

**CITY OF STORM LAKE
REGULAR COUNCIL SESSION MEETING
CITY HALL - COUNCIL CHAMBERS
AUGUST 18, 2025
5:00 PM**



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

AGENDA

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

BY TELEPHONE

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

Zoom Meeting ID: 933 2006 3301

BY COMPUTER:

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

Open the Meeting

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

A. Consideration of Changes in Agenda and Setting the Agenda

B. Disclosure by City Council Members

C. Hear the Public

D. Consent Agenda

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

E. Unfinished Business

F. New Business

1. Iowa Lakes Corridor Quarterly Update
2. Motion to Acknowledge Mid-Year Report 2025
3. Motion on the Request for Fence Installation Easement
4. Motion to Approve Water Service Waiver for 5948 120th Avenue with Iowa Lakes Regional Water
5. Resolution No. 07-R-2025-2026 Approving Change Order No. 1 for the College & 3rd Lift Station Project
6. Public Hearing to Approve Plans, Specifications, Form of Contract, and Engineer's Estimate of Cost for the Wastewater Treatment Plant Blower Replacement Project.
7. Resolution No. 08-R-2025-2026 Plans, Specifications, Form of Contract, and Engineer's Estimate of Cost for the Wastewater Treatment Plant Blower Replacement Project.
8. Review Requested Changes to the Joint Agreement Lake Improvement Commission

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

8/18/2025

Agenda Item # D.1.



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
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REPORT TO: Honorable Mayor & Council

FROM: Mayra Martinez, City Clerk

SUBJECT: **Consent Agenda**

BACKGROUND: The Consent Agenda Includes:

- List of Bills
- King's Pointe & Sunrise Pointe Disbursements
- Approve August 4, 2025 Regular City Council Minutes and August 11, Special City Council Minutes
- Approve Renewal Liquor Licenses For Boz-Wellz
- Approve Buy Local Information
- Approve Storm Lake Police Department City Code Enforcement Update

FISCAL IMPACT: City Will Pay The Following Expenditures:

- List of Bills: \$1,551,651.14
- 760Kng's Pointe & Sunrise Pointe Golf Course Bills: \$297,760.34

RECOMMENDATION:

ATTACHMENTS:

1. 8/18/2025 City Claims Expense Report
2. 8/18/2025 King's Pointe Claims 8.1.2025 to 8.14.2025
3. 08/04/2025 City Council Minutes
4. 08/11/2025 Special City Council Minutes
5. Boz-Wellz IncLiquor Application 2025



Storm Lake, IA

My Buy Local_v1

Payment Date Range: 08/07/2025 - 08/20/2025

Vendor Name	Vendor Number	Payable Description	Total Payments
BVC			
Buena Vista County Solid Waste	001035	Commercial Waste	74.36
Joyce's Greenery LLC	001062	July Maintenance/Labor Hours - Minus Tax	734.95
M & S HVAC Services, LLC	002493	MCC Heat Pump/Lab Area Heat Pump	1,165.51
		BVC Total:	1,974.82
Contract/Agreement			
Bolton & Menk, Inc	001024	Professional Services	44,158.14
King Contracting, LLC	001066	Pay #5 of HMA LS Project	426,248.04
Landmark Structures I, LP	002489	Pay #15 of Tower 5 Construction	297,374.70
Reding's Gravel & Excavating Co., Inc	001132	Black Dirt	405.69
		Contract/Agreement Total:	768,186.57
Local			
A & A Automotive	001022	Tire Repair	43.70
Buena Vista Regional Medical Center	001124	July 2025 Memberships - 4	80.00
Central Bank	001025	Supplies	4,259.29
Culligan Water Storm Lake	001071	Water Supplies	52.50
Deere Credit, Inc	001188	Mower Parts	53.40
Edwards Storm Lake	001114	2022 Tahoe - Brakes	1,708.60
Growmark Inc New Century FS	001016	Fuel	13,459.62
Hy-Vee, Inc	001152	Supplies	1,141.64
Iowa Office Supply Inc	001037	Presidents' Gavel	74.00
Jim Bartholomew	001069	August 2025 Airport Contract	6,289.62
Lake Animal Hospital	001029	Bd & Dsp of Cats & Dogs	795.00
Larson Oil & Distributing Co, Inc	001178	Fuel / Oil	988.85
Long Lines	001077	Fax Line & Emergency Line Service	1,409.59
McCrea Eneterprises	001176	Paint	22.50
MidAmerican Energy Company	001074	91230-94002 Electric Services	82,278.03
North Lake Truck Repair	001177	Repair Air Horn	385.80
O'Reilly Automotive Inc	001108	Seatcovers	113.05
Qwest Corporation	001070	Phone Service	98.44
Rebnord Technologies, Inc	001091	Technology Split	15,402.41
Rent-All, Inc	001210	Lift - Pull Out Mixer @ E. Basin	750.00
Stanton Electric, Inc	001264	Sludge Building - Outlets & Unwire Motor	1,290.16
Storm City Auto Parts, Inc	001501	Hydraulic Hose Fittings	345.25
Storm Lake Ace Hardware	001216	Supplies	759.86
The Storm Lake Times	001214	July 2025 Publications	1,460.06
Verizon Wireless Services LLC	001075	Cell Phone Service	3,524.77
Visual Edge Inc	001063	Copier Maintenance Agreement	489.19
		Local Total:	137,275.33
Non-Local			
ABC Pest Control, Inc	001078	Pest Control Service	238.88
Aegean, LLC	002111	Essentials of Internal Affairs Investigations	125.00
Ahlers & Cooney, P.C.	001023	General City Attorney Services	6,146.00
Amerigas	001014	Propane	837.37
Bend Mailing Services, LLC	002013	Bill Printing Services	3,782.47
Brodart Co.	001009	Books	247.73
Calibre Press	001793	1st Amendment Auditors Class	169.00
Central Iowa Distributing, Inc	001026	Bathroom Supply	597.00
City of Spencer	002694	8/11/2025 - Fire Interview Mileage	53.20
Civic Plus	001706	Annual Subscription	80.38
Consolidated Fleet Services, Inc	001426	Ladder Inspection Services	2,097.70

My Buy Local_v1

Vendor Name	Vendor Number	Payable Description	Total Payments
Continental Research Corporation	002277	Grape Idea	1,003.78
Datatel Communications Inc	002595	Monthly IVR Services	677.79
Elliot Equipment Company	001681	Vac Truck	14,800.54
Engel Agri-Sales, Co	001366	Switch - Minus Tax	78.99
Foundation Analytical Laboratory, Inc	001100	Testing Services	3,674.25
Guardian Alliance Technologies, Inc	002243	Screening Services	102.00
Hawkins, Inc	001112	Chemicals	4,894.85
Ingram Library Services, Inc	001268	Standing Order Books	161.37
Iowa Department of Natural Resources	001286	FY2026 NPDES Permit	1,450.00
Iowa Law Enforcement Academy	001036	MMPI Evaluation	435.00
James M. Sweeney & Associates, Inc	001101	Background Checks	74.50
Johnston Automotive & Industrial of Spei	001386	Batteries	653.64
Joshua Beeck	002472	Window Cleaning Services	45.00
Kasperbauer Cleaners, Inc	002435	Entrance Mat Services	84.72
Laurens House of Print Ltd	002161	Business Cards - Patrol Office	36.00
Linde Inc	001111	Carbon Dioxide	3,373.49
LLJMWTL, LLC	001184	Balljoints - 3400	189.65
Midwest Tape, LLC	001275	DVD	50.23
Mississippi Lime Company	001095	Quicklime	43,832.64
MRA Custom Applications, LLC	001553	Lime Hauling Services	7,473.06
NJ Criminal Interdiction LLC	002053	Detecting Behavioral Deception - Beauregan	598.00
Northwest Glass, Inc	001755	Back Door Closures	473.20
OverDrive, Inc	001270	Bridges E-Content Subscription	3,004.56
Petersen Manufacturing	001088	Bench Plaque	788.63
Salus LLC	001006	July Monthly Memberships	60.00
Schumacher Elevator Company	001200	Elevator Maintenance	244.46
State Industrial Products Corporation	002309	Wastewater Program	3,552.94
Syn-Tech Systems Inc	001189	Annual Maintenance Agreement	2,650.00
W. W. Grainger, Inc	001085	First Aid Meds	2,244.15
		Non-Local Total:	111,082.17
Payroll/Refunds			
Custodian of Petty Cash	001272	July 2025 Postage	55.68
		Payroll/Refunds Total:	55.68
		Grand Total:	1,018,574.57

King's Pointe Resort

Claims Publication

From 8/1/2025 to 8/14/2025

Vendor	Description	Amount
ACCO Unlimited	Supplies	\$ 3,557.57
Amazon Capital Services	Supplies	\$ 1,160.51
Bomgaars	Supplies	\$ 326.49
BVC Env Health	Services	\$ 1,529.00
City of Storm Lake	Utilities	\$ 3,644.25
Consolidated Hospitality Supplies	Supplies	\$ 1,606.27
Crescent Electric Supply	Supplies	\$ 103.94
Doll Distribution	Beverages	\$ 2,589.35
Foundation Analytical Lab	Services	\$ 82.50
Guest Supply	Supplies	\$ 8,362.08
HyVee	Supplies	\$ 446.79
Johnson Brothers	Beverages	\$ 747.15
KAYL FM	Advertising	\$ 367.50
King's Pointe Resort	Services	\$ 517.84
King's Pointe Resort Payroll- 8/8	Payroll	\$ 154,330.24
Long Lines	Utilities	\$ 1,902.77
Martin Brothers	Food	\$ 16,441.33
Mediacom	Utilities	\$ 472.90
Mid American Energy	Utilities	\$ 32,040.60
Pepsi Beverage Co	Beverages	\$ 4,157.00
Pest Elimination Division	Services	\$ 459.45
Plumbing & Heating Wholesale	Supplies	\$ 838.12
Power Solutions	Services	\$ 104.00
Rebnord Technologies	Services	\$ 3,418.33
RFID Hotel	Supplies	\$ 574.32
Rolloff Dumpster Rental of Iowa	Services	\$ 1,589.36
S&L Hospitality	Agreement	\$ 32,580.90
SGS LLC dba Garbage Hauling	Utilities	\$ 63.00
Storm Lake Ace Hardware	Supplies	\$ 392.68
Storm Lake Times	Advertising	\$ 25.00
Sysco Iowa Inc	Food	\$ 18,964.37
TY Inc	Supplies	\$ 1,045.44
Verizon Wireless	Utilities	\$ 329.39
Vestis	Services	\$ 1,755.28
Visual Edge IT	Services	\$ 423.38
Wilcor International Inc	Services	\$ 811.24
		<u>\$ 297,760.34</u>

REGULAR COUNCIL MEETING, CITY OF STORM LAKE, CITY HALL COUNCIL CHAMBERS, AUGUST 4, 2025, 5:00 PM

CITY OF STORM LAKE, REGULAR COUNCIL MEETING, CITY HALL COUNCIL CHAMBERS, AUGUST 4, 2025, 5:00 PM

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

Staff Present: City Manager Keri Navratil, Assistant City Manager David Derragon, Police Chief Chris Cole, King's Pointe Manager Amy VonBank, Library Director Elizabeth Huff, 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: Allison Moore (via zoom) with the Storm Lake Times Pilot and Lindsay Kruse with KAYL Radio.

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

Pledge of Allegiance

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

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

Hear the Public – No comments from the public.

Council Member McKeon read the following statement regarding financial requests: The city has recently fielded multiple requests for financial documents and other information that requires considerable research.

As always, city officials will do their best to comply with all records requests. Our city government is dedicated to transparency and an open flow of information. At the same time, it is our responsibility to ensure that information being provided is accurate, complete and properly representative of the situation involved. In certain situations, documents requested simply do not exist or would not show an accurate accounting representation when viewed alone. Some information requested may not be the city's property to make public, as in a private company's operations, development plans or finances. Questions regarding King's Pointe finances would be one example. While the city as owner of the property can present the information it has access to, such as annual performance and audit results, the city does not have the right to release data that belongs to the management company that operates the resort. In some cases, releasing proprietary information could negatively impact such a company's ability to compete in its marketplace. At times there are rumors about the community-owned resort that are simply unfounded and untrue. The reality is that King's Pointe pays property tax as any other business would do. It also generates hotel/motel tax and local option sales tax, as other hotels and motels do, that helps the community. It should be noted that the resort's operations are successful. All of its operating costs are paid for in resort revenue, despite rumors to the contrary. The resort is an integral part of the Storm Lake community, providing operation of the golf course and other attractions, building tourism appeal, creating jobs as the 5th largest employer in the city, hosting events, and bringing people to Storm Lake who may utilize many other businesses in town. Rumors are not limited to the hospitality industry. For example, it is often rumored that Tyson Foods does not pay property tax. In fact, the company pays taxes as any other business would, and they pay a great deal of them. As our largest employer, the company is also an important part of our community. The City of Storm Lake will continue to work to be transparent in all of its actions. It will make every effort to provide records and answer questions for residents and media. We urge the public to attend council meetings and other meetings, and to provide input and suggestions through the many channels provided for that communication. By maintaining this strong two-way communication and public involvement, we can ensure that information is factual and timely, and help to prevent misinformation and unfounded rumors. Thank you.

