipped out to other pork processors. The facility is not designed as a hog-feeding operation, so the requirements for watering are less, and the facility uses wood chips for bedding material, which also reduces the use of water for the purpose of cleaning out the hog stalls. Their estimated monthly water consumption is approximately 5,000 to 10,000 gallons. For comparison, a single family dwelling with 4 people may use approximately 5,000 gallons a month.

The existing City Code section 3-4-6 regulates consumers of water outside of the City. Section 3-4-6(C)4 specifies that "Consumption of water shall be for human consumption and household use only. Water shall not be used for livestock, poultry or other farming operations."

The proposed change to the City Code would allow for Heinhold's use of City water, since it is not a livestock operation in the sense that they are not providing feed and water to animals to increase their size to market weight or for egg or other farm production.

I have attached a copy of the proposed changes to the City Code and a site location map for your review.

FISCAL IMPACT: Attorney fees are estimated at \$500.00.

RECOMMENDATION: Review proposed City Code change to permit a livestock holding facility to obtain City water and provide feedback to City staff.

ATTACHMENTS:

1. City Code Outside City Water Usres
2. Outside City Limits Water User Map

No person shall begin work on the construction, reconstruction, alteration or repair of any water pipes connected to the City water system in any building, or connecting water pipes to any main or part of said water system, unless he/she is a licensed plumber and before beginning such work has first obtained a permit for the same from the Code Enforcement Officer.

Section 3-4-3 Application For Permit

Any licensed plumber desiring such permit shall file with the Code Enforcement Officer an application in writing on the standard form provided by the City for such application, stating therein the location of such work, owner's name, the name of the plumbing contractor and the amount and nature of the work to be performed under the permit, and that such work is to be done in accordance with the provisions of this Code, and the rules and regulations of the local and State Boards of Health.

Section 3-4-4 Permit Issued

Upon approval by the Code Enforcement Officer of the application for a permit as provided in Section 3-4-3 hereof, he/she shall issue a water permit to the plumber applying therefor. Said permit shall not be in force or effect until all inspection and other fees as provided herein have been paid.

Section 3-4-5 Permit And Connection Fees

Fees shall be set by Council Resolution.
(Ord. 12-O-2004-2005, Amended, 12/06/2004)

Section 3-4-6 Users Outside City

(A) From and after the date of the passage of this Section, no permit to connect to the City water system or any part thereof shall be granted to any applicant to service property located outside the corporate limits of this City if any portion of that property is contiguous to the City limits of the City of Storm Lake, Iowa.

(B) From and after the date of the passage of this Section, no permit to connect to the City water system or any part thereof shall be granted to any applicant to service property located outside the corporate limits of this City and not contiguous to said City limits unless the City Council, by a four-fifth (4/5) majority of all members, shall approve such connections as in the best interests of the City. As a special exception to the foregoing, Council approval shall not be required if the applicant is seeking to serve a single residence which may be serviced from an existing main, and which property is located within one-half (1/2) mile of the City limits (or within one-half (1/2) mile of an existing water main outside the City limits which is owned by the City of Storm Lake), provided that the applicant agrees to all of the other requirements set forth in Section 3-4-6(C).

(C) As a condition of providing water service to a noncontiguous property, the property owner or owners must sign a contract with the City agreeing to all of the following conditions:

1. The user to be serviced will be charged for the consumption of water at a rate equal to 150% of the rate charged to the City's residential consumers, and if the user is other than the property owner, the owner

must guarantee the payment of all charges for water consumption.

2. Each contract to supply water shall be for a specific term and which term shall not exceed ten years unless specific approval of a longer term shall be given by the City Council. The contract shall provide that, in the absence of a breach of contract by the opposite party, it cannot be terminated during the term of the contract except upon written consent of both the City and the property owner.

3. All water service line materials and associated items shall meet the most current City specifications.

4. Consumption of water shall be for human consumption and household use only. Water shall not be used for livestock, poultry or other farming operations.

5. The applicant must agree to quantity limits for usage which shall be set by the City staff in accordance with a formula developed by the City Administrator.

6. All costs for the hook up to the main and for the construction of the service line shall be paid by the applicant. In addition to the actual costs of connection to the water main, the applicant must agree to pay a hookup fee which must be paid prior to the installation of the line and which fee shall be determined on an annual basis by the Council.

7. The applicant and all users must agree by contract to adhere to all of the provisions of Title III, Chapter 4 of this Code relating to the respective rights and responsibilities of water consumers in the City of Storm Lake which are not inconsistent with this Section and further, all applicants and users must agree by contract to adhere to the provisions of Title III, Chapter 5 relating to water conservation measures at any time that such conservation measures are activated for residents of the City of Storm Lake.

8. All applicants and all users must agree that the City of Storm Lake shall be responsible only for the quality of the water and for the maintenance of the water main and they must acknowledge that the City shall not be liable for failure to supply a particular quantity of water provided that the City is operating in good faith and is not intentionally treating consumers outside the corporate limits differently than it is treating consumers within the corporate limits.

9. All applicants and/or users must agree that they will not resell water provided by the City of Storm Lake to any other consumer.

10. All contracts for water shall include a specific legal description of the real property to be served by water and which legal description shall be for the entire parcel of real estate owned by the applicant which is contiguous to the residence site for which water service is sought.

