

**CITY OF STORM LAKE
REGULAR COUNCIL SESSION MEETING
CITY HALL - COUNCIL CHAMBERS
SEPTEMBER 15, 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
- a. Buy Local Information
- b. Motion to Approve Drainage District #13 Invoices

E. Unfinished Business

1. Motion to Acknowledge Mid-Year Report 2025

F. New Business

1. Motion To Approve A Five-Day Church Event Requests At The Great Lawn
2. Motion to Approve Storm Lake United Request for Sassy Saturday Events
3. Public Hearing For Application 2025-1: A Request For A Zoning Map Amendment Change In The IN-3 Hospital Medical Facilities Zoning District To Allow For A Change To CC Community Commercial.
4. Ordinance No. 03-O-2025-2026 For A Zoning Map Amendment Change In The IN-3 Hospital Medical Facilities Zoning District To Allow For A Change To CC Community Commercial - 1st Reading
5. Resolution No. 10-R-2025-2026 Approving Change Order No.4 for the New Production Well No. 22 Project
6. Resolution No. 11-R-2025-2026 Approving Change Order No.4 and Final Acceptance for the New Production Well No. 21 Project
7. Motion to Appoint Board/Commissioners Members

8. Resolution No. 12-R-2025-2026 Calling A Special City Election
9. Resolution No. 13-R-2025-2026 Adopting Changes to the City of Storm Lake Employee Handbook
10. Resolution No. 14-R-2025-2026 to Reject Bids for the Wastewater Treatment Plant Blower Replacement Project
11. Resolution No. 15-R-2025-2026 Adopting Electronic Certified Payroll Records Policy
12. Resolution No. 16-R-2025-2026 Terminating the Storm Lake 3rd Addition Urban Renewal Plan for the Storm Lake 3rd Addition Urban Renewal Area and Ending the Storm Lake 3rd Addition Urban Renewal Area.
13. Work Session — Storm Lake Zoning Code Article 10 — Sign Regulations
14. Work Session for City Wide Clean Up

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

9/15/2025

Agenda Item # D.1.



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

REPORT TO: Honorable Mayor & Council

FROM: Mayra Martinez, City Clerk

SUBJECT: **Consent Agenda**

BACKGROUND: The Consent Agenda Includes:

- List of Bills
- King's Pointe & Sunrise Pointe Disbursements
- Approve September 2, 2025, City Council Minutes
- Approve Outside Water User for 208 Casino
- Approve Drainage District Invoices
- Approve Buy Local Information

FISCAL IMPACT: City Will Pay The Following Expenditures:

- List of Bills: \$ 1,016,980.91
- King's Pointe & Sunrise Pointe Golf Course Bills: \$ 221,411.56

RECOMMENDATION:

ATTACHMENTS:

1. 9/15/2025 City Claims Expense Report
2. 9/15/2025 King's Pointe Claims 8.29.2025 to 9.11.2025
3. 09/02/2025 City Council Minutes
4. 208 Casino Water Contract Agreement



Storm Lake, IA

My Buy Local_v1

Payment Date Range: 09/05/2025 - 09/17/2025

Vendor Name	Vendor Number	Payable Description	Total Payments
BVC			
4 Seasons Plumbing Heating & Cooling	002300	Urinal Repairs - SLFD	286.26
Buena Vista County Solid Waste	001035	Commercial Waste	90.48
Joyce's Greenery LLC	001062	Spooner Sign Maint - August 2025	770.00
Power Solutions, Inc	001465	Annual Fire Alarm Inspection, Testing	285.00
		BVC Total:	1,431.74
Contract/Agreement			
Bolton & Menk, Inc	001024	General Engineering	26,651.00
Charles Sargent Irrigation Company, Inc	001209	Pay #10 of Well 21	32,725.90
I & S Group, Inc	001103	Professional Services	46,749.45
King Contracting, LLC	001066	Pay #6 of HMA LS Project	161,682.87
SCE, LLC	001344	Discharge Piping in LS @ WWTP	21,242.34
		Contract/Agreement Total:	289,051.56
Local			
A & A Automotive	001022	Tire Repair	1,685.15
Alliant Energy	001173	Gas Services	2,144.80
Buena Vista Regional Medical Center	001124	Testing	191.00
Camden Villhauer	002693	DW Dist Grade 1- Cert Fee	115.83
Central Bank	001025	Services	244.39
Culligan Water Storm Lake	001071	Water Supplies	43.75
Edwards Storm Lake	001114	Truck Part	107.01
Fastenal Company	001033	Fasteners	152.40
Graham Tire	001093	Tire Disposal Fee	4,048.81
Growmark Inc New Century FS	001016	Fuel	10,627.09
Iowa Office Supply Inc	001037	Labels	174.53
Jeff DeWall	001120	\$2 Off Coupons	668.00
Jim Bartholomew	001069	September 2025 Airport Contract	6,289.62
Kiwanis Club of Storm Lake (Hy-Noon)	001932	FY26 Membership - Navratil	415.00
Lake Animal Hospital	001029	Bd & Dsp Cats & Dogs	365.00
Long Lines	001077	Fax Line & Emergency Line Service	1,409.19
North Lake Truck Repair	001177	Lube, Oil, Filter, Belt	580.32
O'Reilly Automotive Inc	001108	Wiper Fluid/Car Wash	45.31
Paxtons Jewelry	001143	Engraving	10.50
Plumbing & Heating Wholesale, Inc	001126	Periodic HVAC Filter Swap	248.97
Qwest Corporation	001070	Phone Service - Airport	98.44
Rebnord Technologies, Inc	001091	Technology Split	15,552.26
Rent-All, Inc	001210	Billy Goat Overseeder	6,577.16
Stanton Electric, Inc	001264	Headwork Building	4,697.80
Storm City Auto Parts, Inc	001501	Filter	33.66
Storm Lake Ace Hardware	001216	Supplies	1,015.84
Storm Lake Industrial Corporation	001198	WWB Event Support - 2025	15,000.00
The Storm Lake Times	001214	August 2025 Publications	1,678.47
Verizon Wireless Services LLC	001075	Cell Phone Service	3,503.74
Vetter Equipment	001098	Trimmer Heads	145.95
Visual Edge Inc	001063	Copier Maintenance Agreement	339.13
Wiese Plumbing & Heating, Inc	001302	Replaced Valves/Checked For Leaks	1,152.73
		Local Total:	79,361.85
Non-Local			
ABC Pest Control, Inc	001078	Pest Control Service - Quarterly - SL Airport	438.38
Ahlers & Cooney, P.C.	001023	Legal Services	9,604.00
Barnes & Noble Booksellers, USA Inc	001274	Books	36.00

My Buy Local_v1

Vendor Name	Vendor Number	Payable Description	Total Payments
Brodart Co.	001009	Books	466.09
Cavendish Square Publishing LLC	002138	Youth Country Books	186.03
Central Iowa Distributing, Inc	001026	SLPD Supplies	572.50
Chem-Sult, Inc	001337	Sodium Chlorite	4,290.32
Civic Plus	001706	Annual Subscription	79.06
Datatel Communications Inc	002595	Monthly IVR Services	681.31
Dorsey & Whitney LLP	001954	TIF Legal Services	12,171.50
Foundation Analytical Laboratory, Inc	001100	Testing Services	6,411.00
Fremarek, Inc	002394	Root Control	2,775.22
Hawkins, Inc	001112	Chemicals	12,297.77
HD Supply, Inc	001336	Winch Cable, Grades	1,296.97
Ingram Library Services, Inc	001268	Standing Order Books	128.52
International Association of Arson Investi	002499	2025 Conference Registration	295.00
Iowa Municipal Finance Officers Associat	001333	2025 Fall IMFOA Fall Conference Reg. - Gibb	175.00
Joshua Beeck	002472	Window Cleaning Service	45.00
Karl Chevrolet, Inc	001505	2025 Tahoe - 312830	51,464.20
Linde Inc	001111	Carbon Dioxide	3,571.02
Marcus Lumber Company Corp	002011	Concrete Supplies	137.46
Midwest Tape, LLC	001275	DVD	110.95
Midwest Underground Supply, LLC	002321	Hydroseed Mulch	1,350.00
Mississippi Lime Company	001095	Quicklime	32,697.69
MRA Custom Applications, LLC	001553	Lime Hauling Services	10,033.20
Municipal Supply, Inc	001391	Smart Points	20,784.42
National Tactical Officers Association	001930	Registration - C Villhauer	857.00
NCL of Wisconsin, Inc	001191	Testing Supplies	1,963.53
OPG-3 Inc	001319	LF Annual Subscription	3,211.58
Pitney Bowes	001182	Postage Machine Agreement	244.50
Pitney Bowes Inc	001181	Postage	1,500.00
Power Plan	001491	Backhoe Maintenance/Blade	2,700.53
Regional Transit Authority	001107	FY 2025 City Support	6,204.00
Rice Signs LLC	001446	Signs/Hardware - Sunset Pointe Developmer	1,392.02
Salus LLC	001006	August 2025 Memberships	80.00
Schumacher Elevator Company	001200	Elevator Maintenance	244.46
SGS, LLC	002126	Garbage Services	1,352.62
State Industrial Products Corporation	002309	Wastewater Program	3,552.94
The Retail Coach, LLC	002262	Final Installment of Market Analysis	10,000.00
Thompson Electric Company	001829	Pay #1 of SCADA Networks Updates	16,703.00
Underground Location Company	001194	Locate Services	107.50
Value Line Publishing LLC	002408	Annual Subscription - Finance	2,110.00
Van-Wall Equipment, Inc	001362	Gator Sprayer Repair	695.81
W. W. Grainger, Inc	001085	Filter Cartridge	618.07
		Non-Local Total:	225,636.17
Payroll/Refunds			
Custodian of Petty Cash	001272	August 2025 Postage	92.17
Custodian of Petty Cash- Jean Cashman	001470	Postage	20.80
		Payroll/Refunds Total:	112.97
		Grand Total:	595,594.29

King's Pointe Resort

Claims Publication

From 8/29/2025 to 9/11/2025

Vendor	Description	Amount
A & A Automotive	Services	\$ 412.88
Alliant Energy	Utilities	\$ 3,373.80
Amazon Capital Services	Supplies	\$ 45.24
Authnet Gateway	Services	\$ 30.00
City of Storm Lake	Utilities	\$ 3,960.32
Consolidated Hospitality Supplies	Supplies	\$ 1,294.64
Crescent Electric Supply	Supplies	\$ 613.49
Doll Distribution	Beverages	\$ 1,707.70
ECO LAB	Supplies	\$ 1,123.99
Fintech	Services	\$ 134.60
Fullsteam	Services	\$ 1,004.91
Grainger	Supplies	\$ 207.29
Guest Supply	Supplies	\$ 2,004.89
Heartland Payment System	Services	\$ 253.50
Horwath Laundry Machinery Co	Services	\$ 988.48
HyVee	Supplies	\$ 2,059.12
Iowa Division of Labor Elevator	Services	\$ 350.00
Johnson Brothers	Beverages	\$ 956.15
King's Pointe Resort Payroll- 9/5	Payroll	\$ 123,685.90
Martin Brothers	Food	\$ 21,526.10
Mid American Energy	Utilities	\$ 32,040.60
Mood Media	Services	\$ 250.63
Nelson's Vet Supply	Supplies	\$ 1,290.00
Northern Lights Distribution	Supplies	\$ 562.82
Pepsi Beverage Co	Beverages	\$ 985.69
Plumbing & Heating Wholesale	Supplies	\$ 481.33
Quore Systems LLC	Services	\$ 299.25
Rebnord Technologies	Services	\$ 85.55
Sarah Taylor	Services	\$ 1,500.00
Shift 4	Services	\$ 17,434.02
Sioux City Diocese	Refund	\$ 150.00
Storm Lake Ace Hardware	Supplies	\$ 64.95
Sysco Iowa Inc	Food	\$ 110.34
Visual Edge IT	Services	\$ 423.38
		<u>\$ 221,411.56</u>

REGULAR COUNCIL MEETING, CITY OF STORM LAKE, CITY HALL COUNCIL CHAMBERS, SEPTEMBER 2, 2025, 5:00 PM

CITY OF STORM LAKE, REGULAR COUNCIL MEETING, CITY HALL COUNCIL CHAMBERS, SEPTEMBER 2, 2025, 5:00 PM

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

Staff Present: City Manager Keri Navratil, Assistant City Manager David Derragon, Police Chief Chris Cole, 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 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 with the exception of removing item number two regarding the Pilot Program from the agenda. Seconded by Council Member McKinney. Vote: All ayes with Council Member Ramos absent. Motion carried.