Consent Agenda - Moved by Council Member Ramos to approve the Consent Agenda which includes list of bills Check #'s 83169 through 83205, EFT #'s 1705 through 1717, 6636 through

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6673, DFT #'s 2647 through 2650, approve July 21, 2025, City Council Minutes, approve King's Pointe and Sunrise Pointe disbursements, Approve renewal liquor licenses for Casey's Store #3030, Casey's Store #3679, and La Isla Restaurant 2 Inc, approve BVU move in and move out request for the 2025-2026 academic year, Approve public right of way for handicapped parking sign, Approve Buy Local information, and approve Storm Lake Police Department City Code Enforcement update. Seconded by Council Member Martinez. Vote: All ayes with Council Member Ricklefs absent. Motion carried.

Unfinished Business:

Storm Lake Airport's Underground Fuel System Repairs - Moved by Council Member Martinez to approve the motion to approve funding for the Storm Lake Airport's underground fuel system repairs. Seconded by Council Member McKinney. Vote: All ayes. Motion carried.

New Business

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

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.

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

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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).

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(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)

REGULAR COUNCIL MEETING, CITY OF STORM LAKE, CITY HALL COUNCIL CHAMBERS, AUGUST 4, 2025, 5:00 PM

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:

<u>Substandard Building Standard</u>	<u>Support Code Section</u>
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)	Tables2308.9.1 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)	1HC 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 NEC230.23, 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.

REGULAR COUNCIL MEETING, CITY OF STORM LAKE, CITY HALL COUNCIL CHAMBERS, AUGUST 4, 2025, 5:00 PM

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:

REGULAR COUNCIL MEETING, CITY OF STORM LAKE, CITY HALL COUNCIL CHAMBERS, AUGUST 4, 2025, 5:00 PM

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 overfill, to the satisfaction of the Storm Lake Fire Chief.

REGULAR COUNCIL MEETING, CITY OF STORM LAKE, CITY HALL COUNCIL CHAMBERS, AUGUST 4, 2025, 5:00 PM

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 7th day of July, 2025.

PASSED on its second consideration the 21st day of July, 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 4th day of August 2025.

CITY OF STORM LAKE, IOWA

Micheal Porsch, Mayor

ATTEST:

Mayra A, Martinez, City Clerk

Code Section 3-6-4 User Outside City - Outside Mayor Porsch opened the public hearing for Proposed Change to City Code Section 3-4-6 stating this was the time and place for any comments. City Clerk Mayra A. Martinez read a letter received from Don Piercy Jr. at 1701 W. 5th Street, Storm Lake, Iowa, stating his opposition to the proposed change to City Code Section 3-4-6. Steve Peterson, general manager of Heinold Hog Markets LLC discussed and answered questions from the City Council members regarding the change for outside city limits water usage request. Hearing no other comments and no other objections received prior to this public hearing from the Public or City Council, Mayor Porsch closed the public hearing.

Ordinance No. 02-O-2025-2026 Proposed Change to City Code Section 3-4-6 item dies due to lack of motion.

Tower No. 5 - Moved by Council Member Ricklefs to adopt Resolution No. 05-R-2025-2026 Storm Lake Water Tower No. 5 Change Order No. 1 for an increase to the contract of \$50,873.00 for a new overall contract cost of \$6,674,873.00. Seconded by Council Member Martinez. Roll call vote: All ayes. Motion carried.

REGULAR COUNCIL MEETING, CITY OF STORM LAKE, CITY HALL COUNCIL CHAMBERS, AUGUST 4, 2025, 5:00 PM

RESOLUTION NO. 05-R-2025-2026

RESOLUTION ADOPTING CHANGE ORDER NO. 1 FOR THE CITY OF STORM LAKE, IOWA ELEVATED WATER TOWER NO. 5 PROJECT

WHEREAS, on the 4th day of March 2024, plans, specifications, form of contract and estimate of cost were filed with the Clerk for the construction of certain public improvements described in general as the Storm Lake Elevated Water Tower No. 5; and

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

WHEREAS, a contract in the amount of \$6,624,000.00 was awarded to Landmark Structures for the project; and

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

Section 1. That Change Order No. 1 as recommended by ISG is hereby approved in the amount of \$50,873.00 increasing the contract amount from \$6,624,000 to \$6,674,873.00.

Section 2. That Substantial Completion is changed from September 20, 2025 to November 30, 2025, and Final Payment is changed from October 31, 2025, to December 31, 2025.

PASSED AND APPROVED this 4th day of August 2025.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Sign Regulations Article 10 Work Session – During the last work session for sign regulations at the July 21, 2025, City Council meeting, City Council members requested to have some questions put together and examples of signs that were discussed at that meeting. Lee Dutfield presented the requested information to Council Members prior to the meeting today-for review and field questions from the Council members regarding sign regulations.

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

Council Member McKinney announced his resignation from City Council effective September 2nd, 2025, (following the meeting) due to health reasons over the past year. Mayor Porsch thanked Council Member McKinney for his time spent on City Council and his dedication to the City.

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

SPECIAL COUNCIL MEETING, CITY OF STORM LAKE, CITY HALL COUNCIL CHAMBERS, AUGUST 11, 2025, 5:00 PM

CITY OF STORM LAKE, SPECIAL COUNCIL MEETING, CITY HALL COUNCIL CHAMBERS, AUGUST 11, 2025, 5:00 PM

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

Communications Coordinator Dana Larsenand Deputy City Clerk Nelda Kirkholm.Media Present: Lindsay Kruse with KAYL Radio.

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

Agenda – Moved by Council Member Martinez to approve setting the agenda as presented. Seconded by Council Member Ricklefs. Vote: All ayes with Council Members McKinney and Ramos absent. Motion carried.

New Business

REAP Grant – Moved by Council Member Ricklefs to adopt Resolution No. 06-R-2025-2026 approving a REAP Grant application. Seconded by Council Member Martinez. Roll Call Vote: All ayes with Council Members McKinney and Ramos absent. Motion carried.

Adjourn – Moved by Council Member McKeon to adjourn at 5:04 pm. Seconded by Council Member Martinez. Vote: All ayes with Council Members McKinney and Ramos absent. Motion carried.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
Boz-Wellz Inc	BozWellz Pub & Eaterie	(712) 732-3616		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
507 Erie Street		Storm Lake	Buena Vista	50588
MAILING ADDRESS	CITY	STATE	ZIP	
507 Erie Street	Storm Lake	Iowa	50588	

Contact Person

NAME	PHONE	EMAIL
Cindy Bosley	(712) 732-3616	bozwellz@bozwellz.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LC0051573	Class C Retail Alcohol License	12 Month	Submitted to Local Authority
TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS	
Aug 17, 2025	Aug 16, 2026		
SUB-PERMITS			
Class C Retail Alcohol License			



State of Iowa

Alcoholic Beverages Division

PRIVILEGES

Catering, Living Quarters

Status of Business

BUSINESS TYPE

Corporation

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Cindy Bosley	Storm Lake	Iowa	50588	owner	100.00	Yes

Insurance Company Information

INSURANCE COMPANY

United Fire & Casualty Company

POLICY EFFECTIVE DATE

Aug 17, 2025

POLICY EXPIRATION DATE

Aug 17, 2026

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE
DATE

OUTDOOR SERVICE EXPIRATION
DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE
DATE

TEMP TRANSFER EXPIRATION
DATE

Staff Summary

8/18/2025

Agenda Item # D.2.



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

REPORT TO: Honorable Mayor & Council

FROM: Mayra Martinez, City Clerk

SUBJECT: Buy Local Information

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

concerns please don't hesitate to contact city staff.

FISCAL IMPACT:

<u>Breakout</u>	<u>Calculated Expenses</u>
Buena Vista County	\$ 1,974.82
Contract/Agreement	\$ 768,186.57
Local	\$ 137,275.33
Non-Local	\$ 111,082.17
Payroll/UBRefunds,	\$ 533,132.25
PyrlTax & Ins	
Total Expenses:	\$1,551,651.14
Supporting Documents Attached	

RECOMMENDATION:

ATTACHMENTS:

None

Staff Summary

8/18/2025

Agenda Item # D.3.



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

REPORT TO: Honorable Mayor & Council
FROM: Chris Cole, Police Chief
SUBJECT: SLPD City Code Enforcement Summary
BACKGROUND: 07/30/2025 TO 8/12/2025

Total: 36
Tall Grass and Weeds – 20
Grass Clippings – 1
Accumulate Junk – 12
Junk Vehicles – 1
Accumulate Trash - 1
Concrete Pile - 1

Citations – 0

White Summons - 6

FISCAL IMPACT: None

RECOMMENDATION: None

ATTACHMENTS:

None

Staff Summary

8/18/2025

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: Keri Navratil, City Manager

SUBJECT: Iowa Lakes Corridor Quarterly Update

BACKGROUND: The Iowa Lakes Corridor Team will provide an quarterly update

FISCAL IMPACT: N/A

RECOMMENDATION: N/A

ATTACHMENTS:

None

Staff Summary

8/18/2025

Agenda Item # F.2.



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

REPORT TO: Honorable Mayor & Council

FROM: Dana Larsen, Communications Coordinator

SUBJECT: **Motion to Acknowledge Mid-Year Report 2025**

BACKGROUND: The City of Storm Lake prepares a mid-year report to update the public on progress toward council-established goals and directives, status of ongoing projects, and the efforts and achievements of each City department. With council approval, the report will be available to the public through multiple communication channels.

FISCAL IMPACT: None

RECOMMENDATION: Motion to acknowledge

ATTACHMENTS:

1. [Draft Mid-Year Report 2025](#)



MID-YEAR REPORT 2025

Paving the Way for Innovation,
Efficiency, and Sustainable
Growth in Our Community.



CITY OF STORM LAKE

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BACKGROUND

The City of Storm Lake 2025 Strategic Planning Retreat was held on December 6, 2024 at King's Pointe Resort.

The retreat's primary goal is to identify specific community goals and objectives for 2025. Participating were Mayor Mike Porsch, City Council Members Maggie Martinez, Meg McKeon, Kevin McKinney, Maria Ramos and Matt Ricklefs. Also in attendance was City Manager Navratil, Assistant City Manager Derragon, and City Clerk Martinez.

At the beginning of the planning session, the Mayor and Council reviewed the 2024 Progress Report and Department Directors' Strategic Plan. The council then takes part in a visioning process to determine priorities for the year ahead. City staff works throughout the year to progress toward meeting those goals.

PLANNING



VISIONING PROCESS



As part of the annual Strategic Planning retreat visioning process, the City Council is asked to consider:

1. What type of community will Storm Lake need to be in the coming years?
2. What makes Storm Lake special?
3. What does this community value?

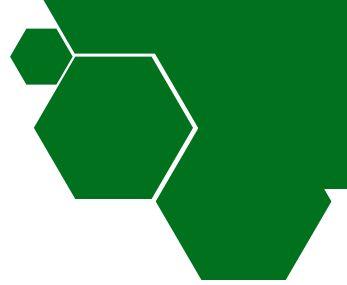
The following key priorities were identified for the next five years:

- **Water & Wastewater Upgrades**
- **Economic Development for Retail & Restaurants**
- **Street Resurfacing & Maintenance**
- **Fire Department modernization and expansion**
- **Potential for a Recreation Center**
- **Continued Housing Development**
- **Establish a Daycare Center**
- **Spoil Site Development**
- **Police Recruitment and Retention**

After listing their strategic goals, the Mayor and Council were asked to detail the process necessary to implement the objectives.



FUTURE



STRATEGY

ONGOING OBJECTIVES

RECREATION CENTER

- Council Members Ramos and Ricklefs will lead a potential Steering Committee if needed
- Investigate options, potential feasibility study
- Find grant opportunities
- Public education

DAY CARE CENTER

- Development of Committee/Board for potential investors
- Present to Storm Lake United Board

HOUSING

- Define “quality” housing
- Complete housing study
- Increase development

SPOIL SITE DEVELOPMENT

- Gravel trail
- Parking
- Potential dog park

POLICE RECRUITMENT/RETENTION

- Promote total salary and benefits to attract officers
- Promote community involvement with officers

OTHER ISSUES TO CONSIDER

- Bike Lanes - ability for biking to retail in community safely
- Need for more healthcare providers
- Public access to WI-FI
- Use of Hometown Pride Group for development of goals
- Encourage businesses to promote volunteering by employees
- More public involvement in city council meetings



PROGRESS ON VISIONING

Actions have already been taken to address several of the longer-term “wish list” items:

- **Water and Wastewater Upgrades** - A new 1.75 million gallon water tank is nearing completion. Planning toward a future new water treatment plan is progressing. An advisory committee is currently being formed.
- **More Retail Businesses** - City economic development is working to assist potential new businesses, and several new business places have opened. Recruiting efforts continue, in partnership with The Retail Coach agency. The city continues working closely with the Iowa Lakes Corridor on business services.
- **Street Resurfacing and Maintenance** - Several streets were resurfaced with blacktop during the summer of 2025. New crack-filling equipment has been obtained with training completed.
- **Fire Department** - Two new fire trucks have been ordered to modernize the fleet. A second annual Fire Academy is scheduled.
- **Recreation Center** - Efforts continue to gauge community interest and involvement.
- **Housing Development** - On the heels of major additions to the community’s housing options, additional developments are under consideration. 82 new housing units were completed in 2024, 74 in process for 2025.
- **Day Care Facility** - A location has been identified and purchased. A committee is continuing to work toward a project.
- **Spoil Site** - A plan is in place to develop the former dredging spoil location into a Nature Park. A first step would be to encourage native plantings, and develop hiking trails. Potential grants are being investigated.
- **Police staffing** - Efforts are to include promotion of salary and benefits in hiring, and encouraging officers’ community involvement.