11. Each contract for the supply of water shall provide that for the term of the contract, the rights and obligations of the applicant shall run with the land and shall be binding on all successors, beneficiaries or assigns of the applicant property owner with regard to the real estate described.

12. Every applicant property owner must agree as a condition of receiving water to voluntarily annex to the City of Storm Lake at any time in the future when any boundary of the City of Storm Lake shall be contiguous to any boundary of the property receiving service. Each applicant must also agree that the applicant will not file nor permit to be filed on the applicant's behalf any resistance to a plan of involuntary annexation filed by the City with respect to the serviced property during the term of the contract.

13. All applicants must agree that breach of any of the requirements of Subsections C(1) through C(12)



6/24/2025, 9:44:19 AM

Watermain

Hydrant Lateral

City Limits

Watermain

Parcels

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Staff Summary

7/21/2025

Agenda Item # F.5.



REPORT TO: Honorable Mayor & Council

FROM: Scott Olesen, Building Official

SUBJECT: **Setting the Public Hearing for Proposed Change to City Code Section 3-4-6**

BACKGROUND: This agenda item will set the public hearing for a proposed change to the City Code to allow Heinhold Hog Markets, LLC to obtain City water.

Heinhold Hog Markets, LLC is constructing a hog holding facility 1/2 mile north of the intersection of 600th Street (East Milwaukee Avenue) and 120th Avenue (Radio Road), which is outside the Storm Lake Corporate limits. Their new facility will be located on the east side of 120th Avenue, and they are requesting to connect to City water. The water main is located directly across the road to the west.

Heinhold's facility serves as a holding station for hogs that are acquired from Tyson Fresh Meats over the course of a day and are then shipped out to other pork processors. The facility is not designed as a hog-feeding operation, so the requirements for watering are less, and the facility uses wood chips for bedding material, which also reduces the use of water for the purpose of cleaning out the hog stalls. Their estimated monthly water consumption is approximately 5,000 to 10,000 gallons. For comparison, a single family dwelling with 4 people may use approximately 5,000 gallons a month.

The existing City Code section 3-4-6 regulates consumers of water outside of the City. Section 3-4-6(C)4 specifies that "Consumption of water shall be for human consumption and household use only. Water shall not be used for livestock, poultry or other farming operations."

The proposed change to the City Code would allow for Heinhold's use

of City water, since it is not a livestock operation in the sense that they are not providing feed and water to animals to increase their size to market weight or for egg or other farm production.

I have attached a copy of the proposed changes to the City Code and a site location map for your review.

FISCAL IMPACT: Legal fees are estimated at \$500.00.

RECOMMENDATION: Set the public hearing for the proposed City Code change for the August 4, 2025, City Council meeting, at 5:00 p.m.

ATTACHMENTS:

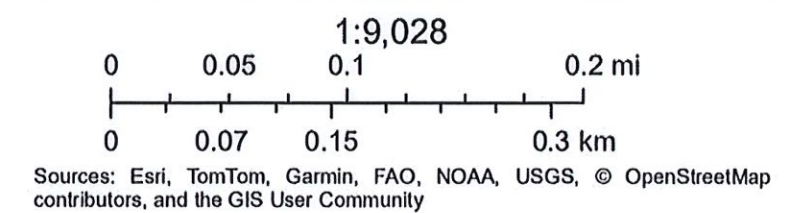
1. Outside City Limits Water User Map
2. City Code Outside City Water Usres

ArcGIS Web Map



6/24/2025, 9:44:19 AM

Watermain — Hydrant Lateral — City Limits
Watermain — Parcels



Storm Lake, IA

No person shall begin work on the construction, reconstruction, alteration or repair of any water pipes connected to the City water system in any building, or connecting water pipes to any main or part of said water system, unless he/she is a licensed plumber and before beginning such work has first obtained a permit for the same from the Code Enforcement Officer.

Section 3-4-3 Application For Permit

Any licensed plumber desiring such permit shall file with the Code Enforcement Officer an application in writing on the standard form provided by the City for such application, stating therein the location of such work, owner's name, the name of the plumbing contractor and the amount and nature of the work to be performed under the permit, and that such work is to be done in accordance with the provisions of this Code, and the rules and regulations of the local and State Boards of Health.

Section 3-4-4 Permit Issued

Upon approval by the Code Enforcement Officer of the application for a permit as provided in Section 3-4-3 hereof, he/she shall issue a water permit to the plumber applying therefor. Said permit shall not be in force or effect until all inspection and other fees as provided herein have been paid.

Section 3-4-5 Permit And Connection Fees

Fees shall be set by Council Resolution.
(Ord. 12-O-2004-2005, Amended, 12/06/2004)

Section 3-4-6 Users Outside City

(A) From and after the date of the passage of this Section, no permit to connect to the City water system or any part thereof shall be granted to any applicant to service property located outside the corporate limits of this City if any portion of that property is contiguous to the City limits of the City of Storm Lake, Iowa.

(B) From and after the date of the passage of this Section, no permit to connect to the City water system or any part thereof shall be granted to any applicant to service property located outside the corporate limits of this City and not contiguous to said City limits unless the City Council, by a four-fifth (4/5) majority of all members, shall approve such connections as in the best interests of the City. As a special exception to the foregoing, Council approval shall not be required if the applicant is seeking to serve a single residence which may be serviced from an existing main, and which property is located within one-half (1/2) mile of the City limits (or within one-half (1/2) mile of an existing water main outside the City limits which is owned by the City of Storm Lake), provided that the applicant agrees to all of the other requirements set forth in Section 3-4-6(C).