Disclosure by City Council Members - Council Member McKinney announced that he will abstain from voting on item number three.

Council Member Ramos arrived at 5:02 pm.

Hear the Public – No comments from the Public.

Consent Agenda -. Moved by Council Member Martinez to approve the Consent Agenda which includes list of bills Check #'s 83239 through 83238, EFT #'s 1727, 66717 through 6805, approve August 18, 2025, Regular City Council minutes, and August 19, 2025, Special City Council Minutes, approve King's Pointe and Sunrise Pointe disbursements, approve renewal liquor license for Denoches Bar Dance Club, MMS at BVU (Sodexo), and Pro Day Spa, Approve 5 year Maintenance Agreement with Huber Technology, Approve new board members to the Planning and Zoning Board: Dalton Walker (term to expire 06/30/2028) and Daniel Eisenstein (term to expire 06/30/2027), approve Buy Local information, and approve Storm Lake Police Department City Code Enforcement update. Seconded by Council Member McKeon. Vote: All ayes. Motion carried.

Mayor Porsch publicly named Dalton Walker and Daniel Eisenstein as the two new board member applicants for the Planning and Zoning Board and thanked them for volunteering to be on the board

REGULAR COUNCIL MEETING, CITY OF STORM LAKE, CITY HALL COUNCIL CHAMBERS, SEPTEMBER 2, 2025, 5:00 PM

Unfinished Business

Storm Lake Proud Week Allocation of Funds - Moved by Council Member McKeon to approve Resolution No. 73-R-2024-2025 Allocation of Funds Generated Through Storm Lake Proud Clean Up to be allocated to the Voucher program with further details to come. Seconded by Council Member Martinez. Roll call vote: All ayes. Motion carried.

RESOLUTION NO. 73-R-2024-2025

A RESOLUTION AUTHORIZING THE USE OF FUNDS TO FUTURE STORM LAKE PROUD CLEAN UP INITIATIVES

WHEREAS, the City of Storm Lake recognizes the valuable contributions Storm Lake Proud Clean Up events; and

WHEREAS, the City recognizes the efforts of residents to clean up their properties in conjunction with the City's goals and public interest; and

WHEREAS, the City Council finds that supporting a Storm Lake Proud Clean Up Voucher Program will serve a public purpose and benefit the community as a whole;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF [CITY NAME], IOWA:

1. That the City of Storm Lake hereby designates \$2,115 to the Storm Lake Proud Clean Up Voucher Program to be implemented in 2026.
2. That this resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED this 2nd of September, 2025

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

New Business

Zoning Map Amendment - Moved by Council Member Martinez to approve Resolution No. 09-R-2025-2026 to set a public hearing for Application 2025-1: A request for a Zoning Map Amendment Change In The IN-3 Hospital Medical Facilities Zoning District to allow for a change to CC Community Commercial. Seconded by Council Member Ricklefs. Roll call vote: All ayes. Motion carried.

REGULAR COUNCIL MEETING, CITY OF STORM LAKE, CITY HALL COUNCIL CHAMBERS, SEPTEMBER 2, 2025, 5:00 PM

RESOLUTION NO. 09-R-2025-2026

RESOLUTION SCHEDULING A PUBLIC HEARING ON A PROPOSED ORDINANCE AMENDING THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE IN THE CITY OF STORM LAKE

WHEREAS, the City Council of the City of Storm Lake, Iowa, is considering an ordinance to amend the zoning map classification of certain real estate of the City of Storm Lake, Iowa

WHEREAS, the City Council wishes to give members of the public the opportunity to be heard regarding the Ordinance under consideration.

NOW, THEREFORE, be it hereby resolved that the Ordinance is scheduled for public hearing at the Council Chambers at City Hall at the regular council meeting scheduled September 15, 2025 at 5:00 p.m. The City Clerk is further directed to have a copy of this Resolution, a copy of the proposed ordinance, and general notice of such public hearing published in the Storm Lake Times Pilot on a date not less than four (4) days prior to said meeting.

Passed and approved this 2nd day of September 2025.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Council Member McKinney's Resignation - Moved by Council Member McKeon to approve the motion to accept Council Member McKinney's resignation. Seconded by Council Member Ramos. Vote: All ayes with Council Member McKinney abstaining. Motion carried.

Employee Handbook – City Clerk Martinez reviewed and discussed the proposed changes to the Employee Handbook with Council Members.

Water Treatment Plant, Water Rates and Design Advisory Ad Hoc Committee – City Manager Navratil informed and updated Council Members with the names of the members who have volunteered to be members of the Ad Hoc Committee. She announced that the first meeting will be held Wednesday, September 10th, 2025, at 5:00 pm at the Water Treatment Plant where the committee will be given a tour of the plant and then we will review a preliminary engineer's report provided by ISG. These meetings are open to the public and will be advertised and agendas will be posted for the meetings.

REGULAR COUNCIL MEETING, CITY OF STORM LAKE, CITY HALL COUNCIL CHAMBERS, SEPTEMBER 2, 2025, 5:00 PM

City Council Requested Items / City Council Updates – Council Member McKeon requested an update of the College and 3rd Lift Station project. City Manager Navratil updated the council with the project. Josh Pope with Bolton & Menk also gave an update on the Scout Park and Ice House Lift Station project.

Adjourn - Moved by Council Member McKinney to adjourn at 5:48 pm. Seconded by Council Member Ramos. Vote: All ayes. Motion carried.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Return to:

**CITY OF STORM LAKE
CONTRACT FOR WATER SERVICE**

On this _____ day of _____, 20____, the following Agreement is reached between _____ and _____, hereinafter referred to as "APPLICANT" and the City of Storm Lake, Iowa, hereinafter referred to as "CITY".

Background

CITY is a municipal corporation of the State of Iowa, located in Buena Vista County. CITY operates a water plant and water distribution system and is authorized by its Ordinance III-4-6 to sell water to property owners located outside the city limits and not contiguous to those limits. APPLICANT desires to purchase water from CITY. The parties, therefore, agree that CITY will sell water to APPLICANT and APPLICANT will purchase water from CITY in accordance with the following terms and conditions.

Agreement

1. APPLICANT hereby requests water service to the following described premises:

Street Address: 208 Casino

Legal Description: See attached Exhibit "A," incorporated herein by reference.

APPLICANT hereby warrants that APPLICANT (individually or jointly, as appropriate) holds title in fee simple to the property described.

2. CITY hereby agrees to sell water to APPLICANT to service the residence or commercial property located upon the property based upon APPLICANT'S representation that the parcel described is the entire parcel of real estate owned by the APPLICANT which is contiguous to the site for which water service is sought.
3. The water to be purchased shall be for human consumption and household or commercial use only and shall not be used for livestock, poultry or other farming operations. In

addition, APPLICANT agrees that APPLICANT will not resell the water provided by CITY to any other consumer.

4. The parties agree that APPLICANT shall not consume more than 96,000 gallons of water in any calendar year nor more than 8,000 gallons of water in any calendar month.
5. Notwithstanding the provisions of the previous paragraph, the parties understand and agree that CITY shall only be responsible to provide water of quality required by the CITY's permit from the Iowa Department of Natural Resources, and that the CITY shall not be liable for failure to supply a particular quantity of water provided that CITY is operating in good faith and is not intentionally treating APPLICANT differently than it is treating consumers within its corporate limits. CITY shall also not be liable for temporary disruption in water service caused by the necessity of repairing, replacing, or servicing water mains which service APPLICANT'S property. Note: In the Bel-air subdivision, the CITY shall not have any responsibility to repair or replace the water main unless and until the Bel-air distribution system has been conveyed to the CITY.
6. APPLICANT agrees that APPLICANT shall be solely responsible for constructing a service line to the nearest available CITY main and the hook up thereto, including the cost thereof, and it is specifically understood that CITY shall have no responsibility to extend its existing main so as to service APPLICANT'S property. Applicant shall be responsible for installing a stop cock (shutoff) on the waterline where it will be accessible to the CITY and for installing a water meter as set forth in paragraph 10. In addition to the actual cost of construction and hook up to the CITY main, APPLICANT shall pay a special hook up fee in the amount of \$1,500.00 to CITY and which fee must be paid prior to the installation of the service line.
7. APPLICANT further agrees that after the installation of the service line APPLICANT shall remain solely responsible for the maintenance and any necessary repairs or replacement of the service line and the cost thereof.
8. APPLICANT further agrees that all installation of service lines and the subsequent maintenance thereof shall be done by a licensed plumber and that no connections to the CITY'S main shall be made except upon specific authorization of the CITY and with appropriate supervision of CITY personnel.
9. The term of this Contract shall be for a period of **10** years commencing on the date of this agreement. Continued service under this Contract shall be governed by the Chapter III 4 of the Storm Lake Municipal Code and service rules. This contract may automatically renew for additional one-year terms upon the expiration of the initial 10-year term unless either party notifies the other party at least one year in advance of the termination of the contract that they desire to renegotiate the contract or terminate the contract.
10. To measure the quantity of water consumed, APPLICANT agrees to purchase a meter and a remote meter, of a size and model to be determined by CITY, from CITY at a cost of **\$995.01**. APPLICANT further agrees that the meters shall be installed at a location and in the manner required by CITY.