DEPARTMENTAL PROGRESS REPORTS

Police Department

Achievement since January 2025

- Hosted the Blue Blood Drive
- Conducted Active Shooter Training for city staff
- Conducted Rescue Task Force Active Shooter Training for the SLFD
- SLPD Detectives cleared a series of residential and vehicle burglaries
- Assisted in Guatemalan Consulate Outreach Event
- Assisted Sleep in Heavenly Peace in delivering and building beds for Storm Lake families in need
- Hired new police officer Caleb Villhauer
- Assisted with Mexican Consulate Outreach Event
- Issued public statements to our immigrant community about changes in immigration policies to help stem fears and misinformation
- Managed a violent armed standoff on Oneida Street that lasted 19 hours; the suspect fired hundreds of rounds at police with assault rifles. The incident involved over 100 officers from multiple agencies.
- Attended the Makhabusa Festival for Boun Magha Puja Day, and Laotian New Year event, at the Buddhist Temple
- Assisted Storm Lake High School with a Student Leadership Event
- Assisted with public safety and emergency management during the April storm
- Hosted Coffee with a Cop at VeSo Coffee
- Conducted outreach at the Gingerbread House
- Celebrated Police Week with the 2024 Police Awards Ceremony
- Outreach event at East Early Elementary School
- Deployed multiple YumVee Patrols for neighborhood outreach
- Installed seven additional pan-tilt-zoom public safety cameras
- Completed a body camera refresh/replacement for all outdated body cameras
- North parking lot concrete rehab/repair
- Purchased defensive tactics training mats for the facility
- Completed facility repairs at the West 7th impound
- Outreach: Judged the Storm Lake Elementary School 4th Grade Debate
- Sponsored a youth softball team through CE
- Delivered the welcome speech for the Memorial Day Parade of Flags event
- Obtained body armor through the FBI Legacy Armor Program
- Trained and swore in a new K-9, Duke
- Hosted a Tacos with a Cop event at Seneca Park
- Hosted a visit from Pelham PD officers
- Conducted a summer bike safety talk at Storm Lake Elementary School
- Participated in Kids Fest
- Conducted alcohol and tobacco compliance checks at all licensed businesses in the city

Continued on page 9



DEPARTMENTAL PROGRESS REPORTS

Police Department

Achievements since January 2025 continued

- Provided security for the No Kings protest event
- Provided Security for a Rob Sand Event
- Managed a suspicious package incident at Walmart with the Storm Lake Fire Department and the State Fire Marshal's Bomb Squad
- Assisted the Iowa Department of Insurance and Financial Services in hosting a No Scammers training event at King's Pointe
- Produced and promoted public safety videos in English and Spanish to raise awareness about the new Iowa Hands-Free Driving Law
- Attended the Boun Pravet Festival at the Watlao Simongkhoun Chantharam Buddhist Temple
- Managed public safety operations for the Star Spangled Spectacular July 4th events

Training completed since January 2025

- Sexual Assault Investigation (2 officers) – 16-hour training
- Field Training of new officer (360 hours)
- Supervising Patrol Critical Incidents – 16-hour training
- Conquering the Search Warrant (2 officers) – 16-hour training
- Undercover Social Media Investigations – 16-hour training

- Rescue Task Force Tactical Response Training (3 officers) – 24-hour training
- Advanced Roadside Impairment and Detection Enforcement (2 officers) – 16-hour training
- Swat Team Leader Development Training – 40 hours
- K9 Handler Training – 160 hours
- Taser Instructor Certification – 16 hours
- Protecting Families Conference – 8 hours
- Report Writing – 8 hours
- Active Threat Tactical Response Training (3 officers) – 16 hours
- Firearms – All officers department training
- Tactical Interviewing and Deception – 32-hours
- Basic Field Training Officer School – 24 hours
- Drug Recognition Expert Recertification – 8 hours
- Active Shooter Response – All officers training
- Bloodborne Pathogens/Hazmat Communications – All officers department training





DEPARTMENTAL PROGRESS REPORTS

Fire Department

- Fire Department hired its first full-time inspector. Fire Inspector Severson and Captain Fevold are both Certified Fire Inspectors in the State of Iowa. This service fills a vital role in prevention, by ensuring that buildings meet safety and fire code standards, that safety equipment is working properly, and educating property and business owners on fire prevention.
- Conducted several outreach programs including a fire truck visit to Gingerbread House, and presentations at the elementary schools.
- Two additional volunteers have been onboarded.
- Responded to local needs such as an apartment house fire incident, and assisted other departments as requested.
- Replaced and added additional radio and pager units.
- Obtained an additional battery ventilation fan, combi tool for vehicle extrication and 800' of replacement supply hose.
 - Took part in Kids' Fest with the Safety Education House.
 - Took part in the Star Spangled Spectacular parade with the historic hose cart unit.
 - Continued a vigorous training schedule, including an ice rescue training on the lake ice.
 - Prepared for a second session hosting a Fire Academy, helping to train new Iowa firefighters.
 - Budgeted for future needs including two fire trucks to modernize the fleet.





DEPARTMENTAL PROGRESS REPORTS

Public Services

PARKS

- Cleanup from seasonal storm damage.
- Cleaned up and replanted landscape areas in outdoor waterpark.
- Repaired fountain at Awaysis Park
- Cleaned out drainage areas at Awaysis Park
- Installed water station at Chautauqua Park

STREETS

- Concrete repairs - N. Emerald Drive, Radio Road, Sunrise Park Road, PD parking
- Numerous tree removals and trimming on parkings
- Called in numerous times for trees and branches down from storms
- Storm sewer jetting - Michigan/w. 6th, Vestal/7th, Erie/W. 9th, Lake/2nd.
- Received delivery of new mastic mixer trailer and received training for road repairs.
- Storm sewer repairs - E. Milwaukee, N. Emerald, 9th Street.
- Asphalt overlay - Seneca Street.
- Asphalt overlay - Angier, Shoreway and Northwestern.

GOLF COURSE

- 10 trees moved from nursery onto course.

EVENTS

- Barricades for several community events.





DEPARTMENTAL PROGRESS REPORTS

Water Department

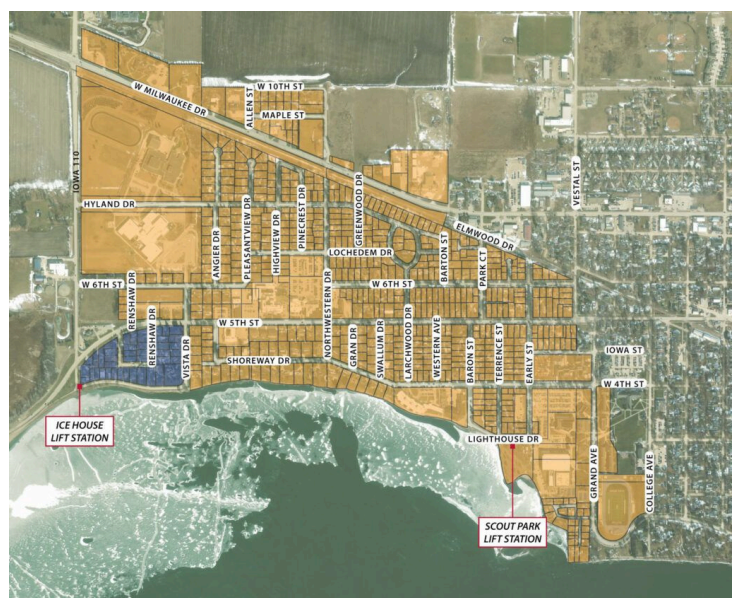
It has been a landmark year for the City of Storm Lake Water and Wastewater departments.

The new City 1.75-million-gallon water tower is nearing completion and is on schedule to be completed in October. This is a once-in-a-generation scope of project, the first tower constructed in Storm Lake since the mid-1990s.

The City has also started the process of designing, and ultimately constructing, a new water treatment facility. An ad-hoc committee is being formed to assist with planning and funding options.

In other Water Department achievements:

- Water Plant staff successfully passed the Iowa DNR regularly scheduled 3-year sanitary survey.
- Well 21 was completed.
- Well 22 is in progress and will be operating this fall.
- Well 18 was rehabilitated.
- Well 4 was brought back online.
- Water Department staff and contractors successfully made an emergency repair to well 14.
- The Water Department completed the annual water use permit and consumer confidence report for the Iowa DNR and the public.
- The Water Treatment Plant staff treated 728,377,000 gallons of raw water into potable water for the public.
- Water conservation education information is being shared with the community.





DEPARTMENTAL PROGRESS REPORTS

Wastewater

Scout Park and Ice House Lift Station Replacement

The City of Storm Lake is in the process of replacing the Scout Park sewer lift station and the Ice House sewer lift station on the southwest portion of Vista Drive. The new lift stations will improve sanitary sewer capacity and prevent loss of service due to flood hazards. During construction, lane shifts and closures are planned for portions of Lighthouse Drive and Vista Drive. Substantial completion scheduled for summer 2026.

Project Cost: \$4,029,188

College and 3rd Street Lift Station Replacement

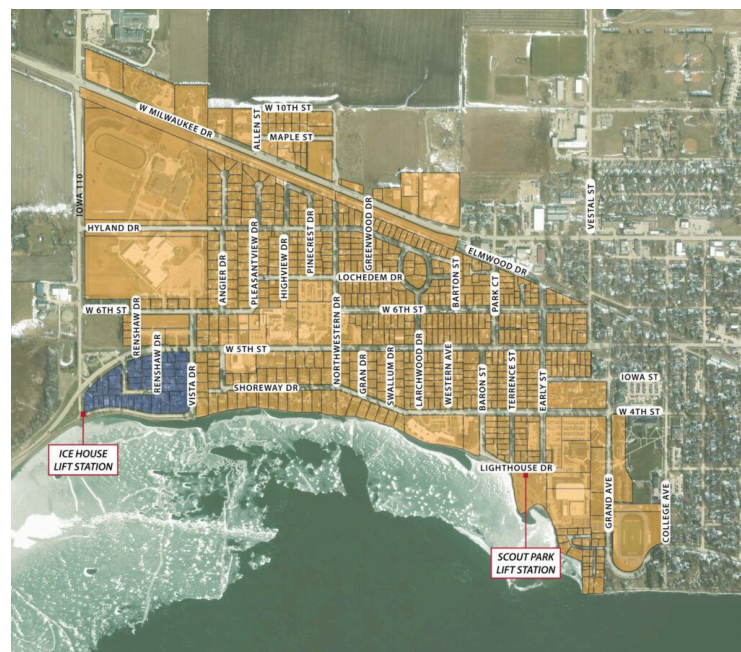
The City of Storm Lake infrastructure project will replace an aging lift station near the university. The upgrade is a key part of the ongoing effort to maintain reliable public services and protect long-term infrastructure. Replacing the lift station is expected to help prevent service interruptions, increase sewer capacity, reduce maintenance cost and minimize odor. Construction began in June 2025 and will continue through April 2026.

Project Cost: \$1,443,435

WWTP Blower Replacement Project

This project will replace the WWTP blowers with properly sized, energy efficient blowers including new variable frequency drives, piping, electrical controls, and instrumentation. Plans have been submitted to the Iowa Department of Natural Resources for review. Current plans are to bid the project in July 2025 following issuance of the required IDNR permit.

Project Cost: \$693,510



Additional Projects planned for fiscal 2026

- 1st Street Lift Station Renovation Project: Overhaul & Replacement of Pump & Control Package
Estimated Cost: \$100,000
 - IPS Lift Station Renovation Project: Convert dry well "can" lift station to submersible pumps with new controls; will need DNR permit
Estimated Cost: \$100,000
 - Inlet Lift Station Check Valve Replacement: Replace all pump check valve in the valve vault
Estimated Cost: \$40,000
- Lagoon Return Line Project: Fix leaking force main pipe between return lift station and headworks
Estimated Cost: \$19,000



DEPARTMENTAL PROGRESS REPORTS

BUILDING & CODES

- The last duplex along West Sixth Street had its final inspection completed.
- The Kading group continued to construct a new townhouse development on West 10th Street. 42 percent of the mixture of duplex, four plex, and six plex units of the total of 76 new dwelling units have had their final inspection and are now occupied. All units are now framed up and will be complete this summer.
- Worked with the third phase of the Early Elementary School. Construction has begun and will be open for students next fall.
- The Building and Fire Department staff completed the final inspections of Buena Vista University's four-story dormitory.
- The Department has been inspecting the new Buena Vista University Strength and Conditioning Center which will be completed this summer.
- The Department is working with Buena Vista University on the new Wrestling Room project which will start this summer.
- Department staff performed the annual sidewalk inspection program.
- Building and Fire Department staff continued to perform rental housing inspections and registration.
- The Department inspected a new MRI location at BVRMC which has been cleared to be used.
- Merrill Manufacturing constructed a temporary facility at their North Lake Avenue location to allow them to maintain operations while developing a repair strategy for their facility which was damaged in the windstorm.
- Building Department staff successfully completed their Insurance Services Office audit.
- The Department has also worked with several new businesses for the renovation of existing buildings into restaurants, coffee shops, and retail establishments as well as many home additions and renovations.