(C) As a condition of providing water service to a noncontiguous property, the property owner or owners must sign a contract with the City agreeing to all of the following conditions:

1. The user to be serviced will be charged for the consumption of water at a rate equal to 150% of the rate charged to the City's residential consumers, and if the user is other than the property owner, the owner

must guarantee the payment of all charges for water consumption.

2. Each contract to supply water shall be for a specific term and which term shall not exceed ten years unless specific approval of a longer term shall be given by the City Council. The contract shall provide that, in the absence of a breach of contract by the opposite party, it cannot be terminated during the term of the contract except upon written consent of both the City and the property owner.

3. All water service line materials and associated items shall meet the most current City specifications.

4. Consumption of water shall be for human consumption and household use only. Water shall not be used for livestock, poultry or other farming operations.

5. The applicant must agree to quantity limits for usage which shall be set by the City staff in accordance with a formula developed by the City Administrator.

6. All costs for the hook up to the main and for the construction of the service line shall be paid by the applicant. In addition to the actual costs of connection to the water main, the applicant must agree to pay a hookup fee which must be paid prior to the installation of the line and which fee shall be determined on an annual basis by the Council.

7. The applicant and all users must agree by contract to adhere to all of the provisions of Title III, Chapter 4 of this Code relating to the respective rights and responsibilities of water consumers in the City of Storm Lake which are not inconsistent with this Section and further, all applicants and users must agree by contract to adhere to the provisions of Title III, Chapter 5 relating to water conservation measures at any time that such conservation measures are activated for residents of the City of Storm Lake.

8. All applicants and all users must agree that the City of Storm Lake shall be responsible only for the quality of the water and for the maintenance of the water main and they must acknowledge that the City shall not be liable for failure to supply a particular quantity of water provided that the City is operating in good faith and is not intentionally treating consumers outside the corporate limits differently than it is treating consumers within the corporate limits.

9. All applicants and/or users must agree that they will not resell water provided by the City of Storm Lake to any other consumer.

10. All contracts for water shall include a specific legal description of the real property to be served by water and which legal description shall be for the entire parcel of real estate owned by the applicant which is contiguous to the residence site for which water service is sought.

11. Each contract for the supply of water shall provide that for the term of the contract, the rights and obligations of the applicant shall run with the land and shall be binding on all successors, beneficiaries or assigns of the applicant property owner with regard to the real estate described.

12. Every applicant property owner must agree as a condition of receiving water to voluntarily annex to the City of Storm Lake at any time in the future when any boundary of the City of Storm Lake shall be contiguous to any boundary of the property receiving service. Each applicant must also agree that the applicant will not file nor permit to be filed on the applicant's behalf any resistance to a plan of involuntary annexation filed by the City with respect to the serviced property during the term of the contract.

13. All applicants must agree that breach of any of the requirements of Subsections C(1) through C(12)

Staff Summary

7/21/2025

Agenda Item # F.6.



REPORT TO: Honorable Mayor & Council

FROM: Lee Dutfield, Development Services Specialist

SUBJECT: **Work Session - Storm Lake Zoning Code Article 10 -Sign Regulations**

BACKGROUND: On March 17, 2025, Lee Dutfield provided the Mayor and City Council with a summary of the Ad Hoc Downtown Signage Committee's recommendations. It was suggested by the ad hoc committee to update the current sign ordinance (Article 10- Sign Regulations) by adding and removing language that takes into consideration new technologies, corrects outdated content and improves accuracy, clarity and coherence. The purpose of the recommended changes is to bring the document into line with current standards and practices best suited for our community. The committee's changes are reflected in the attached draft version of Article 10 - Sign Regulations. The draft with recommended changes was presented to the City Council during the work session on June 2, 2025. Items noted by Mayor and City Council:

- Are Banner Signs temporary? Are Banner Signs only allowed for a limited time?
- Who and how are sign regulations being enforced?
- How are abandoned signs enforced?
- What happens when a sign is damaged by a storm/weather event?
- What to do when a sign panel face is removed? Suggestion for stock blank sign with a positive message to the community. This would require a business property owner to partner with the City. The Ad Hoc committee suggested opportunities for wayfinding signage or public art. The problem is, not all signs are the same size.

FISCAL IMPACT: N/A

RECOMMENDATION: Review the recommended changes to Storm Lake Zoning Code Article 10- Sign Regulations and provide direction.

ATTACHMENTS:

1. Article 10 Sign Regulations Draft 25

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10

ARTICLE TEN – SIGN REGULATIONS

1001 Purpose

The Sign Regulations provide standards for communicating information in the environment of the City of Storm Lake and its jurisdiction. The regulations recognize the need to protect public health, safety, and welfare; to maintain the city's attractive appearance; to preserve historic signage; to provide for adequate business identification, advertising, and communication of information; and to encourage the fair enforcement of sign regulations. It is the intent of this article to regulate signs by their physical characteristics and does not attempt to regulate design or copy content of any permitted sign.

1002 Definition of Terms

The following definitions shall be used for terms contained in this chapter that are not otherwise defined in the Storm Lake Municipal Code or in this Zoning Ordinance.