11. APPLICANT shall pay CITY for all water consumed at a rate equal to 150% of the rate charged to CITY'S residential or commercial consumers, as appropriate, payable monthly. The rate referred to herein shall be the rate or rates applicable under the provisions of Chapter III-5 of CITY'S municipal code and any subsequent amendments thereto. The 150% factor shall be applicable not only to the base rate set forth in III-5-1, but also to the premium rate set forth in III-5-7 as well as any other applicable surcharges subsequently adopted. If APPLICANT should request that billings be sent to any person other than APPLICANT, such as a tenant, APPLICANT shall nevertheless be liable for all payments due from the third party if they should default.
12. APPLICANT agrees to be bound by all of the provisions of Chapter III-4 of the Storm Lake Municipal Code, as it now reads or may hereafter be amended, relating to the respective rights and responsibilities of water consumer within the City of Storm Lake and the authority of the City of Storm Lake to enforce its ordinances, including disconnection, collections of rates and charges, and termination of service, to the extent not inconsistent with this Contract. APPLICANT also agrees to be bound by the provisions of Chapter III-5 of the Municipal Code of the City of Storm Lake relating to water conservation measures at any time that such conservation measures are activated for residents of CITY.
13. a. If at any time during the Contract the CITY should annex additional territory into CITY and which annexation is subsequently approved by the City Development Board of the State of Iowa, and if as the result of that annexation any boundary (or portion thereof) of the property described in Paragraph 1 is then contiguous with any portion of the boundary of the City limits of CITY, APPLICANT agrees to file a voluntary petition of annexation to the City of Storm Lake with respect to the property described in Paragraph 1 within 30 days after written notification by CITY of the earlier annexation that caused the contiguous boundaries. Failure to comply with this term shall be deemed a material breach of this Agreement.
 - b. APPLICANT also agrees that if, during the term of the Contract, CITY shall initiate a plan to involuntarily annex territory including the property described in Paragraph 1, APPLICANT will not file nor permit to be filed on APPLICANT'S behalf any resistance to the plan of involuntary annexation.
 - c. To guarantee the effectiveness of the covenants contained in this paragraph, APPLICANT identifies the following person or persons who would have a dower interest in this property that are not otherwise parties to this Agreement, and by their signatures hereto, those persons with a dower interest hereby subordinate that dower interest and agree to be bound by the terms of this paragraph. APPLICANT further agrees to obtain a subordination agreement with respect to each lienholder having an interest in this property wherein that lienholder consents to the provisions of this paragraph and this Agreement shall not become effective until such subordination agreements have been received by CITY. Persons who would have a dower or spousal interest in this property are:

(insert the name of any spouse of an owner who is not himself or herself an owner)

Lienholder against this property as of this date is:

14. If APPLICANT should breach any of the provisions of this Agreement, CITY Shall be entitled to bring an action for specific performance or for damages, as appropriate, and as an alternative to an action for specific performance and as an additional remedy in connection with or independent of an action for damages, CITY may terminate the Contract. As an additional remedy with respect to a breach of the provisions of Paragraph 4, CITY shall be entitled to charge for the excess water consumed at a rate equal to 200% of the normal contract billing rate. As an additional remedy with respect to a breach of the water conservation provisions of Paragraph 12, CITY shall be entitled to charge at the rate of three cents (\$0.03) per gallon for excess gallons consumed when water conservation is in effect.

15. This Agreement shall run with the land described in Paragraph 1 and shall be binding upon the heirs, successors, and assigns of each of the parties.

CITY OF STORM LAKE

APPLICANT

(every person having an ownership interest must sign, as well as any spouse of an owner)

By _____
Micheal Porsch, Mayor

(Type Owner Name)

Mayra A. Martinez, City Clerk

(Type Owner Name)

STATE OF IOWA, COUNTY OF BUENA VISTA

This instrument was acknowledged before me on the _____ day of _____, 2025, by Michael Porsch and Mayra Martinez, as Mayor and City Clerk, respectively, of the City of Storm Lake, Iowa.

,

Notary Public in and for the State of Iowa

STATE OF IOWA, COUNTY OF BUENA VISTA

This instrument was acknowledged before me on the _____ day of _____, 2025, by _____

'
Notary Public in and for the State of Iowa

Exhibit A

LOT THIRTEEN (13), SOUTH CASINO BEACH ADDITION TO BUENA VISTA COUNTY, IOWA, AND ALL THAT PART OF THE PROPERTY DESIGNATED AS 92ND AVENUE ON THE OFFICIAL PLAT OF SAID ADDITION THAT ADJOINS AND LIES WEST OF THE ABOVE-DESCRIBED LOT, SUBJECT TO EXISTING ROAD EASEMENT.

4925-2221-6552-1\11149-1000

Staff Summary

9/15/2025

Agenda Item # D.1.A.



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	\$1,431.74
	Contract/Agreement	\$289,051.56
	Local	\$79,361.85
	Non-Local	\$225,636.17
	Payroll/UBRefunds, <u>\$421,499.59</u>	
	PyrlTax & Ins	
	Total Expenses:	\$1,016,980.91
	Supporting Documents Attached	

RECOMMENDATION:

ATTACHMENTS:

1. [9/15/.2025 Project Report](#)

Summary

Project Summary							
Project Number	Project Name	Total Budget	Date Range Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining
0P1.131538	Memorial Road Street & Utility Impro...	4,126,579.75	0.00	4,201,654.40	0.00	4,201,654.40	-75,074.65
22-26698	Storm Lake WTP- Well No. 21	1,795,006.50	1,795,006.50	1,580,428.81	32,725.90	1,613,154.71	181,851.79
22-27926	Storm Lake WTP- Well #22	2,586,254.03	2,586,254.03	1,812,490.43	1,786.20	1,814,276.63	771,977.40
23-092	King's Pointe Remodel/Refresh	446,537.52	446,537.52	426,545.09	0.00	426,545.09	19,992.43
23-29446	WWTP UV Disinfection Building	275,138.00	0.00	191,768.00	0.00	191,768.00	83,370.00
23-29447	College & 3rd St Lift Station Replacem...	1,631,615.00	1,631,615.00	777,867.53	7,773.80	785,641.33	845,973.67
24-31153	WWTP Blower Project (EECBG)	129,600.00	129,600.00	86,701.50	1,500.00	88,201.50	41,398.50
24-31751	Storm Lake WTP- Well #23	74,000.00	74,000.00	85,569.04	0.00	85,569.04	-11,569.04
24-31828	WTP Prelim Engineering Report	83,000.00	83,000.00	36,790.00	8,492.30	45,282.30	37,717.70
24X.136745	Apron Expansion Improvements	285,900.00	285,900.00	30,900.00	0.00	30,900.00	255,000.00
FEMA HMGP (HMA) 4483	FEMA HMGP (HMA) 4483	4,632,415.50	4,632,415.50	1,174,362.79	172,833.87	1,347,196.66	3,285,218.84
IA0091	SL Elevated Water Storage- Tower #5	7,434,973.15	7,434,973.15	6,068,253.88	24,726.20	6,092,980.08	1,341,993.07
P11.120411	Highway 7/110 Traffic Lane/Signalizat...	4,776,040.38	1,491.46	5,111,072.89	0.00	5,111,072.89	-335,032.51
WRAC 25-675	Sunrise Park Boat Ramp & Area Impro...	227,700.00	227,700.00	0.00	0.00	0.00	227,700.00
Report Total:		28,504,759.83	19,328,493.16	21,584,404.36	249,838.27	21,834,242.63	6,670,517.20

Group Summary						
Group	Total Budget	Date Range Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining
Airport Projects	285,900.00	285,900.00	30,900.00	0.00	30,900.00	255,000.00
ARPA Project	1,795,006.50	1,795,006.50	1,580,428.81	32,725.90	1,613,154.71	181,851.79
King's Pointe Resort Projects	446,537.52	446,537.52	426,545.09	0.00	426,545.09	19,992.43
Sanitary Sewer Projects	6,668,768.50	6,393,630.50	2,230,699.82	182,107.67	2,412,807.49	4,255,961.01
Street Construction	8,902,620.13	1,491.46	9,312,727.29	0.00	9,312,727.29	-410,107.16
Water Project	10,178,227.18	10,178,227.18	8,003,103.35	35,004.70	8,038,108.05	2,140,119.13
Water Recreation Access Cost-Share P...	227,700.00	227,700.00	0.00	0.00	0.00	227,700.00
Report Total:	28,504,759.83	19,328,493.16	21,584,404.36	249,838.27	21,834,242.63	6,670,517.20

Type Summary						
Group	Total Budget	Date Range Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining
Construction	13,540,417.15	4,364,150.48	12,492,507.26	41,999.70	12,534,506.96	1,005,910.19
Federal/State Grant	14,653,642.68	14,653,642.68	9,055,107.10	199,346.27	9,254,453.37	5,399,189.31
Grant	227,700.00	227,700.00	0.00	0.00	0.00	227,700.00
Professional Service Study	83,000.00	83,000.00	36,790.00	8,492.30	45,282.30	37,717.70
Report Total:	28,504,759.83	19,328,493.16	21,584,404.36	249,838.27	21,834,242.63	6,670,517.20

Staff Summary

9/15/2025

Agenda Item # D.1.B.



REPORT TO: Honorable Mayor & Council

FROM: Mayra Martinez, City Clerk

SUBJECT: **Motion to Approve Drainage District #13 Invoices**

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

FISCAL IMPACT:

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

ATTACHMENTS:

1. DD No 13 Invoices



Civil Engineering - Land Surveying
Landscape Architecture - Architecture

Beck Engineering

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

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

Invoice number 00045
Date 07/28/2025

Project **2025 Storm Lake Drainage District Engineering**

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

Invoice Summary

Description

CIVIL ENGINEERING

Total

Professional Fees

	Hours	Rate	Billed Amount
Professional Engineer III	2.00	185.00	370.00
Administration	0.50	70.00	35.00
Professional Fees subtotal	2.50		405.00
Invoice total			405.00

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



Civil Engineering · Land Surveying
Landscape Architecture · Architecture

Beck Engineering

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

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

Invoice number 00046
Date 09/02/2025

Project **2025 Storm Lake Drainage District Engineering**

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

Invoice Summary

Description

CIVIL ENGINEERING

Total

Professional Fees

	Hours	Rate	Billed Amount
Project Surveyor I	2.50	95.00	237.50
Administration	0.25	70.00	17.50
Professional Fees subtotal	2.75		255.00
Invoice total			255.00

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

Storm Lake Times Pilot

Buena Vista County's Hometown Newspaper

ADVERTISING GUIDE AURELIA STAR

220 W. Railroad St. • PO Box 487
Storm Lake, IA 50588-0487
(712) 732-4991 accounting@stormlake.com

INVOICE

Invoice #: SJ257056

Date: 08/29/25

Page: 1

Bill To:

Drainage District 13 Email
PO Box 1086
Storm Lake, IA 50588

Your Order #:

Terms: Net EOM after EOM

DESCRIPTION

AMOUNT

Legal - Drainage District Meeting Canceled

\$68.54

Sales Tax: \$0.00

AMOUNT DUE: \$68.54

Payment Slip

To insure proper credit, include this portion with your check to the address shown.
If you're paying multiple invoices at one time, submit each invoice stub that you would like your payment applied to.