DEPARTMENTAL PROGRESS REPORTS

Public Library

- ALA Public Programs/Capital One Hot Spot Grant Continuation Program with funding for financial and digital literacy programs and books
- ALA United for Libraries/Penguin Random House Grant for Friends of the Library, special programs, and books
- March 2025, Library hosted Election Polling Place #2
- University of Iowa Outreach Program, Community Service Navigator for Micronesian Community)
- BVU Community Resource Intern based at the library, graduated May 2025
- April 2025 new shelving is installed and book collection restocked
- May 2025 multiple student tours
- June 2025 Poet Zoom visit for National Pride Month
- Donated book displays completed. June 2025 Jerry Kahl reception
- June 2025 Summer Reading program, ongoing
- Continued development of youth programming such as Child Yoga and Mindfulness, Pokemon Club, Aquacadets, Story Time
 - Summer Blockbusters movie program begins
 - June 30, first session of the new Dual Language Reading program, in partnership with Storm Lake Community Schools.
 - Hosted BV Naturalist raptors presentation





DEPARTMENTAL PROGRESS REPORTS

Communications

- Led planning for Kids' Fest, a growing event that has created much enthusiasm for the community. Festival served an estimated 1,500 children in 2025
- Promoted continued development of Harmony Garden project
- Represented City on local and regional Hometown Pride teams, created website
- Arranged DNR litter bag program
- Assisting with marketing and promotion for King's Pointe Resort and waterparks, including new billboard designs
- #escapetheordinary Storm Lake tourism campaign
- Creating advertising for travel guides, magazines, and local advertising for events
- Travel stories, photos and reels for Travel Iowa state distribution
- Participated in Iowa Travel & Tourism conference
- Assisting all departments and partner agencies with public info/ travel promotion
- Serving as liaison to media for inquiries
- Maintaining City Volunteer and Donor guidebooks
- Wrote successful grant for boat ramp improvement project for 2025
- Wrote grant for Trees Forever to replace storm-damaged trees
- Worked with emergency management on planning, public information
- Daily photos and videos for city social media
- Assisting Farmers' Market with promotion
- Serving on Hunger Dialogue committee
- Serving on Employee Engagement committee
- Friends of the Library Board vice-president
- Grant research as needed.
- City Code informational series
- Press releases and articles as needed
- Creating many videos for City website and YouTube channel





DEPARTMENTAL PROGRESS REPORTS

Economic Development

- Conducted 17 Business Retention and Expansion Visits (BRE)
- Assisted several business owners with succession/leadership transition planning
- Worked with developers to identify suitable land for future housing projects
- Maintained and updated LOIS a national online location analysis tool that promotes available site and building inventory for Storm Lake
- Met with 11 local entrepreneurs and provide strategic business planning and site location assistance
- Assisted businesses relocate to temporary locations due to being displaced by storm damage
- Attended DEV 25 Economic Development Conference
- In partnership with the Retail Coach we Identified and met with stakeholders and potential franchisees for recruitment of new retail
- Filled vacant properties by connecting the building owners with entrepreneur(s) starting a new business
- Assisted in the collection of data for Maxfield Research & Consulting to complete a Comprehensive Housing Needs Assessment Study
- Built a Webinars, Workshop & Podcast page on the city website to provide online access to topics and subjects to help new and existing business owners grow their business and expand their career skills
- Facilitated Ad Hoc Downtown Signage Committee meetings and presented findings to City Council during workshops to update Article – 10 Sign Regulations.
- 75 new housing units in 2025
- Kept in regular contact with the IEDA, SBDC, Iowa Workforce Development, ILCDC, The Retail Coach, SLU, The Foundry and ICCC pertaining to grants, loans, business and financial planning, and development opportunities

Projects & Events Gallery



Construction nears completion on 1.5M gallon tower



Three lift station replacements under construction.



Harmony Garden near completion on library grounds.



Grant obtained for boat ramp dock and restroom.



New, more accessible shelving for public library.



City teamed with Recycling Center for Clean-up Day.

Projects and Events Gallery



Kids' Fest event added new partners, turnout strong



Hometown Pride Committee working on beautification



Potential site for child care center obtained.



Nature Area development in planning stages



Snack Shack renovated and reopened



All Storm Lake Proud Week cleanup projects completed

Projects and Events Gallery



New campground playground installed



Water station installed at Chautauqua Park, grant funded



In-house statewide advertising targets tourism.



Signage Committee recommends ordinance update



Streets resurfaced/repared, new equipment added

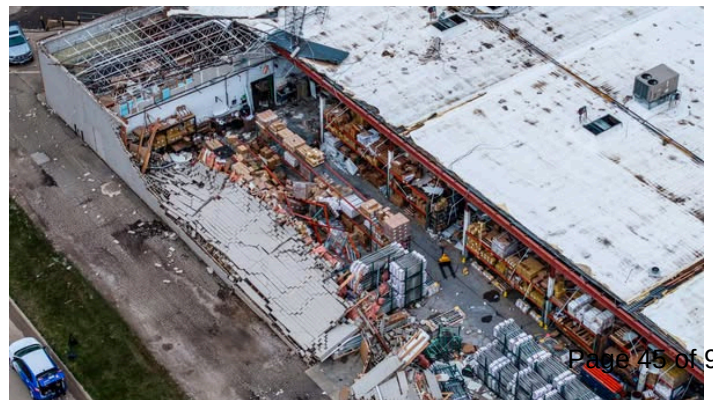


Live website camera added

Rising to the Challenge

On the night of April 17, two powerful storm cells moved through the community, with estimated in-line wind speed of 70 miles an hour. The event caused significant damage and cut power to much of the City. The crisis tested all of the City's emergency response capabilities. City workers and community members responded with tremendous effort and volunteerism. Cleanup stretched for two weeks and delayed other planned City work, but the heartwarming teamwork fully illustrated Storm Lake's ability to bounce back stronger than ever.

The City would like to once again thank everyone who helped with the recovery.





Staff Summary

8/18/2025

Agenda Item # F.3.



REPORT TO: Honorable Mayor & Council

FROM: Chris Chambers, Building Official

SUBJECT: **Motion on the Request for Fence Installation Easement**

BACKGROUND: In 2006 there was an easement granted for 537 Geisinger Road, for the purposes of installing a sidewalk for wheelchair access as well as access to the patio behind the home. The easement specifically restricted construction of any other permanent structures.

Mr. Anderson is requesting approval to install a fence around the sidewalk in order to provide enhanced security to the home. The Zoning Ordinance does not permit fences to be installed outside surveyed lot lines, therefore an update to the easement allowing the construction of the fence on city property would be required.

FISCAL IMPACT: N/A

RECOMMENDATION:

ATTACHMENTS:

1. Request Letter 537 Geisinger
2. 5936673 Easement REF 061948
3. Proposed Fence Location
4. Site Map
5. Site viewing West North West

8-13-25

I AM Asking Permission
From the City to
extend my fence in the
back yard for completion.

David Anderson

Required to be 537 Geisinger Rd.
on City Property Storm Lake, IA.
need a new easement

Fence is for Security

DOCUMENT # _____
Fee 27.00
Shawn O'Bannon
06 JUL -7 P3:00
By Mary Weiland
SHARLOOBY AND O'BANNON
RECORDED
DUENA VISTA COUNTY

EASEMENT AGREEMENT

This Easement is made and entered into this 5th day of July
between The City of Storm Lake, Iowa, a municipal corporation, hereinafter referred to as
GRANTOR, and David A. Anderson, hereinafter referred to as GRANTEE.

SECTION I.

EASEMENT

In consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, GRANTOR hereby grants, sells and conveys to GRANTEE, his successors and assigns an easement for the purpose of paving and thereafter having access over the City right-of-way described on Exhibit "A" attached hereto and incorporated by reference.

SECTION II.

TERM

The rights granted herein shall be possessed and enjoyed by GRANTEE, his successors and assigns indefinitely, subject to the provisions of Section IV. set forth hereafter.

SECTION III.

ADDITIONAL RIGHTS OF GRANTEE

GRANTEE, after paving the above-described right-of-way, shall have the right to utilize the easement area for the purpose of wheelchair access as well as other access to the patio behind his home. GRANTEE further agrees that he shall have no right to construct any permanent structures on the easement property other than the paving previously permitted.

SECTION IV.

RIGHTS OF GRANTOR

GRANTOR reserves the right to use and enjoy the right-of-way described in Section I, above, to the fullest possible extent without unreasonable interference with the exercise by GRANTEE of the rights granted herein. Specifically, GRANTOR, its employees and agents shall have the right to travel over the easement area whenever necessary. GRANTOR further reserves the right to cut the pavement over the easement area as necessary to install, reinstall or repair utilities in the right-of-way, and if GRANTOR shall exercise this right, GRANTEE agrees that he shall be totally responsible for repairing or repaving the affected area upon completion of the required utility work, all at GRANTEE'S cost. GRANTOR further shall have the right to terminate this easement at any point in the future by providing six (6) months written notice in advance of such termination to GRANTEE.

SECTION V.

WARRANTY OF TITLE

GRANTOR covenants that it is the owner of the real estate described herein and has the right, title and capacity to grant said premises.

SECTION VI.

HOLD HARMLESS

GRANTEE hereby agrees to defend and hold harmless GRANTOR from any claim for death, personal injury, or property damage resulting from the exercise by GRANTEE of the rights granted herein.

SECTION VII.

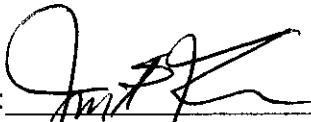
EFFECTIVE AGREEMENT

This Agreement shall be binding upon the heirs, legal representatives, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties have executed this Agreement in Storm Lake, Iowa, on the day and year above first written.

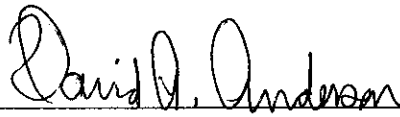
GRANTOR:

CITY OF STORM LAKE, IOWA

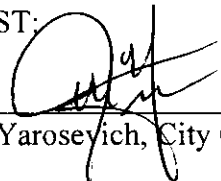
By: 
Jon F. Kruse, Mayor

GRANTEE:

DAVID A. ANDERSON



ATTEST:


Justin Yarosevich, City Clerk

STATE OF IOWA)
) ss.
COUNTY OF BUENA VISTA)

On this 5th day of July, 2006, before me, the undersigned, a notary public in and for said County and State, personally appeared Jon F. Kruse and Justin Yarosevich, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of said City executing the within and foregoing instrument, that the seal affixed thereto is the seal of said City; that said instrument was signed on behalf of said City by authority of its Council; and that the said Jon F. Kruse and Justin Yarosevich, as such officers, acknowledged the

061948

execution of said instrument to be the voluntary act and deed of said City by it and by them voluntarily executed.

Susan Vossberg

_____, Notary Public In And For The
State Of Iowa



STATE OF IOWA)
) ss.
COUNTY OF BUENA VISTA)

On this 5th day of July, 2005, before me the undersigned, a Notary Public in and for said State, personally appeared David A. Anderson, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.

Dan Connell, Notary Public In And
For Said County and State

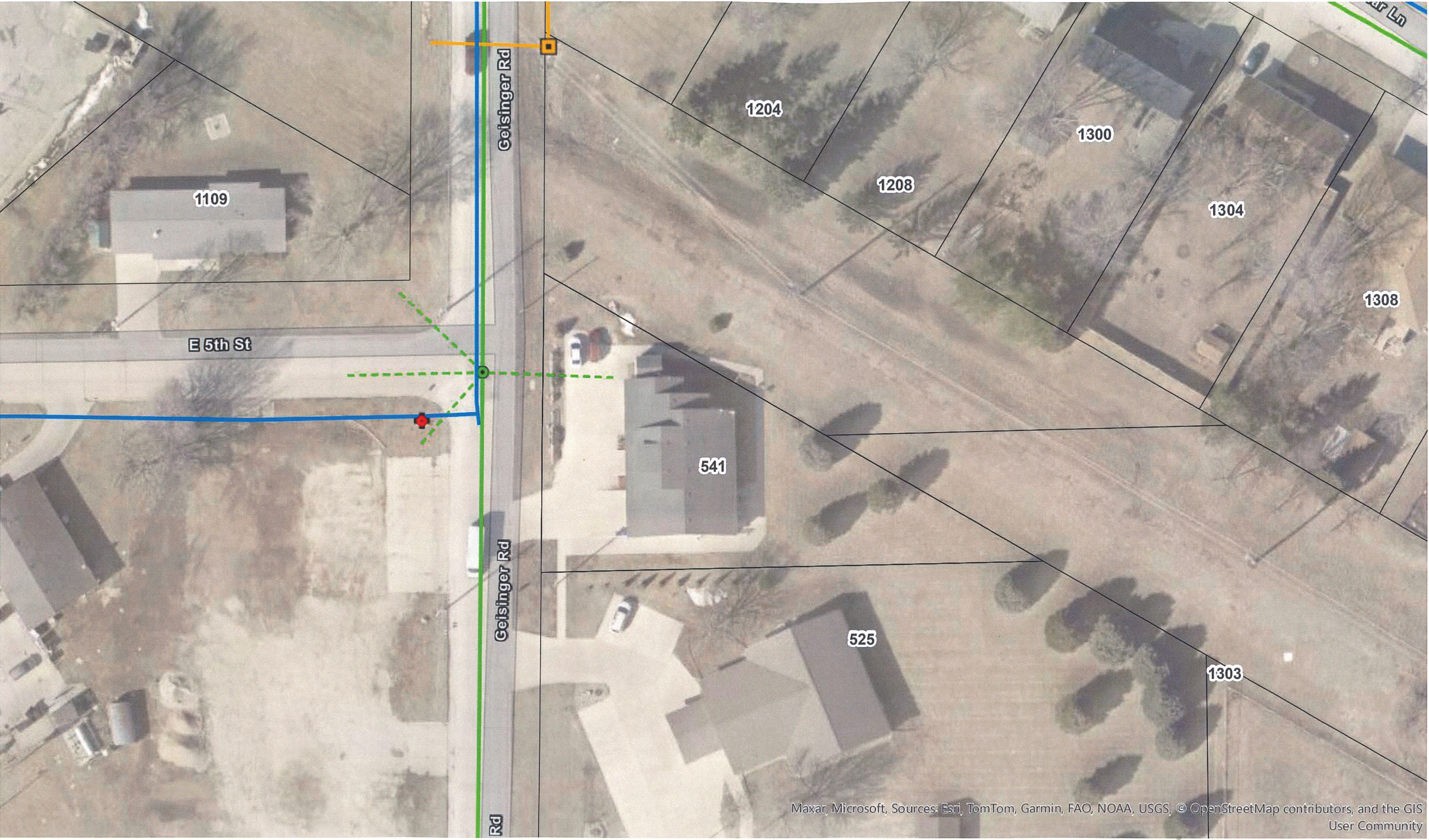


EXHIBIT A

AN EASEMENT TO CONSTRUCT A CONCRETE WALKWAY ON PUBLIC STREET RIGHT OF WAY ADJACENT TO PART OF LOT TWO (2) OF THE AUDITOR'S SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER (E ½ NW ¼) OF SECTION TWO (2), TOWNSHIP NINETY (90) NORTH, RANGE THIRTY-SEVEN (37) WEST OF THE 5TH P.M., WITHIN THE CORPORATE LIMITS OF THE CITY OF STORM LAKE, BUENA VISTA COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing the intersection of the North line of East Fourth Street and the East line of Geisinger Road, said point purported to be located 2631.90 feet North and 33.00 feet East of the Southwest (SW) Corner of the Southeast Quarter of the Northwest Quarter (SE ¼ NW ¼) of said Section 2; Thence North along the East line of said Geisinger Road, 631.85 feet to the point of beginning; Thence South 89° 50' West, approximately 17.65 feet to the East curb line of a concrete street; Thence North along said curb line, 8.80 feet; Thence North 89° 50' East, approximately 17.65 to the East line of said Geisinger Road; Thence South along said East line 8.80 feet to the Point of Beginning.