1. ~~Abandoned Sign: A sign, including sign face and supporting structure, which refers to a discontinued business, profession, commodity, service, or other activity or use formerly occupying the site; or which contains no sign copy on all sign faces for a continuous period of six months.~~ A sign face which advertises a business, profession, owner, lessor, product, commodity, service or activity no longer conducted on the premises where such sign is displayed and located.
2. Air-Activated Sign: A sign, all or any part of, which is designed to be moved by action or forced air so as to make the sign appear to be animated or otherwise have motion.
3. A-Frame Sign: Also known as “sandwich boards”, or “sidewalk signs” are freestanding signs not attached to any building or wall and have a maximum area of 6 square feet with a maximum height of 3-feet and a 2-foot width and have locking arms or other stabilizing devices to be of sufficient weight to resist wind gusts.
- ~~2.4.~~ Attached Sign: A sign, which is structurally connected to a building or depends upon that building for support.
- ~~3.5.~~ Auxiliary Design Elements: Terms that describe secondary characteristics of a sign, including its method of illumination and other features within the bounds of its basic shape.
- ~~4.6.~~ Awning and Awning Sign: A temporary or movable shelter supported entirely from the exterior wall of a building and composed of non-rigid materials, except for a supporting framework. An awning sign is a message printed on such a shelter.
- ~~5.7.~~ Back-lit Sign: A sign with an indirect source of light or light source located in the interior of

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the sign, which illuminates a sign by shining through a translucent surface.

8. Banner Sign: Material with a printed message or graphic secured or mounted from a structure in such a way as to allow wind movement. A sign intended for temporary display composed of fabric, vinyl, mesh or other flexible substrate that is fastened to the exterior of a building, exterior structure, or wall, and secured or mounted so to limit the movement of the sign caused by movement of the atmosphere.
- 6-9. Bag Sign: A sign designed to temporarily cover an existing monument sign or pole sign.
- 7-10. Building Marker: An historic or commemorative plaque, or a building name or cornerstone carved into a masonry surface.
- 8-11. Business Center Identification Sign: A sign that identifies a building or group of commercial buildings in single ownership or control, sharing parking and access.
- 9-12. Canopy: A projecting non-movable structure cantilevered or suspended from a building, supported by the main structural members to which it is attached, and used only as a roof or fixed shelter.
- 10-13. Canopy Sign: A sign, which is attached or made an integral part of a canopy.
- 11-14. Clearance: The distance from the bottom of a sign face elevated above grade and the grade below.
- 12-15. Detached Sign: A sign, which is self-supporting and structurally independent from any building.
- 13-16. Directional Sign: A sign that serves only to designate the location or direction of any area or place.
17. Double-Faced Sign: A sign consisting of no more than two parallel faces supported by a single structure.
18. Electronic Message Board: A digital sign that is electronically or electrically controlled that displays a message center, graphics or read board composed of a series of lights that may be changed through electronic means including but not limited to LED, LCD, or one line scrolling displays.
19. Feather Sign: A temporary sign constructed of cloth, canvas, plastic, fabric or similar lightweight, non-rigid material and supported by a single vertical pole mounted into the ground or on a portable structure.
- 14-20. Flashing Sign: Any illuminated sign that has artificial light or color which is not maintained at a constant intensity, lumens and or color when such sign is in use. A sign providing public service information, such as time, weather, date, temperature, safety information, or similar information shall not be considered a flashing sign.

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- ~~15-21.~~ Frontage: The length of a property line of any one premises abutting and parallel to a public street, private way, or court.
- ~~22.~~ Ground Sign: A detached on-premise sign built on a freestanding frame, mast, or pole(s) with a clearance no greater than 3 feet.
- ~~16-23.~~ Human Billboard: Also known as a “sign walker” or “human signs” are signs displayed by a person either holding or wearing a sign.
- ~~17-24.~~ Illumination: Lighting sources installed for the primary purpose of lighting a specific sign or group of signs.
- ~~18-25.~~ Marquee: A permanent roofed structure attached to and supported by a building and extending over public right-of-way.
- ~~26.~~ Maximum Permitted Sign Area: The maximum permitted combined area of all signs allowed on a specific property. Window signs and A-Frame signs do not count towards the maximum permitted combined area of all signs allowed.
- ~~19-27.~~ Memorial Sign: A permanent sign, tablet or plaque that is dedicated to honoring a person, event, structure or site and serves as a remembrance or tribute. A Memorial Sign may be incorporated with landscape features such as a rock, tree, planter bed, fountain, decorative wall, or other natural landscape.
- ~~20-28.~~ Monument Sign: An on-premise freestanding sign with the appearance of a solid base. The width of such base shall be at least 75 percent of the width of the sign. A free-standing sign which is anchored to the ground similar to a ground sign, but which has a monolithic or columnar line and which maintains essentially the same contour grade to top with the base of the sign being a minimum of at least 75 percent of the width of the widest component of the sign. Said sign may be double side (back-to-back) perpendicular or parallel to the adjoining roadway but in no case shall consist of more than 2 sign faces.
- ~~21-29.~~ Moving Sign: A sign, which conveys its message through rotating, changing, or animated elements.
- ~~22-30.~~ Nonconforming Sign: A sign that was legally erected prior to the adoption of this chapter but which violates the regulations of this chapter.
- ~~23-31.~~ Pole Sign: An on-premise sign built on a freestanding frame, mast, or pole(s) with a clearance greater than 3 feet, and where the support encompasses less than 75% of the width of the sign.
- ~~24-32.~~ Portable Sign: Any sign supported by frames or posts rigidly attached to bases not permanently attached to the ground or a building and capable of being moved from place to place.
- ~~25-33.~~ Premise Identification Sign: Any sign which pertains to the use of a premises and which contains information about the owner or operator of that use; the type of business being conducted or the principal brand name of a commodity sold on the premises; and other

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information relative to the conduct of the use.