Payable to:

Storm Lake Times Pilot
PO Box 487
Storm Lake, IA 50588-0487

Drainage District 13 Email

Invoice SJ257056

AMOUNT DUE: \$68.54

HUDSON LAW FIRM
P.O. Box 210
Pocahontas, IA 50574

Cell Phone 712-358-2677

Invoice

DATE	INVOICE #
8/27/2025	136

BILL TO
City of Storm Lake P.O. Box 1086 Storm Lake, IA 50588

DUE DATE
9/30/2025

DESCRIPTION	QTY	RATE	AMOUNT
1/15/24 City, attended zoom mtg re: DD13 w/ City council, engineer & landowners	1	300.00	300.00
1/16/24 DD13 Tele conf 2/John Hight re: 1/15/24 meeting & process going forward	0.75	300.00	225.00
1/23/24 dd13 sent petition form to city clerk w/copy to Beck Engineering	0.25	300.00	75.00
1/24/24 dd13 tele conf w/ city clerk re: publishing minutes & pay with stamped warrants	0.33		100.00
2/13/24 City - zoom mts w/ city officials re:drainage procedure & general drainage process	0.75	300.00	225.00
3/18/24 City, Tele conf w/John Hight & City council re: tyson drainage petition and procedure	0.5	300.00	150.00
7/10/24 DD130 tele conf re: reviewing drain code dissolving a district & where DD facilities go	0.75	300.00	225.00
8-8-24 tel conf w/john hight re: dissolving DD130	1	300.00	300.00
11-5-24 2 tel conf w/John Hight re: dissolving DD130	0.5	300.00	150.00
11-5-24 Research DD130	0.5	300.00	150.00
11-5-24 rec'd drainage warrant BV county auditor #840 \$925 paid on account			-925.00
1/6/25 DD130 tele conf w/John Hight re: meeting on 1/20/25 1/3 hr		300.00	100.00
1/20/2025 2 tele conf/kim Woltman re: Beck report 1/3 hr			100.00
1/31/25 DD13 tele conf w/Kim Woltman re:procedures 1/3 hr			100.00
03/24/25 DD13 Tele conf/John Hight re: information meeting 1/3 hr			100.00
04/25/25 DD13 tele conf w/John Hight (beck Eng) re: work mtg & Brian Bloome letter 1 hour charge 1/2 hour only	0.5	300.00	150.00
8/4/25 DD13 tele conf w/Jon Hight of Beck eng. & call back to Kim Woltman 1/3 hr			100.00

Make all checks to Hudson Law Firm. If you have any questions please contact Jim Hudson

Total	1,625.00
Balance Due	1,625.00

Staff Summary

9/15/2025

Agenda Item # E.1.



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

REPORT TO: Honorable Mayor & Council

FROM: 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. [2025 Mid-Year Report Final](#)



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 took 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?

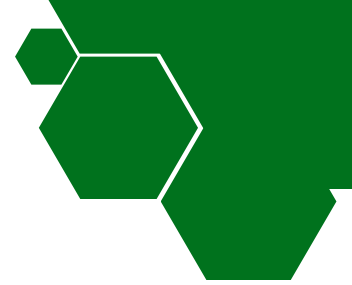
The following key priorities were identified for the next five years:

- **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**
- **Nature Area 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



ONGOING OBJECTIVES

During Strategic Planning, the Mayor and Council determined the steps that would be necessary to implement their key goals and objectives. Work will continue in all areas.

WATER/WASTEWATER

- Water Department upgrades
- Design/land acquisition for new water plant
- Seeking grant opportunities

ECONOMIC DEVELOPMENT

- Consideration of purchasing property
- Development Committee/Board for Investors
- Small Business Development coordination with Storm Lake United
- Retail Coach Reporting
- Update from City Staff regarding Economic Development efforts
- Retention & expansion support for business succession

STREET RESURFACING & MAINTENANCE

- Proactive resurfacing and maintenance
- Placement of overlay line item in budget
- Pay for classes and training for new staff

FIRE DEPARTMENT MODERNIZATION AND EXPANSION

- Modernization of rigs
- Expansion of services (inspections)
- Consideration for more full-time staff
- Locating grant opportunities

STRATEGY

ONGOING OBJECTIVES

RECREATION CENTER

- Council Members Ramos and Ricklefs to lead a potential Steering Committee if needed
- Investigation of options, potential feasibility study
- Consider 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

NATURE AREA DEVELOPMENT

- Consider gravel trail
- Address parking
- Consider 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 tower is nearing completion. Planning toward a future new water treatment plant 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 staff completing training.
- **Fire Department** - Two new fire trucks have been ordered to modernize the fleet.
- **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.
- **Nature Area** - A plan is in place to develop a currently-unused 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

Achievements since January 2025

- Hosted the Blue Blood Drive.
- Offered 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 to build and deliver beds for Storm Lake families in need.
- Hired new Patrol Officer 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. Over 100 officers from multiple agencies were involved with this incident.
- 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.
- Offered 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.
- Completed a body camera refresh/replacement for all outdated body cameras.
- Concrete rehab/repair in North parking lot.
- Purchased defensive tactics training mats for the facility.
- Completed facility repairs at the West 7th impound.
- Judged Storm Lake Elementary School 4th Grade Debate event.
- 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.
- New K-9, Duke trained and sworn into service.
- Hosted Tacos with a Cop event at Seneca Park.
- Hosted a study visit from Pelham PD officers.
- Conducted a summer bike safety talk at Storm Lake Elementary School.
- Participated in Kids Fest event.
- 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/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 programs 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

Achievements since January 2025

- Hired Fire Department's 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 providing education for 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.
- Onboarded two additional volunteer firefighters.
- Responded to local needs such as an apartment house fire incident, and assisted other area departments as requested.
- Replacement and addition of 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 SLFD Safety Education House.
- Marched in the Star Spangled Spectacular parade with the SLFD historic hose cart unit.
- Continued a vigorous training schedule, including an ice rescue training on the lake ice.
- Budgeted for future needs including two fire trucks to modernize the fleet, which are now on order.



DEPARTMENTAL PROGRESS REPORTS

Public Services

Achievements since January 2025

PARKS

- Cleaned up from seasonal storm damage and removed damaged trees.
- Cleared and replanted landscape areas in the outdoor waterpark.
- Repaired fountain at Awaysis Park and returned it to service.
- Cleaned out drainage basin areas at Awaysis Park parking area.
- Installed a new water fountain station at Chautauqua Park (grant funded).

STREETS

- Repaired concrete - N. Emerald Drive, Radio Road, Sunrise Park Road, PD parking.
- Trimmed or removed damaged or dead trees at numerous locations on residential parking.
- Responded numerous times for trees and branches down from multiple storms.
- Completed storm sewer jetting - Michigan/W. 6th, Vestal/7th, Erie/W. 9th, Lake/2nd.
- Received delivery of new mastic mixer trailer and conducted training for road repairs.
- Completed storm sewer repairs - E. Milwaukee, N. Emerald, 9th Street.

- Asphalt overlay project completed - Seneca Street.
- Asphalt overlays project completed - Angier, Shoreway and Northwestern.

GOLF COURSE

- Moved 10 trees from nursery location onto golf course.

EVENTS

- Set up and removed barricades for several community events.



DEPARTMENTAL PROGRESS REPORTS

Water Department

Achievements since January 2025

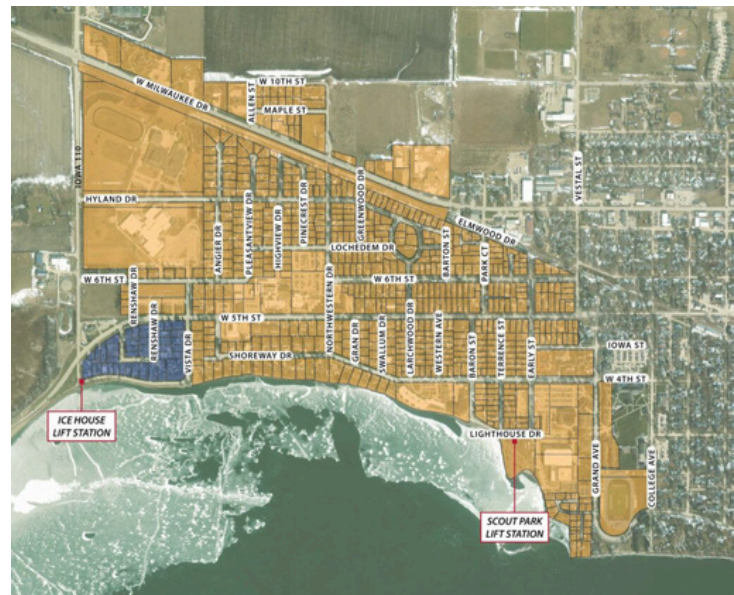
The period has been a landmark one for the City of Storm Lake Water and Wastewater departments.

The new City 1.75-million-gallon water tower neared completion, with construction on pace to finish in October. This project is a once-in-a-generation accomplishment, the first tower constructed in Storm Lake since the early 1990s.

The City also started the process of designing, and ultimately constructing, a new water treatment facility. Moving forward, an ad-hoc committee will assist with planning and funding option recommendations.

Additional achievements:

- Water Plant staff successfully passed the Iowa DNR regularly scheduled 3-year sanitary survey.
- Completion of Well 21 construction.
- Well 22 work in progress, to be operating this fall.
- Well 18 rehabilitated for additional service.
- Returned Well 4 to online service.
- Made successful emergency repairs to Well 14 by Water Plant staff and contractors.
- Completed the Water System annual water use permit and consumer confidence report for the Iowa DNR and the public.
- Treated 728,377,000 gallons of raw water into potable water for the public.
- Shared water conservation education information with the community.





DEPARTMENTAL PROGRESS REPORTS

BUILDING & CODES

Achievements since January 2025

- Completed final inspection for the last duplex housing project along West Sixth Street.
- Kading Group construction of a new townhouse development on West 10th Street neared completion. Forty-two percent of the mixture of duplex, four plex, and six plex units (of the total of 76 new dwelling units) were occupied and final inspections of these units is complete. Remaining units were framed up to be complete later this year.
- Worked with the third phase of the Early Elementary School. The new wing was scheduled to open to students this fall.
- The Building and Fire Department staffs completed final inspections of Buena Vista University's four-story dormitory.
- The Department inspected the new Buena Vista University Strength and Conditioning Center to be ready for the academic year.
- Worked with Buena Vista University on the new Wrestling Room project.
- Performed the annual sidewalk inspection program.
- Completed rental housing inspections and registration along with the Fire Department staff.
- Inspected a new MRI location at BVRMC which was cleared for use.
- Worked with Merrill Manufacturing on a temporary facility at their North Lake Avenue location to allow them to maintain operations while developing a repair strategy after April windstorm damages.
- Staff successfully completed their Insurance Services Office audit.
- 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

Achievements since January 2025

- Wrote ALA Public Programs/Capital One Hot Spot Grant Continuation. The program provides funding for financial and digital literacy programs and books.
- Wrote ALA United for Libraries/Penguin Random House Grant for Friends of the Library, special programs and books.
- Hosted Election Polling Place #2 in March.
- Housed University of Iowa Outreach Program and Community Service Navigator for the Micronesian Community.
- Teamed with BVU Community Resource program for an intern based at the library, graduated May 2025.
- Installed new shelving and restocked books and materials in April.
- Conducted multiple student tours in May.
- Offered Poet Zoom program for National Pride Month in June.
- Installed new book displays, and hosted a reception for donor Jerry Kahl in June.
- Offered Summer Reading program, beginning in June.
- Continued development of youth programming and activities, including Child Yoga and Mindfulness, Pokemon Club, Aquacadets and Story Time.
- Offered a Summer Blockbusters movie program
- Launched a Dual Language Reading program, in partnership with Storm Lake Community Schools.
- Hosted a BV Naturalist presentation.