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



Staff Summary

8/18/2025

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: Keri Navratil, City Manager

SUBJECT: **Motion to Approve Water Service Waiver for 5948 120th Avenue with Iowa Lakes Regional Water**

BACKGROUND: The City of Storm Lake received a request from Iowa Lakes Regional Water from Jack Walker with Heinold Hog Market to provide water service at 5948 120th Avenue.

This property is located outside City limits, but is inside the Storm Lake Water service area. In order for Iowa Lakes Regional Water to serve this address, the City must release this property.

FISCAL IMPACT: Unknown at this time

RECOMMENDATION: Approve motion

ATTACHMENTS:

1. [Heinold Hog Market_Release Request_8.13.2025](#)
2. [Map](#)



IOWA LAKES

REGIONAL WATER

August 13, 2025

Ms. Keri Navratil
Storm Lake City Administrator
PO Box 1086
Storm Lake, IA 50588

RE: Water service to Heinold Hog Market

Dear Ms. Navratil:

Iowa Lakes Regional Water has received a request from Jack Walker, with Heinold Hog Market, to be served water at 5948 120th Avenue, Storm Lake, Iowa. This location is inside the Storm Lake water service area agreement.

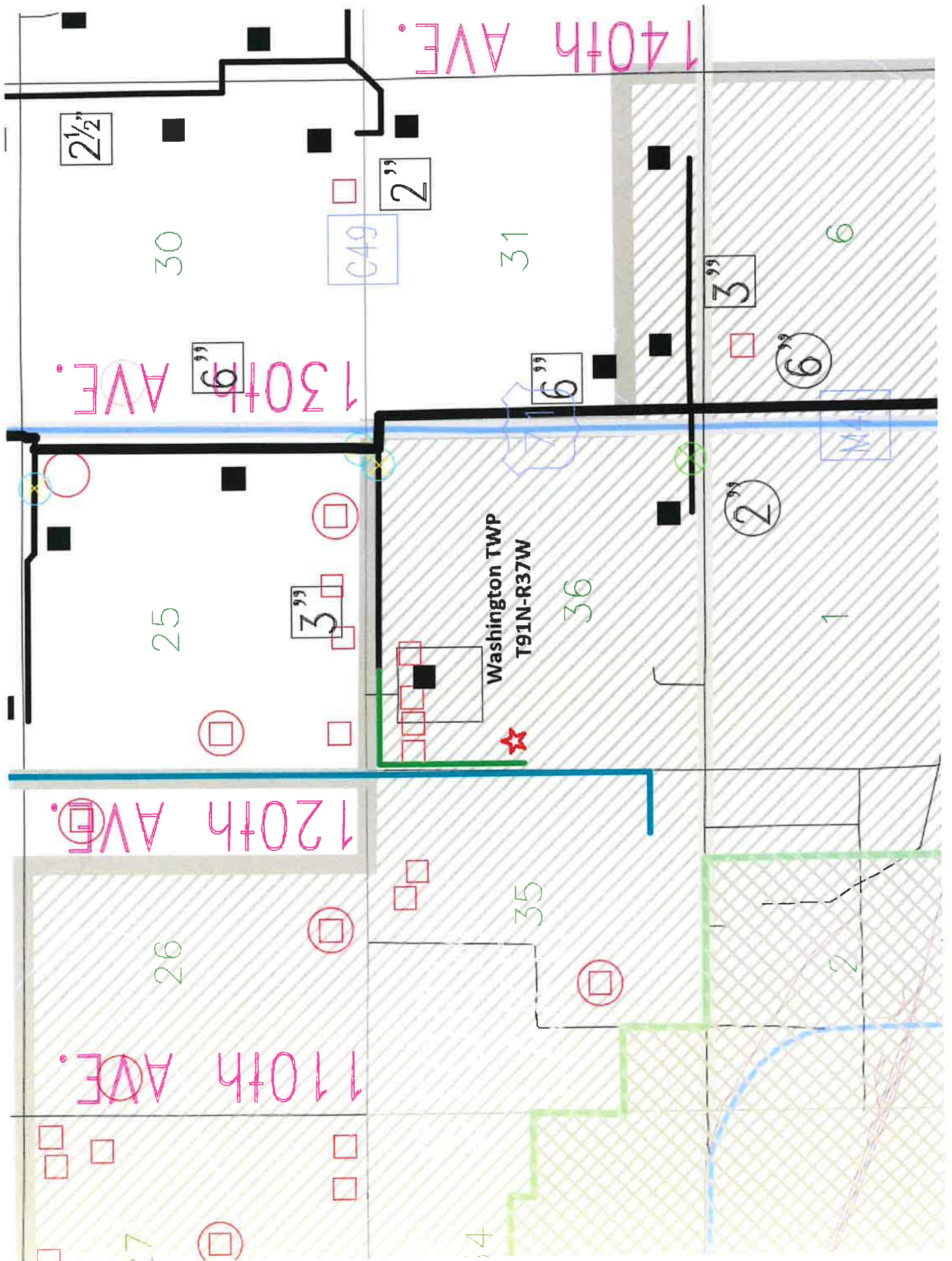
We are asking for the City of Storm Lake to release their property so Iowa Lakes Regional Water may serve them water. Please present this before the city council and let us know of your decision. Enclosed is a map of the location for your review.

If you have any questions, please call me at 712-262-8847. Thank you for your cooperation.

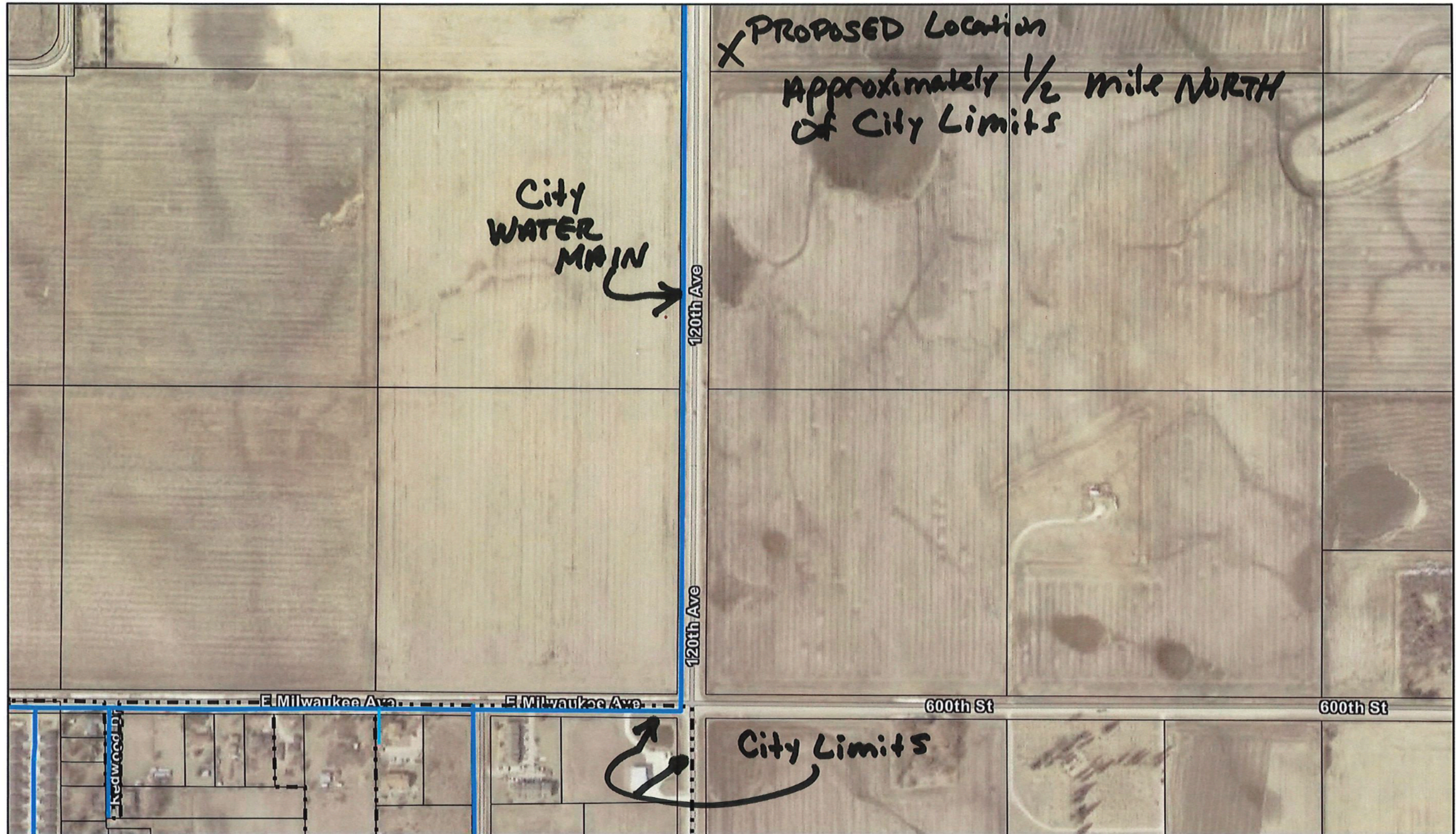
Sincerely,

Crystal O'Clair
Project Development Specialist

Enclosure



ArcGIS Web Map



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

Storm Lake, IA

Maxar | Esri Community Maps Contributors, Iowa DNR, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS |

Staff Summary

8/18/2025

Agenda Item # F.5.



REPORT TO: Honorable Mayor & Council

FROM: David Derragon, Assistant City Manager

SUBJECT: **Resolution No. 07-R-2025-2026 Approving Change Order No. 1 for the College & 3rd Lift Station Project**

BACKGROUND: Council awarded the construction contract to King Construction for the Base Bid + Alternate B in the amount of \$1,443,435 on April 7, 2025. Change Order No. 1 is recommended by the engineer, ISG, to be approved at this time.

FISCAL IMPACT: The construction contract will increase by \$3,180.00 for a total contract amount of \$1,446,615.00.

RECOMMENDATION: Adopt Resolution No. XX-R-2025-2026 Approving Change Order No. 1 for the College & 3rd Lift Station Project

ATTACHMENTS:

1. Resolution No. 07-R-2025-2026 -CO #1 For College and 3rd Lift Station
2. RES - Approval CO #1 For College and 3rd Lift Station 8-18-2025
3. 29447 CO #1

RESOLUTION NO. 07-R-2025-2026

**RESOLUTION APPROVING CHANGE ORDER NO. 1 FOR THE STORM LAKE
COLLEGE AND 3RD LIFT STATION PROJECT**

WHEREAS, the contract and bond for construction of a certain public improvement described in general as the Storm Lake College and 3rd Lift Station Project, described in the plans and specifications heretofore adopted by this Council on March 17, 2025; and ,

WHEREAS, the contract was approved on April 7, 2025 with King Construction of Wall Lake, Iowa, being the lowest responsive, responsible bid received, in the amount of \$1,443,435.00.

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

Section 1. That Change Order No. 1, an increase in the amount of 3,180.00 for the Storm Lake College and 3rd Lift Station Project, for a new total contract amount of \$1,446,615.00 be approved.

PASSED AND APPROVED THIS 18th DAY OF AUGUST, 2025.

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

Michael Porsch, Mayor

ATTEST

Mayra A. Martinez, City Clerk

RESOLUTION NO. XX-R-2024-2025

**RESOLUTION APPROVING CHANGE ORDER NO. 1 FOR THE STORM LAKE
COLLEGE AND 3RD LIFT STATION PROJECT**

WHEREAS, the contract and bond for construction of a certain public improvement described in general as the Storm Lake College and 3rd Lift Station Project, described in the plans and specifications heretofore adopted by this Council on March 17, 2025; and ,

WHEREAS, the contract was approved on April 7, 2025 with King Construction of Wall Lake, Iowa, being the lowest responsive, responsible bid received, in the amount of \$1,443,435.00.