- ~~26-34.~~ Premises: A tract of one or more lots or sites that are contiguous and under common ownership or control.
- ~~35.~~ Projecting Signs: A sign other than a wall sign ~~that is attached to and projects from a building face~~ which projects perpendicular to the wall surface of a building or structure, and is supported by a wall of the building or structure.
- ~~36.~~ Projecting Image Sign: A sign which involves an image projected on the face of a wall, structure, sidewalk, or other surface, from a distant electronic device, such that the image does not originate from the plane of the wall, structure, sidewalk or other surface.
- ~~27-37.~~ Projecting Blade Sign: A sign projecting perpendicular to a building façade, allowing it to be visible from both sides
- ~~28-38.~~ Residential Sign: A small detached or attached sign located on a residential premise, conveying a message communicated by the owner of the property.
- ~~29-39.~~ Roof Sign: Any sign or part of sign erected upon, against, or directly above a roof or on top of or above the parapet or cornice of a building.
- (a) Integral Roof Sign: A roof sign positioned between an eave line and the peak or highest point on a roof, substantially parallel to the face of a building.
 - (b) Above-Peak Roof Sign: A roof sign positioned above the peak of a roof or above a parapet or cornice.
- ~~40.~~ Sidewalk Graphics: Also known as “sidewalk stickers”, “outdoor floor graphics”, “street graphics”, or “asphalt graphics” are printed designs that are made of durable, non-skid vinyl or other similar material with adhesive backing that is temporarily applied to exterior surfaces such as sidewalks, pavement, concrete and asphalt
- ~~41.~~ Sign: A symbolic, visual device fixed upon a building, vehicle, structure, or parcel of land which is intended to convey information about a product, business, activity, place, person, institution, candidate, or political idea.
- ~~30-42.~~ Sign Copy: Words, letters, logos, figures, symbols, illustrations, or patterns that form a message or otherwise call attention to a business, product, service, or activity, or to the sign itself.
- ~~31-43.~~ Sign Type: A functional description of the use of an individual sign. Includes owner identification, advertising, directional, electronic message, and temporary.
- ~~32-44.~~ Street Facade: Any separate external face of a building, including parapet walls and omitted wall lines, oriented to and facing a public street, private way, or court. Separate faces oriented in the same direction or within 45 degrees of one another are considered part of the same street facade.
- ~~33.~~ Temporary Signs: A sign, flag, banner, pennant, sandwich board, or valance constructed of

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lightweight materials which is not permanently attached to building or land, and which is intended for display for a limited period of time. Any portable, attached or other sign, banner, pennant, streamer, inflatable sign, air activated sign, or advertising display constructed of cloth, canvas, plastic vinyl, corrugated plastic, cardboard, wallboard or other weather sensitive materials with or without frames.

~~34.45.~~ Wall Sign: A sign attached to and parallel with the side of a building. All flat signs of solid face construction placed against a building or other structure and attached to the exterior front, rear or side wall of any building or other structure. Such signs may extend no more than twelve (12) inches from the surface of the building or structure to which they are attached. Wall signs are also known as “flush mounted signs”.

~~35.46.~~ Window Sign: A sign posted, painted, placed, adhered, affixed on or installed inside a window or door, or a sign that is located on the interior of a structure that is exposed to public view from the exterior of the structure through a window or glass door. for the purpose of viewing from outside the premises.

~~36.47.~~ Zone Lot: A parcel of land in single ownership that is large enough to meet the minimum zoning requirements of its zoning district and can provide such yards and other open spaces that are required by the site development regulations.

1003 General Sign and Street Graphics Regulations

a. Compliance

Each sign or part of a sign erected within the zoning jurisdiction of the City of Storm Lake must comply with the provisions of this chapter and of other relevant provisions of the City of Storm Lake's Municipal Code.

b. Resolution of Conflicting Regulations

This chapter is not meant to repeal or interfere with enforcement of other sections of the City of Storm Lake's Municipal Code. In cases of conflicts between Code sections, State or Federal Regulations, the more restrictive regulations shall apply.

c. Prohibited Signs

The following signs are prohibited in all zoning districts.

~~1.~~ — Signs painted on or attached to rocks, trees, or other natural objects This does not apply to Memorial Signs.

~~2.1.~~ Signs or sign structures which resemble or conflict with traffic control signs or devices, which mislead or confuse persons traveling on public streets, or which create a traffic hazard.

~~3.2.~~ Signs on public property or public right-of-way, unless specifically authorized by the Zoning Administrator.