DEPARTMENTAL PROGRESS REPORTS

Communications

Achievements since January 2025

- Led planning for Kids' Fest, a growing event that has created much enthusiasm for the community. The festival served an estimated 1,500 children in 2025.
- Promoted continued development of Harmony Garden project.
- Represented the City on local/regional Hometown Pride teams, added website.
- Arranged DNR litter bag program.
- Assisted with marketing and promotion for King's Pointe Resort and waterparks, including new billboard designs.
- Created #escapetheordinary Storm Lake tourism campaign and social posts
- Created advertising for travel guides, magazines, and local event advertising.
- Contributed travel stories, photos and reels for Travel Iowa state distribution.
- Participated in the Iowa Travel & Tourism conference.
- Assisted all departments and partner agencies with public information, flyers, advertng and promotion.
- Served as liaison to media for inquiries.
- Maintained City Volunteer and Donor guides.
- Wrote successful grant for boat ramp improvement project for 2025-2026.
- Wrote grant for Trees Forever to replace storm-damaged trees.
- Worked with emergency management on planning and public information needs.
- Took photos and videos for social media.
- Wrote council meeting update articles.
- Assisted Farmers' Market with promotion.
- Served on Hunger Dialogue committee.
- Served on Employee Engagement committee.
- Served with Friends of the Library as VP.
- Grant research as needed.
- Writing City Code informational series.
- Issuing press releases as needed.
- Creating videos for City website and YouTube channel.





DEPARTMENTAL PROGRESS REPORTS

Economic Development

Achievements since January 2025

- 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 national online location analysis tool that promotes available site and building inventory for Storm Lake.
- Met with 11 local entrepreneurs and providing strategic business planning and site location assistance.
- Assisted business relocation to temporary sites due to storm damage dislocation.
- Attended DEV 25 Economic Development Conference.
- In partnership with the Retail Coach, identified and met with stakeholders and potential franchisees for recruitment of new retail.
- Worked to fill vacant properties by connecting the building owners with entrepreneur(s) starting a new business.
- Assisted in data collection of 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 the City Council during workshops to update Sign Regulations.
- Added 75 new housing units in 2025.
- Maintained 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 neared completion on 1.5M gallon tower



Construction began on three lift station replacements.



Harmony Garden completion was planned.



DNR grant was secured for boat ramp dock/restroom.



New, more accessible library shelving was installed.



City teamed with BV Recycling Center for Clean-up Day.

Projects and Events Gallery



Kids' Fest event added new partners, turnout strong.



Hometown Pride Committee worked on beautification



City purchased a potential site for a child care center.



Planning for Nature Area development.



Renovated Snack Shack reopened for the season



Storm Lake Proud cleanup projects were successful.

Projects and Events Gallery



A new campground playground was installed.



Water station added at Chautauqua Park, grant funded.



In-house statewide advertising targeted tourism.



Signage Committee recommended ordinance updates.



Streets repaired/resurfaced, new equipment added.



New real-time camera published live on City website.

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

9/15/2025

Agenda Item # F.1.



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

REPORT TO: Honorable Mayor & Council

FROM: Chris Cole, Police Chief

SUBJECT: **Motion To Approve A Five-Day Church Event Requests At The Great Lawn**

BACKGROUND: The Storm Lake Police Department has received a noise variance request from Carrie Walsh for a church service to be held in a large tent on the Great Lawn from October 2 through October 7, with services scheduled each evening from 5:00 p.m. to 10:00 p.m. The request includes the use of amplified music (electric pianos with speakers producing between 95 and 110 decibels). Also requesting to allow for a 40' x 80' tent to be used and remain in place for the 5-day event.

FISCAL IMPACT: None

RECOMMENDATION: Vote on request

ATTACHMENTS:

1. Church Event Request Form - Great Lawn

Event Request Form

09/11/2025 2:14 PM (CDT)



Name of Requesting Party or Group	Grant Wells
Phone #	712-299-7314
Mailing Address	55560 150th Ave
Email	grant@wellsagsupply.com
City	Fonda
State	IA
Zip	50540-8732
2nd Contact	Carrie Walsh
2nd Contact Email	carriew@wellsagsupply.com
Position/Relationship	Executive Assistant
2nd Contact Cell Phone	712-299-7314
Event Location	AWAYSIS - Great Lawn (\$200 rental fee required)
Will you be requesting rental of the Open Shelter?	No
Event Date	10/02/2025 - 10/07/2025
Event Type	Church Event
Event Start Time	5:00 PM (CDT)
Event End Time	10:00 PM (CDT)
Will there be amplified noise such as music, spoken word through a microphone or karaoke?	Yes
Use of amplified noise will require a noise variance which will be heard by City Council.	
Will you have horses involved in the event?	No
Will you be selling food or drink as a part of event?	No
Will you be charging admission to this event?	No
Will you be erecting a tent?	Yes

Please upload a map of the park showing the location of the tent, size, and staking layout.



How many people will be attending the event? 75

Do you have electrical needs?	Yes
-------------------------------	-----

Define electrical needs: 4-5 Outlets for speakers and electric piano

Additional Electrical Cost: \$150.00

Will there be alcohol at the event?	No
Will you have inflatables at the event?	No
Will there be fireworks involved with this event?	No
Are you requesting security services provided by Storm Lake Public Safety?	No

Signature 

Signature Date 09/11/2025

Based on the answers provided on this application, City staff will review your event application and provide you with staff support for the event to ensure that you have the appropriate permits, licenses, and reservations in place for a successful event. If you have any questions regarding this application, please contact the City Clerk's office at 712-732-8000 or by email at cityclerk@stormlake.org.

I understand that submitting this application does not guarantee a reservation and that I will receive follow information on planning this event. Yes

Are you requesting Street closures?	No
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Staff Summary

9/15/2025

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: Chris Cole, Police Chief

SUBJECT: **Motion to Approve Storm Lake United Request for Sassy Sauturday Events**

BACKGROUND: SLU is requesting a noise variance for outdoor amplified music and food truck generators for "Sassy Sauturday" scheduled for October 4th, 2025 from 10:00 AM to 2:00 PM.

Below is a brief description of Sassy Saturday:

Sassy Saturday is a retail-focused community event supporting breast cancer awareness in partnership with Buena Vista Regional Medical Center (BVRMC). From September 27 – October 3, participating businesses will sell \$5 bracelets provided by Storm Lake United. Anyone wearing a bracelet on Saturday, October 4, will receive a special incentive at participating businesses (such as a discount, free item, or promotion).

On October 4, we are also planning a food truck hub in Public Parking Lot B (in front of the SLU office) from 10:00 AM – 2:00 PM. Food trucks will arrive earlier for setup and may stay later if they choose. The event will include music, food truck generators, and general community activities. I have already filed the required paperwork with the City for the use of the parking lot.

Participation is open to all Storm Lake businesses, downtown and beyond. Promotions and incentives will be shared through the event's Facebook page and other marketing materials to encourage community engagement.

Please let me know if you need any additional details. I appreciate your help in moving this forward.

Thank you again,
Andrea Almanza

FISCAL IMPACT: None

RECOMMENDATION: Vote on request

ATTACHMENTS:

None

Staff Summary

9/15/2025

Agenda Item # F.3.



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

REPORT TO: Honorable Mayor & Council

FROM: Scott Olesen, Building and Code Compliance Director

SUBJECT: **Public Hearing For Application 2025-1: A Request For A Zoning Map Amendment Change In The IN-3 Hospital Medical Facilities Zoning District To Allow For A Change To CC Community Commercial.**

BACKGROUND: Michael Copeland, DBA Turn Around Properties Storm Lake, LLC, has filed an application with the City of Storm Lake seeking a Zoning Map amendment in the IN-3 Hospital Medical Facilities Zoning District to allow for a change to the CC, Community Commercial Zoning District for the property located at 1309 W Milwaukee Avenue.

The buildings at this location were formerly used by Mr. Copeland for a youth gymnastics facility and has also been used recently for martial arts training. The building was originally connected to the Buena Vista Regional Medical Centers health and fitness center and was at that time utilized for a youth gymnastics facility. The building owned by Mr. Copeland was disconnected from the BVRMC facility and a separate lot was created and was sold by BVRMC.

Mr. Copeland has been in the process of selling the property for some time and has had difficulty doing so due to the current zoning of the property limiting the uses the building could be utilized for. Mr. Copeland feels that the current zoning is no longer valid due to the fact that BVRMC no longer owns the property, and he does not plan to utilize the property as a hospital or medical type facility. Mr. Copeland has had interest in the property for commercial uses. Mr. Copeland's property is adjacent to the CC, Community Commercial Zoning District to the south. This request would extend that CC Zoning District to include Mr. Copeland's property.

The Planning & Zoning Commission met on Tuesday, September 9 at 5:00 and made the recommendation to approve the request for re-zoning to the City Council.

The following criteria was used in the review of the application:

The Planning and Zoning Commission shall determine the following:

1) Whether or not the current classification of the property to be re-zoned is valid. Mr. Copeland has stated that he feels the current Zoning is no longer valid due to the fact that the Hospital no longer owns the property. The Future Land Use Map also indicates that Mr. Copeland's lot as potentially being a "Highway, Commercial, or Industrial Zoning."

2) Whether there is a need for additional land zoned for the purpose requested. According to Table 2.1, of the Comprehensive Plan, Commercial property is currently 8.7 percent of the total land area of the City.

3) Whether the proposed change is consistent with the current land use plan, considering such factors:

i. Whether the re-zoning would result in a population density or development which would in turn cause a demand for services and utilities in excess of the capacity planned for the area. The current sewer and water mains in the area should be adequate to serve future development.

ii. Whether the re-zoning would result in the generating of traffic in excess of the capacity of existing and planned streets in the vicinity. The location fronts on a principal arterial road, so this will be adequate for the proposed needs.

Other items to consider are: 1) The size of the area to be re-zoned. In this case, the Future Land Use Map shows this property as a potential commercial use, and it is adjacent to an existing CC Zoning District. 2) The uses of the surrounding area. The other uses in the area are commercial and institutional. 3) The changing conditions of the area. The property in question was split off and sold by the Hospital and is suitable for commercial use. 4) The use to which the tract has been put. The last uses of the property have been permitted in the proposed zoning district. 5) The tracts' suitability and adaptability to various uses. The current IN-3 Zoning Classification does provide some limitations for development for commercial uses. Re-zoning would make it more flexible to utilize the property for a wider array of

business uses.

iii. Whether there is intent on the part of the applicant to develop the property to be re-zoned diligently and within a reasonable time. The property has an existing building on it and Mr. Copeland is actively trying to sell the property.

Additionally, the Storm Lake Comprehensive Plan has the following items which relate to this application:

The Future Land Use Map of the new Comprehensive Plan shows this property to be potentially used for "Highway, Commercial, and Industrial" uses.

Page 59 Goal 1: Support and expand the City's economic base. "Work with existing businesses to maintain or expand their current sites or relocate to more appropriate sites."

Goal 2: Provide adequate land and infrastructure to make locations within Storm Lake attractive to future businesses.

Ensure an adequate supply of land for business locations and target new areas for businesses in the Land Use Plan.

Since this is a change to the official Zoning map, it will require three readings by the City Council to approve the requested change in Zoning.

FISCAL IMPACT: Approximately \$170.00.

RECOMMENDATION: Open Public Hearing, Receive Public Input, Close Public Hearing.