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

Section 1. That Change Order No. 1, an increase in the amount of 3,180.00 for the Storm Lake College and 3rd Lift Station Project, for a new total contract amount of \$1,446,615.00 be approved.

PASSED AND APPROVED THIS 18th DAY OF AUGUST, 2025.

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

Michael Porsch, Mayor

ATTEST

Mayra A. Martinez, City Clerk



RE: 29447 - STORM LAKE COLLEGE & 3RD LIFT STATION - CHANGE ORDER #1

Please find attached Change Order #1 in the amount of \$3,180 for the referenced project. These modifications to the scope of work include \$5,500 for adjustment to the proposed sanitary sewer crossing at 3rd Street due to City and private utility conflicts and a deduction of \$2,320 for modification to forcemain pipe material due to material availability and lead times.

Please do not hesitate to reach out with additional questions regarding this project or pay request.

Thank you,

A handwritten signature in blue ink, appearing to read "Arie Hoekstra", with a stylized flourish at the end.

Arie Hoekstra, PE
Civil Engineer

Arie.Hoekstra@ISGInc.com

CHANGE ORDER NO.: 01

Owner:	City of Storm Lake	Owner's Project No.:	725001
Engineer:	ISG	Engineer's Project No.:	23-29447
Contractor:	King Construction	Contractor's Project No.:	
Project:	College & 3 rd Lift Station Replacement		
Contract Name:	College & 3 rd Lift Station Replacement		
Date Issued:	07/31/2025	Effective Date of Change Order:	08/04/2025

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

Description:

Sanitary Sewer Adjustment: \$5,500

Existing City and private utilities were observed to be in conflict with the proposed routing of sanitary sewer main crossing 3rd Street. Adjustment of the vertical profile of the crossing to avoid these conflicts requires pipe material changes and additional appurtenances.

Forcemain Material Change: (\$2,320)

Due to material availability, the contractor requested changing the forcemain material outside of the valve vault to C900 PVC. Pipe material changes resulted in a decrease in price for this scope of work.

Attachments: None

Change in Contract Price		Change in Contract Times	
Original Contract Price:		Original Contract Times:	
\$ 1,443,435.00		Substantial Completion:	04/14/2026
		Ready for final payment:	05/14/2026
Increase this Change Order:		Increase this Change Order:	
\$ 3,180.00		Substantial Completion:	None
		Ready for final payment:	None
Contract Price incorporating this Change Order:		Contract Times with all approved Change Orders:	
\$ 1,446,615.00		Substantial Completion:	04/14/2026
		Ready for final payment:	05/14/2026

Recommended by Engineer (if required)

By: Cosie Williams

Title: Civil Engineer, ISG

Date: 07/31/2025

Authorized by Owner

By: _____

Title:

Date: _____

Accepted by Contractor

D/K

President, King Construction

07.31.2025

Staff Summary

8/18/2025

Agenda Item # F.6.



REPORT TO: Honorable Mayor & Council

FROM: David Derragon, Assistant City Manager

SUBJECT: **Public Hearing to Approve Plans, Specifications, Form of Contract, and Engineer's Estimate of Cost for the Wastewater Treatment Plant Blower Replacement Project.**

BACKGROUND: This agenda item is a Public Hearing to approve the plans, specifications, form of contract, and Engineer's estimate of cost for the Wastewater Treatment Plant Blower Replacement Project.

The City has received a \$300,000 Energy Efficiency and Conservation Block Grant from IEDA to replace the existing aeration blowers with new, more efficient blowers and controls which will reduce the City's annual operating cost and provide staff more operational control over the biological treatment process. Plans and specifications have been prepared by ISG and the City has received a construction permit from IDNR allowing the City to bid the project.

The bid letting was held on August 13, 2025 at 10:00 am at City Hall.

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

RECOMMENDATION: Open Public Hearing
Take Public Comments
Close Public Hearing

ATTACHMENTS:

1. [03_ Notice of Public Hearing](#)

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING ON PROPOSED PLANS AND SPECIFICATIONS, FORM OF
CONTRACT AND ESTIMATE OF COST FOR THE CONSTRUCTION OF THE CITY OF STORM LAKE
WWTP AERATION AND BLOWER IMPROVEMENTS PROJECT

Notice is hereby given that the City Council of Storm Lake, Iowa, will meet at 620 Erie Street, Storm Lake, Iowa 50588 on the **18th day of August, 2025, at 5:00p.m.**, at which time and place a hearing will be held on the proposed plans and specifications, form of contract and estimate of cost for City of Storm Lake WWTP Aeration and Blower Improvements Project, in and for Storm Lake, Iowa. Any interested person may appear at said hearing and file objections to the proposed plans, specifications, form of contract and estimated costs for said improvements.

The project is located at 1234 630th Avenue in Storm Lake, Iowa.

The general description of types of construction and their limits for which bids will be received shall be as follows:

Base Bid

Construction of four (4) centrifugal turbo blowers to provide aeration to the two aeration basins and sludge holding tank part of the City of Storm lake's Wastewater Treatment Plant. This includes the demolition of the existing blowers and corresponding inlet and outlet piping. HVAC, electrical, and monitoring equipment upgrades are also included as part of the project as well as all other miscellaneous components necessary to complete the project per plans and specifications.

Published upon order of the Storm Lake City Council in Storm Lake, Iowa.

City of Storm Lake

BY /s/ Mike Porsch
Mayor

ATTEST:

BY /s/ Keri Navratil
City Manager

Staff Summary

8/18/2025

Agenda Item # F.7.



REPORT TO: Honorable Mayor & Council

FROM: David Derragon, Assistant City Manager

SUBJECT: **Resolution No. 08-R-2025-2026 Plans, Specifications, Form of Contract, and Engineer's Estimate of Cost for the Wastewater Treatment Plant Blower Replacement Project.**

BACKGROUND: This item will approve the plans, specifications, form of contract, and engineer's estimate of cost for the Wastewater Treatment Plant Blower Replacement Project.

The City has received a \$300,000 Energy Efficiency and Conservation Block Grant from IEDA to replace the existing aeration blowers with new, more efficient blowers and controls which will reduce the City's annual operating cost and provide staff more operational control over the biological treatment process. Plans and specifications have been prepared by ISG and the City has received a construction permit from IDNR allowing the City to bid the project.

The bid letting was held on August 13, 2025, at 10:00 am at City Hall.

FISCAL IMPACT: None

RECOMMENDATION: Approve Resolution No. 08-R-2025-2026 Approving Plans, Specifications, Form of Contract, and Engineer's Estimate of Cost for the Wastewater Treatment Plant Blower Replacement Project

ATTACHMENTS:

1. Resolution No. 08-R-2025-2026 - plans and specs Wastewater Treatment Blower Replacement
2. 03_ Notice of Public Hearing

RESOLUTION NO. 08-R-2025-2026

**RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND
ESTIMATE OF COST FOR WASTEWATER TREATMENT PLANT BLOWER
REPLACEMENT PROJECT.**

WHEREAS, plans, specifications, form of contract and estimate of cost were filed with the Clerk for the construction of certain public improvements described in general as the Wastewater Treatment Plant Blower Replacement Project.; and

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

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

Section 1. That the plans, specifications, form of contract and estimate of cost are hereby approved as the plans, specifications, form of contract and estimate of cost for the public improvements, as described in the preamble of this Resolution.

PASSED AND APPROVED this 18th day of August 2025.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING ON PROPOSED PLANS AND SPECIFICATIONS, FORM OF
CONTRACT AND ESTIMATE OF COST FOR THE CONSTRUCTION OF THE CITY OF STORM LAKE
WWTP AERATION AND BLOWER IMPROVEMENTS PROJECT

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The general description of types of construction and their limits for which bids will be received shall be as follows:

Base Bid

Construction of four (4) centrifugal turbo blowers to provide aeration to the two aeration basins and sludge holding tank part of the City of Storm lake's Wastewater Treatment Plant. This includes the demolition of the existing blowers and corresponding inlet and outlet piping. HVAC, electrical, and monitoring equipment upgrades are also included as part of the project as well as all other miscellaneous components necessary to complete the project per plans and specifications.

Published upon order of the Storm Lake City Council in Storm Lake, Iowa.

City of Storm Lake

BY /s/ Mike Porsch
Mayor

ATTEST:

BY /s/ Keri Navratil
City Manager

Staff Summary

8/18/2025

Agenda Item # F.8.



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

REPORT TO: Honorable Mayor & Council

FROM: Keri Navratil, City Manager

SUBJECT: **Review Requested Changes to the Joint Agreement Lake Improvement Commission**

BACKGROUND: The Lake Improvement Commission is interested in amending the current 28E.

FISCAL IMPACT: N/A

RECOMMENDATION: N/A

ATTACHMENTS:

1. Updated 28E KIC - KN Edit
2. LIC 28E agreement EDITED

JOINT AGREEMENT

Lake Improvements Commission

The following Articles of Agreement hereby establish and govern the creation of the Lake Improvements Commission.

ARTICLE I.

Name

The official name of this Commission shall be the Lake Improvements Commission.

ARTICLE II.

Legal Status

Section 1. Legal Status. This Committee shall be a voluntary joint undertaking pursuant to the provisions of Chapter 28E of the 2001 Code of Iowa (and all acts amendatory Thereto) by the City of Storm Lake, Iowa (a municipal corporation), the City of Lakeside, Iowa (a municipal corporation), Buena Vista Conty, Iowa (a municipal corporation) and the Lake Preservation Association For Storm Lake, Inc (an Iowa nonprofit corporation).

Section 2. Intent. It is the intention of the parties herein that this Commission which is set up for the purposes set forth hereafter shall represent a joint cooperative effort of each of the entities joining this undertaking, and that the Commission shall be a separate legal entity.

ARTICLE III.

Commencement Of Operations

The operations of the Lake Improvements Commission shall commence October 15, 2002, or at such time as an executed copy of this Agreement shall have been filed with the Secretary of State and recorded with the County Recorder of Buena Vista County, Iowa, whichever occurs later.

ARTICLE V.

Purpose

Section 1. Purpose of Agreement. The purpose of this Agreement shall be to create the Lake Improvements Commission, to establish the Board of Directors which will govern the

Commission, to provide for the financing of the operations of the Commission, and to specify which decisions must be made by the Commission and which may be delegated to the ~~administrator~~City Manager responsible for administrating the work of the Commission.

Section 2. Purpose of the Lake Improvements Commission.

A. ~~Dredging. One of the purposes of the Lake Improvements Commission shall be to finance and effect a continued dredging of Lake Storm Lake to remove the accumulation of silt to the greatest extent possible so as to enhance the use of the lake for water recreation, to promote fishing and to otherwise guarantee the continued existence of this natural water resource adjacent to the cities of Storm Lake and Lakeside and within Buena Vista County, Iowa.~~

B. Water Quality/ Watershed Projects. The second purpose of the Lake Improvements Commission shall be to identify, effect and promote water quality/ watershed projects in the vicinity of Lake Storm Lake for the purpose of improving the water quality of the lake and for the purpose of minimizing the reaccumulation of silt in the lake to the greatest extent possible.

C. Lake Vegetation Management Plan. A third purpose of the the Lake Improvements Commission shall be to identify and approve a vegetation management plan that will be provided to the Iowa Department of Natural Resources.

ARTICLE VI.

Board of Directors

Section 1. Board of Directors. The control and direction of the Lake Improvements Commission is hereby vested in the Board of Directors as herein established except as otherwise set forth in these Articles. Each director as set out hereafter shall be entitled to one vote.

The Board of Directors shall be appointed as follows: 2 members shall be appointed by the Mayor of Storm Lake with the consent of the Storm Lake City Council and such members shall either be the Mayor and/ or Council members of the City of Storm Lake; 1 member shall be appointed by the Mayor of Lakeside with the consent from the Lakeside City Council and such member shall either be the Mayor or a Council member of the City of Lakeside; 2 members shall be appointed by the Chairman of the Buena Vista County Board of Supervisors with the consent of the Board and the members appointed shall be members of the Buena Vista County Board of Supervisors; 2 members shall be appointed by the President of the Lake Preservation Association

Commented [KN1]: Change Board of Directors to Commission Members

For Storm Lake, Inc. with the consent of the Board of Directors and such members shall be an officer and/ or director of the corporation.

Each of the appointing officers or entities may, in their respective discretion, appoint an alternate director in the event of that director's absence or temporary inability to serve. A director's term shall be for four years and shall terminate August 31 of 2006 and every fourth year thereafter. In the event that a Commission member ceases to serve as an officer or director of the entity from which the members was appointed, or if the Commission member should resign or die, the position of that director shall be deemed vacant and the entity responsible for appointing that director shall appoint a successor director to complete the balance of the term of the directorship which is vacant as provided herein.

~~Section 2. Ex-officio Directors. In addition to the seven directors provided for in Section 1, the Iowa Department of Natural Resources, the Natural Resources Conservation Service, the Buena Vista Soil and Water Conservation District and the Iowa Lakes Resources, Conservation and Development shall, if they desire, each be entitled to designate an employee from their respective organization who is familiar with Lake Storm Lake and the surrounding area to act an ex-officio director. The Buena Vista County Supervisors shall also appoint, as an ex-officio director, a farmer who lives in the watershed of Lake Storm Lake. Ex-officio directors shall not be entitled to vote but shall be entitled to notice of all meetings held by the Commission and entitled to participate in the discussions with respect to the decisions made by the Commission.~~

Commented [KN2]: Do we keep the Ex-Officio Directors?

Section 3. Chairman and Vice Chairman. The Board of Directors shall elect from its voting membership a chairman and a vice chairman, who shall serve for a period of one year or until their successors are elected, or until such time as the said chairman or vice chairman shall no longer qualify as a director, at which time the then remaining members of said Board of Directors shall elect a new chairman and/ or vice chairman.