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- ~~4.3.~~ Portable signs except as otherwise permitted by this Article and subject to a temporary permit.
 - ~~5.4.~~ Signs which create a safety hazard by obstructing the clear view of pedestrians or vehicles, or which obscure official signs or signals.
 - ~~6.5.~~ Abandoned signs. Any abandoned sign ~~face~~ must be removed ~~or replaced with a sign face containing no copy~~ within ~~180 (one hundred eighty)~~ thirty (30) days of ~~date of abandonment~~ from the date a business, profession, product, commodity, service or activity is no longer conducted on the lessor or owner's premises where such sign is displayed and located. This does not apply to the sign's base, support or sign mount.
 - ~~7.6.~~ Signs that are not properly maintained and kept in a safe, orderly condition. In addition, all parts and supports shall be properly painted. Any sign or sign structure which is rotted, rusted, deteriorated, defaced, or otherwise altered, shall be repainted, repaired or replaced by the property owner or agent of the owner of the property upon which the sign is located, withing thirty (30) days after written notice by the City of Storm Lake. ~~clean or in substantial good repair, or are not affixed to a sound structure.~~
 7. Signs advertising activities that are illegal under Federal, state, or local laws and regulations.
 8. Any electronically powered signs that exceed X lumens
 9. Flashing or glaring lights, strobe lights, or rotating beams shall be prohibited outside of a building or visible from the outside of a building in all zoning districts except when otherwise legally displayed as emergency lights or warning lights, illuminations of signs shall be designed in a way as to reflect light away from residential properties and motorists' vision.
 10. Moving lights which incorporate in any manner any flashing, pulsating, rotating, beacons or moving lights. Except for a special event approved by the City Council.
 11. Signs that broadcast or emit any sounds or noise shall be prohibited.
 - ~~8.12.~~ All temporary signs except those that are specifically allowed by this article.
- d. Exempt Signs
- The following signs are permitted in any zoning district and are exempt from other provisions of this chapter.
1. Bulletin boards including electronic message centers for religious assembly or school uses, provided that they have a maximum sign area of ~~20~~ fifty (50) square feet and are not located in a required sign setback.
 2. One non-illuminated real estate sign per premises with a maximum size of six square feet per premises. Such signs shall have a maximum height of six feet and shall not be located on public right of way. Such signs shall be removed within 7 days of the

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disposition or buyer taking possession of the premises.

3. Official signs authorized by a government or governmental subdivision that gives traffic, directional, or warning information.
4. Seasonal decorations for display on private or public property.
5. Non-illuminated construction signs with a total size of 100 square feet per premises. Such signs shall be removed within 7 days of the completion of construction.
6. One temporary sign per zoned lot for grand openings or special events, provided that such sign remains in place for a maximum of seven days.
7. Works of graphic art painted or applied to building walls, which contain no advertising or business identification messages and authorized by the Zoning Administrator.
8. Non-illuminated political campaign signs on private property.
9. Residential signs under 2 square feet in size.
10. Neighborhood or subdivision identification signs under 50 square feet.

11. Street numbers, house numbers or address numbers.

~~11.~~

12. Signs which are not visible from a public right-of-way, private way, or court or from a property other than that on which the sign is installed.

13. Window signs in commercial and industrial zones.

1. A-Frame Signs are permitted in the Central Business District, subject to the following requirements:

- (a) Each individual business is allowed one (1) A-Frame sign not to exceed a maximum area of six (6) square feet with a maximum height of 3 feet and 2 foot width and have locking arms or other stabilizing devices to be of sufficient weight to resist wind gusts.
- (b) The A-Frame sign may not be lighted or powered by any means.
- (c) The A-Frame sign must be placed to allow for a minimum of four (4) feet of clearance on the sidewalk.
- ~~13.~~(d) In no case shall the A-Frame sign be displayed when a business is closed.

e. Temporary and Civic Signs

1.2. Temporary signs are permitted in Central Business District, Limited Commercial, Commercial and Industrial zoning districts, subject to the following requirements:

- (a) The total size of such signs does not exceed 40 square feet.

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(b) No more than two such signs are permitted at any single premises. Subject to maximum square footage.

(e) Temporary signs ~~may be present at any single premises for a maximum of 14 consecutive days.~~ Shall be allowed to be displayed for a period of time of no more than thirty (30) days.

2.3. Temporary signs for non-profit civic campaigns or events, or other non-commercial events are permitted in any zoning district and are exempt from other provisions of this Article, subject to the following requirements:

(a)(e) The maximum size of such signs is 10 square feet when located in any residential, and LC Limited Commercial zoning district; and 40 square feet in any other zoning district.

4. Bag Signs are permitted to temporarily cover an existing monument sign or pole sign and shall be allowed for a period of time no longer than thirty (30) days.

f. Portable Signs

1. In no case shall a sign that was designed for or used as a portable type sign be converted for use as a permanent wall, pole or monument sign.
2. No portable sign is allowed to be flashing.
3. Maximum square footage of a portable sign is 32 square feet.
4. No portable sign is allowed on City Right of Way.
5. Portable signs shall be allowed by permit with only 5 permits allowed per year, per business at 2 weeks per occurrence.

g. Buffer Yards

No sign other than on-premise directional signs shall be placed within any buffer yard required by Article 8, Landscaping and Screening Regulations, except buffer yards adjacent to intervening streets.

h. Vision-Clearance Area

No sign may project into or be placed within a vision-clearance area defined by a triangle with legs of 20 feet from the point at which property lines meet the curbs or edges of two intersecting streets, private ways, or courts or an intersecting street, private way, or court and driveway (approach), meet.