ATTACHMENTS:

1. Resolution No. 09-R-2025-2026 - Resolution Setting Public Hearing P & Z 2025-1
2. 2025-1 Copeland Application
3. Notice of Public Hearing to the Paper
4. Map with Key

RESOLUTION NO. 09-R-2025-2026

**RESOLUTION SCHEDULING A PUBLIC HEARING ON A PROPOSED
ORDINANCE AMENDING THE ZONING CLASSIFICATION OF CERTAIN
REAL ESTATE IN THE CITY OF STORM LAKE**

WHEREAS, the City Council of the City of Storm Lake, Iowa, is considering an ordinance to amend the zoning map classification of certain real estate of the City of Storm Lake, Iowa

WHEREAS, the City Council wishes to give members of the public the opportunity to be heard regarding the Ordinance under consideration.

NOW, THEREFORE, be it hereby resolved that the Ordinance is scheduled for public hearing at the Council Chambers at City Hall at the regular council meeting scheduled September 15, 2025 at 5:00 p.m. The City Clerk is further directed to have a copy of this Resolution, a copy of the proposed ordinance, and general notice of such public hearing published in the Storm Lake Times Pilot on a date not less than four (4) days prior to said meeting.

Passed and approved this 2nd day of September, 2025.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk



Zoning Ordinance Request

Planning & Zoning and City Council

The City of Storm Lake Zoning Ordinance Article 12 Section 1209 establishes the powers and duties of the Board of Adjustment including reviewing variance request. The applicant should submit the following information, which must accompany this application before it can be considered by the Board of Adjustment.

- The legal description and local address of the property.
- The present zoning classification and the requested zoning classification.
- The existing use of the property and the proposed use of the property.
- A statement of the reasons why the applicant feels the present zoning classification is no longer valid.
- The request will be heard by the Planning & Zoning Commission and the City Council at separate meetings.
- The City of Storm Lake will notify all adjoining property owners to the applicant's property of the upcoming hearing.
- The City of storm Lake will notify the applicant of the hearing date.
- The City of Storm Lake will publish a public hearing notice in a locally circulated newspaper not less than 7 and no more than 20 days prior to the meeting.
- A non refundable application fee of \$200.00 is required at the time of application. The fee will not be refunded if the request is denied by the Planning and Zoning Commission or the City Council..

First Name	Michael
Last Name	Copeland
Address	3292 Sadona Hills
City	Le Mars
State	Iowa
ZIP Code	51031
Phone Number	7123012468
Email Address	copelandm40@yahoo.com
Type of Request	Zoning Map Amendment to the Zoning Ordinance
Property Address	1309 W Milwaukee Ave
City	Storm Lake
State	Iowa
ZIP Code	50588
Legal Description	Currently commercial
Present Zoning District	IN-2-Institutional Facilities
Requested Zoning District	CC-Community Commercial

Why Present Zoning is no Longer Valid:	This building is longer associated with the hospital and needs to be rezoned as commercial in order to sell
Existing Use of Property:	Empty was used for teaching and coaching gymnastics and dance,
Proposed Use of Property	N/A

Signature Agreement

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

Signature	
Date	08/08/2025

Thank you for providing this information. After clicking 'Submit' you will receive a Submission ID number that can be retained for future reference.

You will be updated by our staff, if necessary, as your submission is processed.

Have a great day!

City of Storm Lake Use

Request Number:		Meeting Date:		Application Fee Paid:	
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**NOTICE OF PUBLIC HEARING FOR PUBLICATION
PLANNING AND ZONING COMMISSION
CITY OF STORM LAKE**

File number: **2025-1**

Date: September 9, 2025

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

A petition for a Zoning Map Amendment Change Request in the IN-3 Institutional Facilities Zoning District as applied to the property located at 1309 W Milwaukee and legally described as:

A PART OF LOT ONE (1) OF THE SECOND AUDITOR'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW $\frac{1}{4}$ SE $\frac{1}{4}$) OF SECTION 33, TOWNSHIP 91 NORTH, RANGE 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 at the Northwest (NW) corner of the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of said Section 33; Thence South $00^{\circ} 31' 50''$ West along the West line of said Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$). 807.71 feet to the centerline of Iowa Highway No. 7; Thence South $67^{\circ} 19' 00''$ East along said centerline. 530.66 feet; Thence North $00^{\circ} 20' 00''$ West 48.98 feet; Thence North $89^{\circ} 57' 38''$ East, 202.44 feet; Thence South $00^{\circ} 02' 22''$ East, 229.46 feet to the North line of said Iowa Highway No. 7; Thence North $67^{\circ} 16' 14''$ West along said North line, 218.74 feet to the Point of Beginning.

has been requested by Michael Copeland DBA Turn Around Dance Properties Storm Lake LLC. The parcel contains .87 acres and is subject to all easements of record.

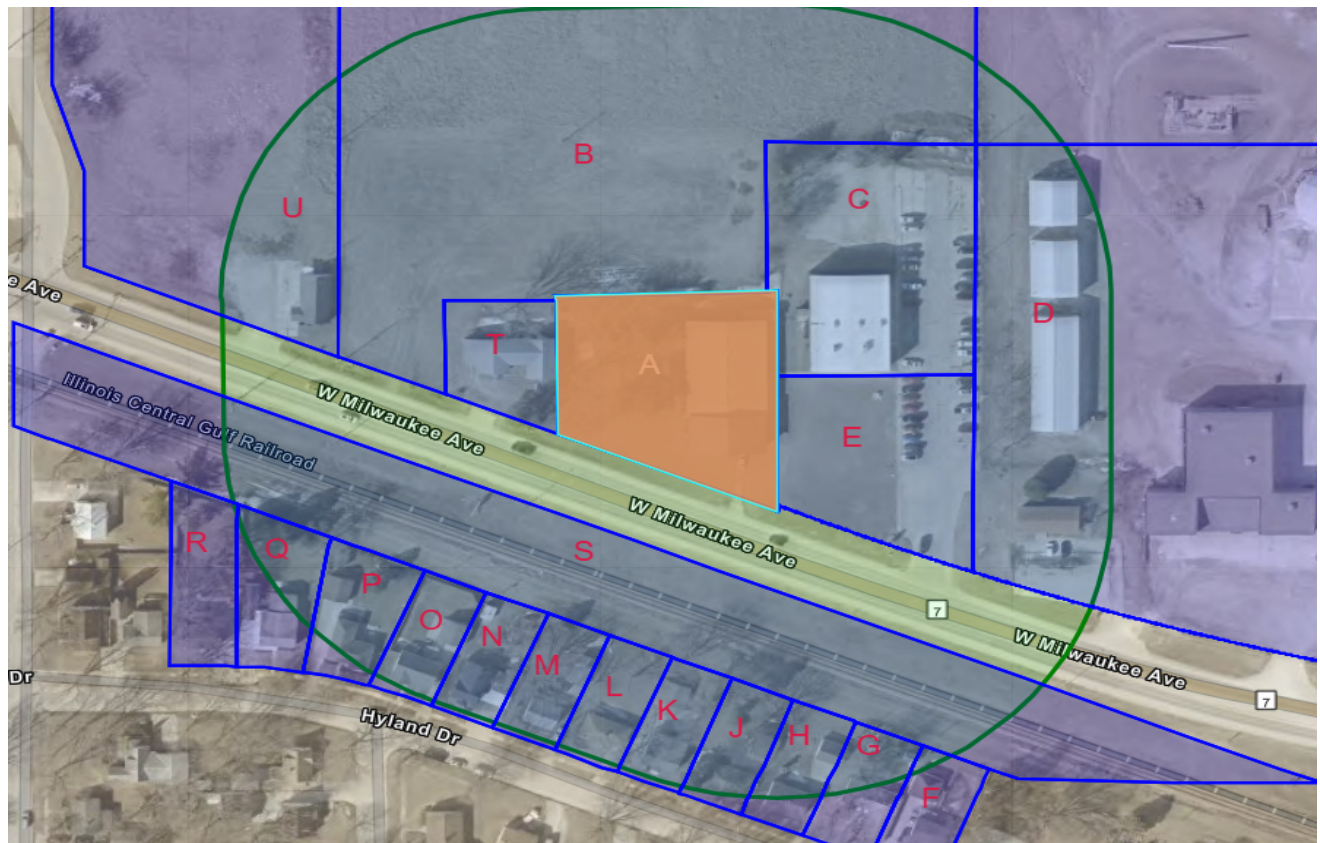
The petition request approval of a Zoning Map Amendment Change in the IN-3 Institutional Facilities Zoning District to allow for a change to CC Community Commercial District.

A public hearing will be held by the Planning and Zoning Commission on September 9, 2025, at 5:00 pm at which time you may appear if you so desire, either in person or by agent or attorney, in opposition to or support of the proposed change in the zoning ordinance to amend the zoning of this parcel from IN-3 to CC. You may attend in person at City Hall, by Telephone: Dial: 1-312-626-6799 or tollfree: 1-888-475-4499 – Zoom Meeting ID 826 8482 2818, or by Computer:
<https://us06web.zoom.us/j/82684822818>

Respectfully submitted,

Scott Olesen
Zoning Administrator

Parcel ID	Map Key	Property Address	Owner Name	Owner Address	Owner City St Zip
1033453013	A	1309 W Milwaukee	TURN AROUND PROPERTIES STORM LAKE LLC	3286 SADONA HILLS	LE MARS, IA 51031
1033453010	B		BUENA VISTA COUNTY HOSPITAL FOUNDATION	1525 W 5TH	STORM LAKE, IA 50588
1033453007	D	1301 W Milwaukee	IOWA STATE OF	800 LINCOLN WAY	AMES, IA 50010
1033453012	E	1305 W Milwaukee	BUENA VISTA COUNTY HOSPITAL	P O BOX 309	STORM LAKE, IA 50588
1404203002	F	721 HYLAND	CARDENAS JORGE	721 HYLAND	STORM LAKE, IA 50588
1033453003	G		IOWA STATE OF	800 LINCOLN WAY	AMES, IA 50010
1033453011	G	1307 W Milwaukee	BUENA VISTA COUNTY HOSPITAL	P O BOX 309	STORM LAKE, IA 50588
1404203001	G	723 HYLAND	LEAL BERTHA AMADOR	1016 WITTER	STORM LAKE, IA 50588
1033452013	H	801 Hyland	MOUNETHEP W OUSH and SANH	801 HYLAND	STORM LAKE, IA 50588
1033452012	J	805 Hyland	FIGUEROA NORBERTO & MARIA	919 N HUGHES AVE	CHEROKEE, IA 51012
1033452011	K	809 hyland	MARROQUIN DOUGLAS A	1071 570TH ST	STORM LAKE, IA 50588
1033452010	L	813 Hyland	PEREZ RODRIQUEZ-DANIUSK	813 HYLAND	STORM LAKE, IA 50588
1033452009	M	817 Hyland	DELP RAY L & ELIZABETH	110 MC KENNA DR	STORM LAKE, IA 50588
1033452008	N	821 Hyland	SANCHEZ-TREJO EDUARDO & MARTINEZ ANABELL	821 HYLAND	STORM LAKE, IA 50588
1033452007	O	825 HYLAND	DINEROS FRANCIS S & DINEROS MARY CRIS PUTI	825 HYLAND	STORM LAKE, IA 50588
1033452006	P	901 HYLAND	GONZALEZ ALEJANDRO & GARCIA JUAREZ ABRIL	901 HYLAND	STORM LAKE, IA 50588
1033452005	Q	905 Hyland	SHULL CLARE W TRUST	824 ANGIER	STORM LAKE, IA 50588
1033452004	R	909 Hyland	RAMIREZ-LEDESMA IGNACIO & ALVAREZ-LEON MARIA	909 HYLAND	STORM LAKE, IA 50588
1033453004	T	1405 W Milwaukee	GEISINGER SUSAN K TRUST	PO Box 424	STORM LAKE, IA 50588
1033453008	U	1427 W Milwaukee	KAR IOWA PROPERTIES LLC	214 LAKE AVE	STORM LAKE, IA 50588



Staff Summary

9/15/2025

Agenda Item # F.4.