Section 4. Secretary-Treasurer. The City Clerk for the City of Storm Lake or his or her designee shall act as secretary - treasurer for the Commission.

Section 5. Meetings. The Board of Directors shall meet no less ~~than quarter~~than two times a year. y, and at such

other times as the chairman and/ or vice chairman shall call such meetings of the Board.

Commented [KN3]: Does the meeting lang. need to change?

Section 6. Employees. The Commission itself shall not have employees. The administration and work of the Commission shall be as set forth in Article VIII.

Section 7. Quorum. A majority of the voting membership of the Board of Directors appointed as set forth above shall constitute a quorum for the conduct of business of the Lake Improvements Commission.

ARTICLE VII.

Powers And Duties

Section 1. Powers and Duties. The Lake Improvements Commission shall have the power to do all things necessary to carry out the stated purposes insofar as the same are not in conflict with any of the existing laws within in the State of Iowa, and subject to the limitations relating to employees contained in Article VIII.

A. The duties of this Commission shall include the adoption by the Board of Directors of such bylaws as shall be necessary for the proper operation of this Commission, and the providing of members of the Commission with copies of said bylaws.

B. ~~The Commission shall be specifically responsible for determining which water quality/ water shed projects shall be implemented, and for determining the priorities of the projects proposed for implementation. The Commission shall also be responsible for selecting areas of the lake for dredging and for determining which areas of the lake shall have priority for such projects. The Commission shall be responsible for approving the acquisition of all spoil sites, either by purchase or lease, and for approving the plans for development of those sites. The Commission shall be responsible, to the extent that there are funds received by the Commission which are not specifically designated for either the water quality/ water shed projects, or alternatively, for the dredging project, for determining how such undesignated funds will be allocated. The Commission shall approve all contracts with independent contractors. The Commission shall approve the vegetation management plan.~~

Commented [KN4]: Discussion of what the Commission should be a priority and responsibility

Commented [KN5R4]: Remove the dredge lang. Should the spoil site information be removed?

C. The Commission shall also be responsible for pursuing possible funding of the various projects proposed by the Commission including voluntary contributions, grants from governmental entities or private foundations, and/ or requesting funding from the government entities that are parties to this Agreement.

ARTICLE VIII.

Administration

Section 1. ~~Commission Administrator~~City Manager. The Storm Lake City ~~Administrator~~City Manager is hereby

appointed to administer the business affairs of the Lake Improvements Commission. The

~~administrator~~City Manager shall be responsible for administering all contracts entered into by the Commission and may sign contracts which have been authorized by the Commission on behalf of the Commission. The Storm Lake City ~~Administrator~~City Manager shall further prepare, when requested, financial statements which show the financial resources and liabilities of the Commission and shall propose an annual budget on a calendar year basis for conducting and implementing the projects approved by the Commission.

Section 2. Financial Controls. The Storm Lake City Clerk is hereby designated as the treasurer for the Lake Improvements Commission and shall disperse funds on behalf of the Commission. The parties specifically agree that the City Clerk of the City of Storm Lake shall receive and hold on behalf of the Commission all funds designated for payment to the Commission by any c of the governmental entities which are parties to this Agreement, all funds received as contributions by the Lake Preservation Association For Storm Lake, Inc. from its members which the Board of Directors of the LPA determines shall be dedicated to the projects of this Commission, and all funds received as grants from governmental entities or private foundations which are designated for the Lake Storm Lake preservation project, whether those grants have been applied for in the name of the Commission, or in the name of one of the parties to this Agreement. All funds received by the Clerk shall be held in accounts in the name of the Commission which are segregated from the funds of the City of Storm Lake and the Clerk shall further segregate those funds into accounts for funds which were dedicated specifically for water quality/ water shed projects, funds which were designated specifically for dredging projects, and undesignated funds. Any interest earned from the Lake Improvements Commission accounts shall be retained in said Lake Improvements Commission accounts for use by the Commission. The Commission may request an audit of Commission accounts at times determined by the Commission, with the expense of such audit to be paid from Commission funds.

Section 3. Employees. To the extent that the Commission determines that it desires to implement its projects directly rather than contracting with third parties to implement the projects, the employees necessary to implement the projects will be hired by the City of Storm Lake and will be for all purposes considered to be employees of Storm Lake. The City ~~Administrator~~City Manager for the City of Storm Lake shall have the sole authority to hire and fire those employees. All costs of compensation for such employees, including the costs of any benefits to which those employees shall be entitled, and the cost of any employment taxes paid on behalf of those employees, shall be reimbursed to the City of Storm Lake from the funds of the Lake Improvements Commission held by the City Clerk on behalf of the Lake Improvements Commission. To the extent that any existing supervisor of the City of Storm Lake is assigned the responsibility for supervising such employees, the Storm Lake City ~~Administrator~~City Manager shall recommend, and the Commission shall approve, an appropriate percentage of that supervisor' s compensation and benefits which shall be reimbursed from Commission funds.

ARTICLE IX.

Dedication of Resources

Section 1. Dredge System. Buena Vista County has committed itself to purchase a dredge and associated equipment for the dredge up to a maximum expenditure of \$600, 000. 00. Upon acquisition of such dredge and associated equipment, Buena Vista County agrees to make such dredge available to the Commission and/ or such employees or agents as the Commission or its AdministratorCity Manager may designate for the purpose of conducting dredging operations on Lake Storm Lake. This dedication of use is not firmly fixed in terms of years but the estimated period for which the dredge would be required is ten (10) years. During the period of the dredging, the County shall be responsible for insuring the dredge against casualty loss. The Commission itself shall be responsible for all cost of repairs and maintenance of the dredge during its period of use by the Commission. Ownership of the dredge and equipment purchased by the County shall at all times remain in the name of the County.

Commented [KN6]: Does Dredge lang. need to change.

Section 2. Spoil Site. The City of Storm Lake has recently purchased the Northwest Quarter NW/ 4) of Section Twelve (12), Township Ninety (90) North, Range Thirty -Seven (37) West of the 5th P.M. under the belief that this farmland would make an appropriate spoil site for use in connection with the dredging of the lake. To the extent that such farmland is approved for use as a spoil site, the City of Storm Lake agrees that it may be used for such purpose by the Commission for the duration of the dredging project, or until the spoil site is filled to capacity, whichever occurs first. In the event that the proposed spoil site described herein does not prove to be satisfactory, or in the event it is only partially used, the City agrees that the value of its spoil site utilized for this project plus 1) such additional amounts as the City may expend to acquire alternate dredge sites through lease or purchase, 2) such amounts as the City will contribute to the Commission to develop the spoil site or sites, 3) such amounts as the City will contribute to the Commission to operate the dredge, and 4) the sum of \$225, 000. 00 pledged in Article X, Section 2 will at least match the amount actually expended by Buena Vista County pursuant to Article IX, Section 1.

Commented [KN7]: Does Spoil Site lang. need to change?

Section 3. Other Assets. Except as otherwise provided in this Agreement, all assets acquired with Commission funds shall be considered assets of the Commission as a corporate entity.

ARTICLE X.

Funding

Section 1. Buena Vista County. As set forth previously, Buena Vista County has pledged up to \$ 600, 000. 00 for the purchase of a dredge and associated equipment for use in the dredging operations. In the event that the dredge and associated equipment may be purchased for less than \$ 600, 000.00 thereby leaving a portion of its committed funds unspent, Buena Vista County reserves unto its Board of Supervisors the authority to determine whether any part of the excess funds will be dedicated to fund the operations of the dredging, or alternatively, whether

the County shall reserve to the County the use of such funds for purposes unrelated to the Commission work. As of this date, Buena Vista County makes no commitment to provide funds for operating expenses in the future during budget years that coincide with the period during which dredging operations will take place, but Buena Vista County does agree to consider requests for funding for operations during the period of years that dredging occurs.

Commented [KN8]: The funding section lang. needs to be changed

Section 2. City of Storm Lake. The City of Storm Lake agrees to commit the sum of 225, 000. 00 to the Commission to be deposited in the dredging account for use in purchasing auxiliary equipment for the dredge as the Commission may direct. In the event the necessary auxiliary equipment may be purchased for less than \$ 225, 000.00 thereby leaving a portion of its committed funds unspent, the City of Storm Lake reserves unto its Council the authority to determine whether any part of the excess funds will be dedicated to the operations of the dredging, or alternatively, whether the City will require that the unspent funds be returned to the City. The City of Storm Lake further agrees that during each budget year while dredging continues, it will consider requests made by the Commission for funds to help support the operational expense of the dredging operation.

Section 3. City of Lakeside. The City of Lakeside hereby agrees to pay into the Commission an amount equal to 25% of its local option sales tax revenue during each year that the dredging operation continues and which amount is estimated to be approximately \$8, 000.00 - \$ 10, 000. 00 per year. The City of Lakeside shall also make an initial contribution of \$30, 000. 00 to the Commission for dredging.

Section 4. Lake Preservation Association For Storm Lake, Inc. The Lake Preservation Association For Storm Lake, Inc. hereby agrees to seek voluntary contributions to finance dredging from its membership on an annual basis and which amounts would be paid over to the Commission in their entirety and dedicated to the operational expense of dredging the lake.

Section 5. Regular Funding. The parties all acknowledge that the long-term success of the Commission will be dependent upon the Commission receiving regular funding on an annual basis to cover the cost of its projects, and in particular the dredging operation, and that if such funding does not materialize, the ability of the Commission to achieve its stated purposes will be in jeopardy.

ARTICLE XI.

Membership

Section 1. General. The parties to the Agreement shall constitute its membership. Benefits of the membership shall include the economic advantage of a joint and concerted effort to preserve and improve Lake Storm Lake for the benefit of all of the parties.

Section 2. Duration of Membership. A member of this Commission shall continue its membership herein until such time as the member terminates its membership, as hereinafter provided; or the Commission is dissolved as hereinafter provided.

Section 3. Membership Termination. The membership of an individual party to this Agreement may be withdrawn from this Commission in the following manner

A. Membership shall be terminated when the governing party of the member adopts a resolution withdrawing from the Commission. A copy of said resolution, bearing the signature of the Chairman, Mayor or President thereof, shall be sent to the Chairman of the Commission.

B. Withdrawal of a member from the membership of this Commission shall be effective upon receipt of the resolution by the Chairman of the Commission.

C. Termination of membership by a member shall not relieve that member of its obligation to pay any amount previously pledged toward the operations of the Commission to the extent such amount is then unpaid.

D. Termination -- Effect Upon Director. Termination of membership of any party authorized to appoint a director or directors in that parties sole discretion shall also effect a termination of that particular director' s or directors' position effective at such time as the parties' membership terminates.

ARTICLE XII.

Insurance

During the period of operation of the Commission and for so long as necessary after the completion of dredging until all spoil sites are returned to farming or other suitable uses other than as a spoil site, the Commission shall purchase and maintain General Liability insurance covering all operations of the Commission in an amount not less than \$ ~~5,000,000.00~~ \$ 1,000,000 per occurrence and \$2,000,000 aggregate naming the Commission as the principal insured and each of the parties to this Agreement as an additional insured. During this same period, the Commission shall purchase Public Officials Liability Insurance on behalf of its Board of Directors in such amount as the Board may direct. The Commission shall purchase casualty and other forms of insurance as circumstances may warrant.

ARTICLE XIII.

Dissolution

This Agreement and the Commission herein created may be dissolved at any time with the unanimous vote of the membership. A party which is a governmental body may not vote for dissolution until its respective Board or Council shall pass a resolution

supporting the dissolution of the Commission. The Commission shall not be dissolved when there remains any indebtedness incurred by such Commission until such indebtedness is paid. Upon such a dissolution, all assets of this Commission shall be liquidated and the net proceeds obtained therefrom shall be distributed to one or more of the parties in such amounts as the Commission shall agree, or alternatively, to another nonprofit tax exempt entity involved in projects similar in purpose to the purposes previously set forth for this Commission. The dredge and any other equipment purchased by Buena Vista County shall not be considered an asset of the Commission and shall be returned upon termination to Buena Vista County. The farmland described in Article IX, Section 2, including any additional farmland purchased by the City with City funds, shall, at all times, remain titled in and be the property of the City of Storm Lake. Any auxiliary equipment purchased with funds provided by the City of Storm Lake shall not be considered an asset of the Commission and shall be returned to the City.

ARTICLE XIV.

Amendments

The terms of these Articles of Agreement may be amended by a three- fourths vote of the Board of Directors at any regular meeting, provided that each individual member thereof shall have been mailed a copy of said proposed Amendment at least 30 days prior to the date action is proposed to be taken upon the Amendment.

ARTICLE XV.

Severability

If any of the provisions of these Articles of Agreement, or the application thereof to any person or circumstance are held to be invalid, such invalidity shall not affect other provisions or applications, and to this end the provisions of these Articles are deemed and declared to be severable. Governmental entities which are parties to this Agreement certify that they execute this Agreement pursuant to authority granted by resolution from their respective governmental bodies.

Dated this _____ day of _____, 2025

CITY OF STORM LAKE, IOWA

CITY OF LAKESIDE, IOWA

BY: _____
Mayor

ATTEST:

City Clerk

BUENA VISTA COUNTY
BOARD OF SUPERVISORS

BY: _____
Chairman

ATTEST:

County Auditor

BY: _____
Mayor

ATTEST:

City Clerk

LAKE PRESERVATION ASSOCIATION
FOR STORM LAKE, INC.