1004 General Regulations: Basic Design Elements For On-premise Signs

a. Wall Signs and Graphics

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Wall signs and graphics are subject to the following general regulations:

1. ~~A wall sign shall not extend more than 30 inches from the wall to which it is attached.~~
2. A wall sign must be parallel to the wall to which it is attached.
3. A wall sign may not extend beyond the corner of the wall to which it is attached, except where attached to another wall sign, it may extend to provide for the attachment.
4. A wall sign may not extend beyond its building's roofline, or adjacent roofline whichever is higher.
5. A wall sign attached to a building on its front property line may encroach upon public right-of-way by no more than 18 inches. Such a wall sign shall provide minimum clearance of eight feet, six inches.
6. For the purpose of calculating permitted sign areas pursuant to this chapter: signs painted on the walls of buildings shall be considered wall signs.
7. Where permitted, canopy signs are counted as wall signs when calculating total permitted sign area.

b. Projecting Signs and Graphics

Projecting signs and graphics are subject to the following general regulations:

1. The maximum projection of any projecting sign shall be as follows:
 - (a) 3 feet over public sidewalks less than 12 feet wide;
 - (b) 5 feet over public sidewalks 12 feet wide or more, or over private property.
2. A projecting sign may be no closer than two feet from the vertical plane of the inside curb line.
3. Each projecting sign must maintain at least the following vertical clearances:
 - (a) 15 feet over parking lots;
 - (b) 18 feet over driveways.
4. No projecting sign extending three feet or more from a property line may be located within 10 feet of any other projecting sign extending three feet or more from a property line, or 5 feet from adjoining business frontage.
5. Projecting signs must minimize visible support structure and may not expose guy wires, cables, turnbuckles, angle iron, or other similar external support structure.

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6. Projecting signs are not allowed in alleys.

c. Pole Signs

Pole signs, where permitted, are subject to the following general regulations:

1. Each pole sign must maintain at least the following vertical clearances:
 - (a) 7 feet, 6 inches over private sidewalks;
 - (b) 10 feet if located within vision clearance area (Section 1003(h))
 - (c) 15 feet over parking lots;
 - (d) 18 feet over driveways
2. Permitted pole signs may revolve at a rate not to exceed six revolutions per minute.

d. Roof Signs

Roof signs are subject to the following regulations:

1. Where permitted, integral roof signs may be used interchangeably with wall signs.
2. Integral roof signs may not exceed the permitted height for pole signs.
3. An integral roof sign must be mounted parallel to the wall of the building that it faces.

1005 General Regulations: Other Design Elements

a. Illumination

1. Lighting, when installed, must be positioned in such a manner that light is not directed onto an adjoining property or onto a public street or highway.

b. Marquees and Marquee Signs

1. Signs placed on, attached to, or constructed on a marquee are subject to the maximum projection and clearance regulations of projecting signs.

c. Banners

1. A banner sign projecting from a building may not exceed the wall height of the building.

2. Maximum size of a banner is 120 square feet.

2-3. A banner sign is considered a temporary sign which shall be allowed to be displayed

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for a period of time no longer than sixty (60) days.

d. Clocks

1. For the purposes of this chapter, clocks are not considered a moving sign.

1006 Method of Measurement for Regulators

a. Maximum Permitted Sign Area

Maximum permitted sign area for a premise is set forth as a numerical limit or as a function of the frontage of the premises on a street. For properties with frontage on more than one street, the total frontage shall be calculated as the total of all frontages.

b. Sign Area

1. Sign area includes the entire area within the perimeter enclosing the extreme limits of the sign, including individual letters painted or applied, excluding any structure essential for support or service of the sign, or architectural elements of the building.
2. The area of double-faced signs is calculated on the largest face only.
3. The sign area for ground signs, monument signs, and architectural sign bands is calculated as the area enclosing the extreme limits of the letters, symbols, and images.

c. Height

The height of a sign is measured from the average grade level below the sign to the topmost point of the sign or sign structure.

d. Setback

The setback of a sign is measured from the property line to the supporting frame of the sign face, mast, pole or base of the sign; whichever is closest to the property line.

1007 Permitted Sign Types and Specific Regulations by Zoning Districts

The following tables set forth permitted sign types and regulations and design standards for signs and graphics for each zoning district.

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Table 10-1: Permitted Sign Types by Zoning District

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SIGN TYPES	RES	R-1	R-2	R-3	R-4	IN-1,2,3	PO	LC	CC	CBD	LI	GI
DETACHED SIGNS												
Residential	P	P	P	P	P	P		P	P			
Business Identification	P	P	P	P	P	P		P	P	P	P	P
Ground	P	P	P	P	P	P	P	P	P	P	P	P
Pole								P	P	P	P	P
Monument	P	P	P	P	P	P	P	P	P	P	P	P
SIGN TYPES	RES	R-1	R-2	R-3	R-4	IN-1,2,3	PO	LC	CC	CBD	LI	GI
ATTACHED SIGNS												
Awning				P	P			P	P	P	P	P
Banner								P	P	P	P	P
Building Marker	P	P	P	P	P	P	P	P	P	P	P	P
Canopy								P	P	P	P	P
Business Identification	P	P	P	P	P	P		P	P	P	P	P
Marquee						P		P	P	P	P	P
Projecting	P	P	P	P	P	P		P	P	P		
Roof, Integral								P	P	P	P	P
Roof, Above Peak											P	P
Wall	P	P	P	P	P	P	P	P	P	P	P	P
Window						P	P	P	P	P	P	P
MISCELLANEOUS												
Flag, Non Commercial	P	P	P	P	P	P	P	P	P	P	P	P
Portable, Civic Uses Only	P	P	P	P	P	P	P	P	P	P	P	P
DESIGN ELEMENTS – ILLUMINATION												
Back-Lit								P	P			
Indirect, Civic Use Only	P	P	P	P	P	P		P	P	P	P	P
Internal, Civic Use Only	P	P	P	P	P	P		P	P	P	P	P