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

REPORT TO: Honorable Mayor & Council

FROM: Scott Olesen, Building and Code Compliance Director

SUBJECT: **Ordinance No. 03-O-2025-2026 For A Zoning Map Amendment Change In The IN-3 Hospital Medical Facilities Zoning District To Allow For A Change To CC Community Commercial - 1st Reading**

BACKGROUND: Michael Copeland, DBA Turn Around Properties Storm Lake, LLC, has filed an application with the City of Storm Lake seeking a Zoning Map amendment in the IN-3 Hospital Medical Facilities Zoning District to allow for a change to the CC, Community Commercial Zoning District for the property located at 1309 W Milwaukee Avenue.

The buildings at this location were formerly used by Mr. Copeland for a youth gymnastics facility and has also been used recently for martial arts training. The building was originally connected to the Buena Vista Regional Medical Centers health and fitness center and was at that time utilized for a youth gymnastics facility. The building owned by Mr. Copeland was disconnected from the BVRMC facility and a separate lot was created and was sold by BVRMC.

Mr. Copeland has been in the process of selling the property for some time and has had difficulty doing so due to the current zoning of the property limiting the uses the building could be utilized for. Mr. Copeland feels that the current zoning is no longer valid due to the fact that BVRMC no longer owns the property, and he does not plan to utilize the property as a hospital or medical type facility. Mr. Copeland has had interest in the property for commercial uses. Mr. Copeland's property is adjacent to the CC, Community Commercial Zoning District to the south. This request would extend that CC Zoning District to include Mr. Copeland's property.

The Planning & Zoning Commission met on Tuesday, September 9 at 5:00 and made the recommendation to approve the request for re-zoning to the City Council.

The following criteria was used in the review of the application:

The Planning and Zoning Commission shall determine the following:

1) Whether or not the current classification of the property to be re-zoned is valid. Mr. Copeland has stated that he feels the current Zoning is no longer valid due to the fact that the Hospital no longer owns the property. The Future Land Use Map also indicates that Mr. Copeland's lot as potentially being a "Highway, Commercial, or Industrial Zoning."

2) Whether there is a need for additional land zoned for the purpose requested. According to Table 2.1, of the Comprehensive Plan, Commercial property is currently 8.7 percent of the total land area of the City.

3) Whether the proposed change is consistent with the current land use plan, considering such factors:

i. Whether the re-zoning would result in a population density or development which would in turn cause a demand for services and utilities in excess of the capacity planned for the area. The current sewer and water mains in the area should be adequate to serve future development.

ii. Whether the re-zoning would result in the generating of traffic in excess of the capacity of existing and planned streets in the vicinity. The location fronts on a principal arterial road, so this will be adequate for the proposed needs.

Other items to consider are: 1) The size of the area to be re-zoned. In this case, the Future Land Use Map shows this property as a potential commercial use, and it is adjacent to an existing CC Zoning District. 2) The uses of the surrounding area. The other uses in the area are commercial and institutional. 3) The changing conditions of the area. The property in question was split off and sold by the Hospital and is suitable for commercial use. 4) The use to which the tract has been put. The last uses of the property have been permitted in the proposed zoning district. 5) The tracts' suitability and adaptability to various uses. The current IN-3 Zoning Classification does provide some limitations for development for commercial uses. Re-zoning would make it more flexible to utilize the property for a wider array of

business uses.

iii. Whether there is intent on the part of the applicant to develop the property to be re-zoned diligently and within a reasonable time. The property has an existing building on it and Mr. Copeland is actively trying to sell the property.

Additionally, the Storm Lake Comprehensive Plan has the following items which relate to this application:

The Future Land Use Map of the new Comprehensive Plan shows this property to be potentially used for "Highway, Commercial, and Industrial" uses.

Page 59 Goal 1: Support and expand the City's economic base. "Work with existing businesses to maintain or expand their current sites or relocate to more appropriate sites."

Goal 2: Provide adequate land and infrastructure to make locations within Storm Lake attractive to future businesses.

Ensure an adequate supply of land for business locations and target new areas for businesses in the Land Use Plan.

Since this is a change to the official Zoning map, it will require three readings by the City Council to approve the requested change in Zoning.

FISCAL IMPACT: Approximately \$170.00.

RECOMMENDATION: Review and approve on 1st reading: September 15th, 2025
on 2nd reading: October 6th, 2025
on 3rd reading: October 20th, 2025

ATTACHMENTS:

1. [03O20252026 - Ordinance Amending Zoning Classification - 1703 E Lakeshore](#)

ORDINANCE NO. 03-O-2025-2026

ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF STORM LAKE, IOWA BY CHANGING THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE

WHEREAS, after due notice of intended action as provided by law, the City Council of the City of Storm Lake, Iowa, has determined that the zoning ordinance of this City should be amended as set forth below; and

WHEREAS, said action has been recommended by the Planning and Zoning Commission of the City of Storm Lake, Iowa;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Storm Lake, Iowa, that, pursuant to Article IV, Section 406 of the Zoning Ordinance of the City of Storm Lake, Iowa, the official zoning map, as referred to therein, is hereby amended as follows:

A PART OF LOT ONE (1) OF THE SECOND AUDITOR’S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW ¼ SE ¼) OF SECTION 33, TOWNSHIP 91 NORTH, RANGE 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 at the Northwest (NW) corner of the Southwest Quarter of the Southeast Quarter (SW ¼ SE ¼) of said Section 33; Thence South 00° 31’ 50” West along the West line of said Southwest Quarter of the Southeast Quarter (SW ¼ SE ¼). 807.71 feet to the centerline of Iowa Highway No. 7; Thence South 67° 19’ 00” East along said centerline. 530.66 feet; Thence North 00° 20’ 00” West 48.98 feet; Thence North 89° 57’ 38” East, 202.44 feet; Thence South 00° 02’ 22” East, 229.46 feet to the North line of said Iowa Highway No. 7; Thence North 67° 16’ 14” West along said North line, 218.74 feet to the Point of Beginning.

are hereby rezoned from a district classification of IN-3 (Hospital Medical Facilities) to a district classification of CC (Community Commercial).

This ordinance shall be in full force and effect from and after its passage and publication as provided by law.

PASSED AND APPROVED this 15th day of September, 2025

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Staff Summary

9/15/2025

Agenda Item # F.5.



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

REPORT TO: Honorable Mayor & Council

FROM: Scott Olesen, Building and Code Compliance Director

SUBJECT: **Resolution No. 10-R-2025-2026 Approving Change Order No.4 for the New Production Well No. 22 Project**

BACKGROUND: New Production Well No. 22 is currently under construction by King Construction. The existing well casings do not currently have grout completely filling the spaces between the 16-inch and 24-inch casings. Upon discovering this condition, ISG Engineering is recommending that this be completed to prevent a future structural issue such as a sinkhole. This change order will allow the grout to be installed.

Change Order No. 4 will result in an increase of \$5,807.50 to the current construction contract with King Construction, resulting in a new contract price of \$2,429,861.53.

FISCAL IMPACT: The construction contract with King Construction will increase \$5,807.50.

RECOMMENDATION: Motion to Adopt Resolution No. 10-R-2025-2026 Approving Change Order No. 4 for the New Production Well No.22 Project.

ATTACHMENTS:

1. Change Order No. 04
2. Resolution No. 10-R-2025-2026 - Resolution Approving Change Order No. 4 Production Well 22

Date of Issuance: September 5, 2025

Effective Date: September 5, 2025

PROJECT: City of Storm Lake Production Well No. 22	ENGINEER'S PROJECT NUMBER: 27926
OWNER: City of Storm Lake	DATE OF CONTRACT: September 3, 2024
CONTRACTOR: King Construction	OWNER'S CONTRACT NUMBER:

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

Description:

Additional Work Plugging Well 15: The existing 16 inch and 24 inch casings of Well 15 have no grout inbetween them. Looking at the driller's log, it appears there's some grout between them at the bottom so the aquifer is protected. Work needs to be completed to infill the open space above that to ensure structural integrity.

Attachments:

Certification Page: N/A
Plan Sheets: N/A
Specifications: N/A

CHANGE IN CONTRACT PRICE:

CHANGE IN CONTRACT TIMES:

Original Contract Price:

Original Contract Times: ☐ Working Days ☐ Calendar Days

\$2,380,915.00

Substantial Completion (day or dates): N/A

Ready for Final Payment (day or dates): N/A

Increase from previously approved

Change Orders Number 0 to 3

(Increase) (Decrease) from previously approved

Change Orders Number to

\$43,139.03

Substantial completion (day or dates): N/A

Ready for Final Payment (day or dates): N/A

Contract Price prior to this Change Order:

Contract Times prior to this Change Order:

\$2,424,054.03

Substantial Completion (day or dates): N/A

Ready for Final Payment (day or dates): N/A

Increase of this Change Order:

(Increase) (Decrease) of this Change Order:

\$5,807.50

Substantial Completion (day or dates): N/A

Ready for Final Payment (day or dates): N/A

Contract Price Incorporating this Change Order:

Contract Times with all approved Change Orders:

\$2,429,861.53

Substantial Completion (day or dates): N/A

Ready for Final Payment (day or dates): N/A

RECOMMENDED:

I +S GROUP

By: Amanda Hood
Engineer (Authorized Signature)

ACCEPTED:

City of Storm Lake

By: _____
Owner (Authorized Signature)

ACCEPTED:

King Construction

By: [Signature]
Contractor (Authorized Signature)

Date: 09.08.2025

Date: _____

Date: 09.08.2025

EJCDC® C-941, Change Order.

Prepared and published 2013 by the Engineers Joint Contract Documents Committee.

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43139.03

NET CHANGE IN CONTRACT PRICE
INCREASE (DECREASE) IN CONTRACT TIME, days

Increase of this Change Order:

Additional Work Plugging Well 15: The existing 16 inch and 24 inch casings of Well 15 have no grout inbetween them. Looking at the driller's log, it appears there's some grout between them at the bottom so the aquifer is protected. Work needs to be completed to infill the open space above that to ensure structural integrity.

RESOLUTION NO. 10-R-2025-2026

**RESOLUTION APPROVING CHANGE ORDER NO. 4 FOR THE
CITY OF STORM LAKE PRODUCTION WELL NO. 22**

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

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

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

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

WHEREAS, That Change Order No. 2 for the City of Storm Lake Production Well No.22 is hereby approved in the amount of \$1,000.00 decreasing the total contract price to \$2,439,708.10.

WHEREAS, Change Order No. 3 for the City of Storm Lake Production Well No.22 was hereby approved in the amount of \$15,654.07 decreasing the total contract price to \$2,424,054.03

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

Section 1. That Change Order No. 4 for the City of Storm Lake Production Well No.22 is hereby approved in the amount of \$5,807.50 increasing the total contract price to \$2,429,861.53

PASSED AND APPROVED this 15th day of September 2025.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Staff Summary

9/15/2025

Agenda Item # F.6.