BY: _____
President

ATTEST:

Secretary

JOINT AGREEMENT

Lake Improvements Commission

The following Articles of Agreement hereby govern the operation of the Lake Improvements Commission.

ARTICLE I.

Name

The official name of this Commission is the Lake Improvements Commission.

ARTICLE II.

Legal Status

Section 1. Legal Status. This Committee is a voluntary joint undertaking pursuant to the provisions of Chapter 28E of the 2001 Code of Iowa (and all acts amendatory Thereto) by the City of Storm Lake, Iowa (a municipal corporation), the City of Lakeside, Iowa (a municipal corporation), Buena Vista Conty, Iowa (a municipal corporation) and the Lake Preservation Association For Storm Lake, Inc (an Iowa nonprofit corporation).

Section 2. Intent. It is the intention of the parties herein that this Commission which is set up for the purposes set forth hereafter represents a joint cooperative effort of each of the entities joined in this undertaking, and that the Commission is a separate legal entity.

ARTICLE III.

Commencement Of Operations

The operations of the Lake Improvements Commission commenced on or about October 15, 2002. At that time, an executed copy of this Agreement was filed with the Secretary of State and recorded with the County Recorder of Buena Vista County, Iowa.

ARTICLE IV.

Purpose

Section 1. Purpose of Agreement. The purpose of this Agreement is to guide operation of the Lake Improvements Commission, to set forth a Board of Directors to govern the

Commission, to provide for the financing of the operations of the Commission, and to specify which decisions must be made by the Commission and which may be delegated to the City Manager responsible for administrating the work of the Commission.

Section 2. Purpose of the Lake Improvements Commission.

- A. Water Quality/ Watershed Projects. A Lake Improvements Commission purpose shall be to identify, effect and promote water quality/watershed projects in the vicinity of the lake and lakefront of Storm Lake for the purpose of improving the water quality of the lake and for the purpose of minimizing the re-accumulation of silt in the lake to the greatest extent possible.
- B. Lake Vegetation Management. A Lake Improvements Commission purpose shall be to identify and approve a vegetation management plan that will be provided to the Iowa Department of Natural Resources.

ARTICLE V.

Board of Directors

Section 1. Board of Directors. The control and direction of the Lake Improvements Commission is hereby vested in the Board of Directors as herein established except as otherwise set forth in these Articles. Each director as set out hereafter shall be entitled to one vote.

The Board of Directors shall be appointed as follows: 2 members shall be appointed by the Mayor of Storm Lake with the consent of the Storm Lake City Council and such members shall either be the Mayor and/or Council Members of the City of Storm Lake; 1 member shall be appointed by the Mayor of Lakeside with the consent from the Lakeside City Council and such member shall either be the Mayor or a Council Member of the City of Lakeside; 2 members shall be appointed by the Chairman of the Buena Vista County Board of Supervisors with the consent of the Board and the members appointed shall be members of the Buena Vista County Board of Supervisors; 2 members shall be appointed by the President of the Lake Preservation Association For Storm Lake, Inc. with the consent of the Board of Directors and such members shall be an officer and/or director of the corporation.

Each of the appointing officers or entities may, in their respective discretion, appoint an

alternate director in the event of that director's absence or temporary inability to serve. A director's term shall be for four years and shall terminate August 31 of the final year of the term. In the event that a Commission member ceases to serve as an officer or director of the entity from which the members was appointed, or if the Commission member should resign or die, the position of that director shall be deemed vacant and the entity responsible for appointing that director shall appoint a successor director to complete the balance of the term of the directorship which is vacant as provided herein.

Section 2. Chairman and Vice Chairman. The Board of Directors shall elect from its voting membership a chairman and a vice chairman, who shall serve for a period of one year or until their successors are elected, or until such time as the said chairman or vice chairman shall no longer qualify as a director, at which time the then remaining members of said Board of Directors shall elect a new chairman and/ or vice chairman.

Section 3. Secretary-Treasurer. The City Clerk for the City of Storm Lake or his or her designee shall act as secretary - treasurer for the Commission.

Section 4. Meetings. The Board of Directors shall meet no less than two times per year, and at such other times as the chairman and/ or vice chairman shall call such meetings of the Board.

Section 5. Employees. The Commission itself shall not have employees. The administration and work of the Commission shall be as set forth in Article VIII.

Section 6. Quorum. A majority of the voting membership of the Board of Directors appointed as set forth above shall constitute a quorum for the conduct of business of the Lake Improvements Commission.

ARTICLE VI.

Powers And Duties

Section 1. Powers and Duties. The Lake Improvements Commission shall have the power to do all tasks necessary to carry out the stated purposes insofar as the same are not in conflict with any of the existing laws within in the State of Iowa, and subject to the limitations relating to employees contained in Article VII.

A. The duties of this Commission shall include the adoption by the Board of Directors of such bylaws as shall be necessary for the proper operation of this Commission, and the providing of members of the Commission with copies of said bylaws.

B. The Commission will, as necessary, determine how any undesignated funds will be allocated. The Commission shall approve all contracts with independent contractors.

C. The Commission shall approve the Vegetation Management Plan provided to the Iowa Department of Natural Resources.

D. The Commission shall also be responsible for pursuing possible funding of the various projects proposed by the Commission including voluntary contributions, grants from governmental entities or private foundations, and/ or requesting funding from the government entities that are parties to this Agreement.

ARTICLE VII.

Administration

Section 1. The Storm Lake City Manager is hereby appointed to administer the business affairs of the Lake Improvements Commission. The City Manager be responsible for administering all contracts entered into by the Commission and may sign contracts which have been authorized by the Commission on behalf of the Commission. The Storm Lake City Manager shall further prepare, when requested, financial statements which show the financial resources and liabilities of the Commission and shall propose an annual budget on a calendar year basis for conducting and implementing the projects approved by the Commission.

Section 2. Financial Controls. The Storm Lake City Clerk is hereby designated as the treasurer for the Lake Improvements Commission and shall disperse funds on behalf of the Commission. The parties specifically agree that the City Clerk of the City of Storm Lake shall receive and hold on behalf of the Commission all funds designated for payment to the Commission by any of the governmental entities which are parties to this Agreement, all funds received as contributions by the Lake Preservation Association for Storm Lake, Inc. from its members which the Board of Directors of the LPA determines shall be dedicated to the projects of this Commission, and all funds received as grants from governmental entities or private foundations which are designated for the Lake Storm Lake preservation project, whether those grants have been applied for in the name of the Commission, or in the name of one of the parties to this Agreement. All funds received by the Clerk shall be held in accounts in the name of the Commission which are segregated from the funds of the City of Storm Lake and the Clerk shall further segregate those funds into accounts for funds which were dedicated specifically for water quality/watershed projects, funds which were designated specifically for dredging projects, and undesignated funds. Any interest earned from the Lake Improvements Commission accounts shall be retained in said Lake Improvements Commission accounts for use by the Commission. The Commission may request an audit of Commission accounts at times determined by the Commission, with the expense of such audit to be paid from Commission funds.

Section 3. Employees. To the extent that the Commission determines that it desires to

implement its projects directly rather than contracting with third parties to implement the projects, the employees necessary to implement the projects will be hired by the City of Storm Lake and will be for all purposes considered to be employees of Storm Lake. The City Manager for the City of Storm Lake shall have the sole authority to hire and fire those employees. All costs of compensation for such employees, including the costs of any benefits to which those employees shall be entitled, and the cost of any employment taxes paid on behalf of those employees, shall be reimbursed to the City of Storm Lake from the funds of the Lake Improvements Commission held by the City Clerk on behalf of the Lake Improvements Commission. To the extent that any existing supervisor of the City of Storm Lake is assigned the responsibility for supervising such employees, the Storm Lake City Manager shall recommend, and the Commission shall approve, an appropriate percentage of that supervisor's compensation and benefits which shall be reimbursed from Commission funds.

ARTICLE VIII.

Dedication of Resources

Section 1. Dredge System. Earlier in its history, the Commission played a leadership role in a dredging project on the lake, between 2002-2017. Buena Vista County purchased the dredge to be made available to the Commission and its agents. The county was responsible for insuring the dredge against casualty loss. The Commission was responsible for cost of repairs and maintenance of dredging equipment during the project. The dredge was ultimately sold by Buena Vista County at the completion of the project.

Section 2. Former Spoil Site. The City of Storm Lake purchased the Northwest Quarter NW/ 4) of Section Twelve (12), Township Ninety (90) North, Range Thirty -Seven (37) West of the 5th P.M. as an appropriate spoil site for use in connection with the dredging of the lake. The City of Storm Lake agreed that the land would be available for such purpose by the Commission for the duration of the dredging project, or until filled to capacity. The City retains ownership of the land it purchased, with rights for future development. A portion of the spoil location is owned by the Lake Improvements Commission, which retains rights for future use.

Section 3. Other Assets. Except as otherwise provided in this Agreement, all assets acquired with Commission funds shall be considered assets of the Commission as a corporate entity.

ARTICLE IX.

Funding

Section 1. Buena Vista County. As of this date, Buena Vista County makes no commitment to provide additional funds, as no dredging or other operation is currently occurring.

Section 2. City of Storm Lake. As of this date, the City of Storm Lake makes no commitment to provide additional funds, as no dredging or other operation is currently occurring.

Section 3. City of Lakeside. As of this date, the City of Lakeside makes no commitment to provide additional funds, as no dredging or other operation is currently occurring.

Section 4. Lake Preservation Association for Storm Lake, Inc. As of this date, the Lake Preservation Association makes no commitment to provide additional funds, as no dredging or other operation is currently occurring. The Lake Preservation Association may continue to seek voluntary contributions for projects at its discretion.

Section 5. Future Funding. The parties all acknowledge that additional lake improvements efforts may be needed in the future, requiring funding considerations. In that event, the long-term success of the Commission will be dependent upon receiving the funds necessary to cover the cost of proposed projects.

ARTICLE X.

Membership

Section 1. General. The parties to the Agreement shall constitute its membership. Benefits of the membership shall include the economic advantage of a joint and concerted effort to preserve and improve Lake Storm Lake for the benefit of all of the parties.

Section 2. Duration of Membership. A member of this Commission shall continue its membership herein until such time as the member terminates its membership, as hereinafter provided; or the Commission is dissolved as hereinafter provided.

Section 3. Membership Termination. The membership of an individual party to this Agreement may be withdrawn from this Commission in the following manner

A. Membership shall be terminated when the governing party of the member adopts a resolution withdrawing from the Commission. A copy of said resolution, bearing the signature of the Chairman, Mayor or President thereof, shall be sent to the Chairman of the Commission.

B. Withdrawal of a member from the membership of this Commission shall be effective upon receipt of the resolution by the Chairman of the Commission.

C. Termination of membership by a member shall not relieve that member of its obligation to pay any amount previously pledged toward the operations of the Commission to the extent such amount is then unpaid.

D. Termination -- Effect Upon Director. Termination of membership of any party authorized to appoint a director or directors in that parties sole discretion shall also effect a termination of that particular director's or directors' position effective at such time as the parties' membership terminates.

ARTICLE XI.

Insurance

During the period of operation of the Commission and for so long as necessary after the completion of dredging until all spoil sites are returned to farming or other suitable uses other than as a spoil site, the Commission shall purchase and maintain General Liability insurance covering all operations of the Commission in an amount not less than \$1,000,000 per occurrence and \$2,000,000 aggregate, naming the Commission as the principal insured and each of the parties to this Agreement as an additional insured. During this same period, the Commission shall purchase Public Officials Liability Insurance on behalf of its Board of Directors in such amount as the Board may direct. The Commission shall purchase casualty and other forms of insurance as circumstances may warrant.

ARTICLE XII.

Dissolution

This Agreement and the Commission herein created may be dissolved at any time with the unanimous vote of the membership. A party which is a governmental body may not vote for dissolution until its respective Board or Council shall pass a resolution supporting the dissolution of the Commission. The Commission shall not be dissolved when there remains any indebtedness incurred by such Commission until such indebtedness is paid. Upon such a dissolution, all assets of this Commission shall be liquidated and the net proceeds obtained therefrom shall be distributed to one or more of the parties in such amounts as the Commission shall agree, or alternatively, to another nonprofit tax exempt entity involved in projects similar in purpose to the purposes previously set forth for this Commission. The spoil site land described in Article IX, Section 2, including any additional land purchased by the City with City funds, shall, at all times, remain titled in and be the property of the City of Storm Lake. Any auxiliary equipment purchased with funds provided by the City of Storm Lake shall not be considered an asset of the Commission and shall be returned to the City.

ARTICLE XIII.

Amendments

The terms of these Articles of Agreement may be amended by a three-fourths vote of the Board of Directors at any regular meeting, provided that each individual member thereof shall have been mailed a copy of said proposed Amendment at least 30 days prior to the date action is proposed to be taken upon the Amendment.

ARTICLE XIV.

Severability

If any of the provisions of these Articles of Agreement, or the application thereof to any person or circumstance are held to be invalid, such invalidity shall not affect other provisions or applications, and to this end the provisions of these Articles are deemed and declared to be severable. Governmental entities which are parties to this Agreement certify that they execute this Agreement pursuant to authority granted by resolution from their respective governmental bodies.

Dated this 29th day of September, 2025

CITY OF STORM LAKE, IOWA

BY: _____
Mayor

ATTEST:

City Clerk

BUENA VISTA COUNTY
BOARD OF SUPERVISORS

BY: _____
Chairman

ATTEST:

CITY OF LAKESIDE, IOWA

BY: _____
Mayor

ATTEST:

City Clerk

LAKE PRESERVATION ASSOCIATION
FOR STORM LAKE, INC.

BY: _____
President

ATTEST:

County Auditor

Secretary