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Neon									P	P	P	P
Electronic Information						P		P	P	P	P	P
Moving												P
Rotating												P

Table 10-2: Numbers, Dimensions and Locations of Signs by Zoning District

SIGN TYPES	RES	R-1	R-2	R-3	R-4	IN-1,2,3	PO	LC	CC*	CBD***	LI*	GI*
DETACHED SIGNS												
Number Permitted Per Premise	1	1	1	1	1	1	1	1	NA	1	NA	NA
Per Feet of Frontage	NA	NA	NA	NA	NA	C	NA	C	F	H	G	G
Maximum Size (SqFt)	100	A	A	B	B	200	100	D	200	200	200	200
Maximum Height (Ft) of structure above ground	25	10	10	10	10	15	10	15	35	20	35	35
Front Yard Setback (Ft)	25	5	5	10	10	5	5	10	0	0	0	0
Side Yard Setback (Ft)	10	10	10	10	10	5	5	10	5	0	0	0
ATTACHED SIGNS												
Maximum Size (SqFt)	100	*	*	**	**	E	NA	E	300	200	200	200
Max % of Street Façade	NA	NA	NA	NA	NA	20	NA	20	20	20	25	25

- A:** Total of all signs attached or detached cannot exceed 32 square feet for civic uses. Total of all signs attached or detached cannot exceed 2 square feet for residential uses including home occupations
- B:** Total of all signs attached or detached cannot exceed 48 square feet for project identification signs for multi-family or mobile home development and for non-residential uses when permitted
Total of all signs attached or detached cannot exceed 2 square feet for residential uses including home occupations
- C:** Square feet of signage per linear foot of frontage: 1 square foot with a maximum of 75 square feet.
- D:** Total of all signs attached and detached cannot exceed 100 square feet for non-residential premises only, 75 square feet for premises with primary residential use, for project identification signs for multi-family developments, 2 square feet for residential uses, including home occupations.
- E:** Total of all signs attached and detached cannot exceed 100 square feet for non-residential premises only, 75 square feet for premises with primary residential use, for project identification signs for multi-family developments, 2 square feet for residential uses, including home occupations.
- F:** 1 sign allowed per 300 feet of frontage, if frontage of premises is 50 feet or less only one sign is allowed with a maximum of 100 square feet.

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G: 1 sign per 200 feet of frontage

H: For premises with frontage of 25 feet or less, one detached sign up to 90 square feet is allowed, for premises with frontage of more than 25 feet may use 3 square feet per lineal feet of frontage to a maximum of 200 square feet for a detached sign.

** Maximum total square feet of all signs is 500 square feet. Allowed 2 square feet signage per linear foot of frontage.*

*** Maximum total square feet of all signs is 600 square feet. Allowed 2 square feet signage per linear foot of frontage.*

**** Maximum total square feet of all signs is 400 square feet.*

1008 General Permit Procedures

a. Applicability

Any installation, modification, or expansion of any sign, which is not exempt from the provisions of this Article, shall be subject to the following permit procedure prior to installation.

b. Maintenance of Valid Sign Permit

The owner/tenant of a property containing signs requiring a permit under this ordinance shall at all times maintain in force a sign permit for such property. Sign permits shall be issued for individual zoned lots or business frontages. A sign permit may be revoked if the sign is not maintained in good condition.

c. Sign Permit Applications

All applications for sign permits shall be submitted to the Zoning Administrator in accordance with application specifications established by the Zoning Administrator.

d. Action

Within ten working days of the submission of a complete application for a sign permit, the Zoning Administrator shall either:

1. Issue the sign permit, if the sign conforms to the provisions of this Article.
2. Reject the sign permit if the sign(s) that is the subject of the application fails in any way to conform to the requirements of this Article.

e. Permit Expiration

If a sign is not constructed in accordance with an approved permit within six months of the date of approval, such permit shall lapse.

f. Assignment of Sign Permits

A current and valid sign permit shall be freely assignable to a successor as owner of the

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property or holder of a business license for the same premises.

1009 Nonconforming Signs

- a. All permanent signs in place and lawfully established on the effective date of this Ordinance shall be considered as legal nonconforming signs. The copy of such a sign may be changed from time to time, provided that the sign area shall not be enlarged beyond the sign area in existence on the effective date.
- b. Any nonconforming sign which presently is or becomes structurally damaged or deteriorated, more than 50% of its replacement cost, shall be either removed or altered so as to comply with this Article.
- c. As an exception to 1009(a) portable signs or parts of which are being used as permanent signs shall not be considered legal non-conforming signs and shall be removed six months from effective date of this ordinance.