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

REPORT TO: Honorable Mayor & Council

FROM: Scott Olesen, Building and Code Compliance Director

SUBJECT: **Resolution No. 11-R-2025-2026 Approving Change Order No.4 and Final Acceptance for the New Production Well No. 21 Project**

BACKGROUND: New Production Well No. 21 was constructed by Sargent Drilling in the area of Frank Starr Park. This change order reflects reductions in the line items attached to this staff summary for materials or work that was not utilized due to changes in the project. This item will also provide final acceptance of this project based on the recommendation of the City Engineering firm, ISG. The related closeout documents are attached to this staff summary.

FISCAL IMPACT: There is a deduction in the contract price of \$85,038.00, for a new contract price incorporating this change order of \$1,490,940.50.

RECOMMENDATION: Motion to Adopt Resolution No. 11-R-2025-2026 Approving Change Order No.4 and final acceptance for the New Production Well No. 21 Project.

ATTACHMENTS:

1. Resolution No. 11-R-2025-2026 Approving Change Order No 4 - New Production Well No. 21 (004)
2. Change Order No. 4 - Well No. 21
3. Notice of Acceptability of Work 2025-08-15

RESOLUTION NO. 11-R-2025-2025

**RESOLUTION APPROVING CHANGE ORDER NO. 4 FOR THE
NEW PRODUCTION WELL NO. 21 PROJECT**

WHEREAS, the plans, specifications, form of contract, estimate of cost, and award bid were filed with the CITY for the construction of certain public improvements described in general as the New Production Well No. 21; and

WHEREAS, the plans, specifications, form of contract and estimate of cost for said public improvements were published as required by law and approved by the City Council on May 1, 2023; and

WHEREAS, the bid for the construction of certain public improvements described in general as the New Production Well No. 21 project, is hereby accepted, the same being the lowest responsible bid received for said work, as follows: Contractor: Sargent Drilling Amount of bid: \$1,569,449.00 Portion of bid: All; and

WHEREAS, Change Order No. 1 for the New Production Well No. 21 Project was hereby approved in the amount of \$1,452.00 increasing the total contract price to \$1,570,901.00; and

WHEREAS, Change Order No.2 approved on May 20, 2024, increased the project cost in the amount of \$5,077.50 to the contract for a total contact amount of \$1,575,978.50; and

WHEREAS, Change Order No. 3 approved on February 3, 2025, for the New Production Well No. 21 Project is hereby approved extending the substantial completion to June 1, 2025, to allow the contractor time to finish the project; and

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

Section 1. That Change Order No.4 as recommended by ISG is hereby approved in the amount of \$85,038.00 decreasing the contract amount from \$1,575,978.50 to \$1,490,940.50.

SECTION 2. Final Payment, pursuant to State Code, will be made to Sargent Drilling in the amount of \$74,547.03.

SECTION 3. That the Mayor and Clerk are hereby directed to execute Change Order No. 4, make final payment, and complete project closeout for project.

PASSED AND APPROVED this 15th day of September 2025.

Michael Porsch, Mayor

ATTEST:

Mayra Martinez, City Clerk

Date of Issuance: August 5, 2025

Effective Date: Upon Signature

PROJECT: <u>New Production Well No. 21</u>	ENGINEER'S PROJECT NUMBER: <u>26698</u>
OWNER: <u>City of Storm Lake</u>	DATE OF CONTRACT: <u>June 5, 2023</u>
CONTRACTOR: <u>Charles Sargent Irrigation, Inc. dba Sargent Drilling</u>	OWNER'S CONTRACT NUMBER:

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

Description:

Rectify quantities to correspond to actual quantities installed.

Attachments:

CHANGE IN CONTRACT PRICE:

CHANGE IN CONTRACT TIMES:

Original Contract Price:

\$1,569,449.00

Increase from previously approved

Change Orders Number 1 to 3

\$6,529.50

Contract Price prior to this Change Order:

\$1,575,978.50

Decrease of this Change Order:

-\$85,038.00

Contract Price Incorporating this Change Order:

\$1,490,940.50

Original Contract Times: ☐ Working Days ☒ Calendar Days

Substantial Completion (day or dates): June 30, 2024

Ready for Final Payment (day or dates): July 31, 2024

Increase from previously approved

Change Orders Number 1 to 3

Substantial completion (day or dates): June 1, 2025

Ready for Final Payment (day or dates): July 2, 2025

Contract Times prior to this Change Order:

Substantial Completion (day or dates): June 1, 2025

Ready for Final Payment (day or dates): July 2, 2025

Increase of this Change Order:

Substantial Completion (day or dates):

Ready for Final Payment (day or dates):

Contract Times with all approved Change Orders:

Substantial Completion (day or dates): June 1, 2025

Ready for Final Payment (day or dates): July 2, 2025

RECOMMENDED:

I + S GROUP

By: Amanda Hord
Engineer (Authorized Signature)

ACCEPTED:

City of Storm Lake

By: _____
Owner (Authorized Signature)

ACCEPTED:

Charles Sargent Irrigation, Inc. dba Sarg

By: [Signature]
Contractor (Authorized Signature)

Date: 8/21/2025

Date: _____

Date: 9-2-25

EJCDC® C-941, Change Order.

Prepared and published 2013 by the Engineers Joint Contract Documents Committee.

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					Amount	
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	Increase	Decrease
19	SHARED USE PATH, PCC, 6 INCH	SY	3.0	\$120.00	\$360.00	
28	PLANTS WITH WARRANTY, SHRUB, 3 GALLON	EA	-17.0	\$180.00		\$3,060.00
29	PLANTS WITH WARRANTY, PERENNIAL, 3 GALLON	EA	-12.0	\$150.00		\$1,800.00
33	SILT FENCE	LF	-200.0	\$6.00		\$1,200.00
34	SILT FENCE, REMOVAL OF DEVICE	LF	-200.0	\$3.00		\$600.00
38	MODULAR BLOCK RETAINING WALL	SF	-240.0	\$66.00		\$15,840.00
44	SAND SCREEN, STAINLESS STEEL, 16"	VF	1.0	\$792.00	\$792.00	
45	NOMINAL DRILL HOLE, 20"	VF	1.0	\$388.00	\$388.00	
47	COLUMN PIPE, STAINLESS STEEL, 6 INCH	LF	3.0	\$526.00	\$1,578.00	
52	GROUT/SEAL CASING	CF	-20.0	\$62.00		\$1,240.00
60	WELL ACIDIZATION SET-UP & REMOVAL	LS	-1.0	\$8,500.00		\$8,500.00
61	WELL ACID SOLUTION	GAL	-4000.0	\$10.50		\$42,000.00
62	WELL ACID SURGING	HR	-8.0	\$702.00		\$5,616.00
63	WELL ACID REMOVAL & PROPER DISPOSAL	LS	-1.0	\$15,388.00		\$15,388.00
B1	PRODUCTION CASING, STAINLESS STEEL, 16"	VF	8.0	\$886.00	\$7,088.00	

TOTALS
NET CHANGE IN CONTRACT PRICE
INCREASE (DECREASE) IN CONTRACT TIME

\$10,206.00	\$95,244.00
(\$85,038.00)	

Justification For Changes:

CO4 Rectify quantities to correspond to actual quantities installed.

10

ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE		Application Period: 05/14/2025 to 8/5/2025	Application Date: 8/5/2025
To (Owner):	City of Storm Lake	From (Contractor): Charles Sargent Irrigation, Inc dba Sargent Drilling	Via (Engineer): ISG, Inc
Project:	New Production Well No. 21	Contract: New Production Well No. 21	
Owner's Contract No.:		Contractor's Project No.:	Engineer's Project No.: 26698

Application For Payment
Change Order Summary

Approved Change Orders				
Number	Additions	Deductions		
1	\$1,452.00		1. ORIGINAL CONTRACT PRICE.....	\$ \$1,569,449.00
2	\$5,077.50		2. Net change by Change Orders.....	\$ \$6,529.50
3 (Dates)			3. Current Contract Price (Line 1 ± 2).....	\$ \$1,575,978.50
			4. TOTAL COMPLETED AND STORED TO DATE	
			(Column F total on Progress Estimates).....	\$ \$1,490,940.50
			5. RETAINAGE:	
			a. 5% X \$1,490,940.50 Work Completed.....	\$ \$74,547.03
			b. 5% X _____ Stored Material.....	\$ _____
			c. Total Retainage (Line 5.a + Line 5.b).....	\$ \$74,547.03
			6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....	\$ \$1,416,393.47
			7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$ \$1,383,667.57
			8. AMOUNT DUE THIS APPLICATION.....	\$ \$32,725.90
			9. BALANCE TO FINISH, PLUS RETAINAGE	
			(Column G total on Progress Estimates + Line 5.c above).....	\$ \$159,585.03
TOTALS	\$6,529.50			
NET CHANGE BY CHANGE ORDERS	\$6,529.50			

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

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

Contractor Signature

By:

Date:

Payment of: \$ \$32,725.90
(Line 8 or other - attach explanation of the other amount)

is recommended by: Amanda Crook 8/21/2025
(Engineer) (Date)

Payment of: \$ 32,725.90
(Line 8 or other - attach explanation of the other amount)

is approved by: _____ (Owner) _____ (Date)

Approved by: _____

Funding or Financing Entity (if applicable) (Date)

Progress Estimate - Lump Sum Work

Contractor's Application

[illegible]

Progress Estimate - Unit Price Work

Contractor's Application

For (Contract): New Production Well No. 21						Application Number: 10					
Application Period: 05/14/2025 to 8/5/2025						Application Date: 8/5/2025					
A					B	C	D	E	F		G
Item		Contract Information				Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)
Bid Item No.	Description	Item Quantity	Units	Unit Price	Total Value of Item (\$)						
1	CLEARING AND GRUBBING	1	LS	\$1,620.00	\$1,620.00	1	\$1,620.00		\$1,620.00	100.0%	
2	TOPSOIL, ON-SITE	156	CY	\$24.00	\$3,744.00	156	\$3,744.00		\$3,744.00	100.0%	
3	EXCAVATION, CLASS 10, COMMON EXCAVATION	68	CY	\$18.00	\$1,224.00	68	\$1,224.00		\$1,224.00	100.0%	
4	EXCAVATION, CLASS 10, BORROW	140	CY	\$36.00	\$5,040.00	140	\$5,040.00		\$5,040.00	100.0%	
5	SUBGRADE PREPARATION	400	SY	\$7.00	\$2,800.00	400	\$2,800.00		\$2,800.00	100.0%	
6	SUBGRADE TREATMENT, GEO-GRID	283	SY	\$8.00	\$2,264.00	283	\$2,264.00		\$2,264.00	100.0%	
7	SUBBASE, MODIFIED, 6 INCHES	400	SY	\$25.00	\$10,000.00	400	\$10,000.00		\$10,000.00	100.0%	
8	STORM SEWER, TRENCHED, HDPE, 4 INCH	67	LF	\$48.00	\$3,216.00	67	\$3,216.00		\$3,216.00	100.0%	
9	PIPE CULVERT, TRENCHED, RCP, 15 INCH	60	LF	\$120.00	\$7,200.00	60	\$7,200.00		\$7,200.00	100.0%	
10	PIPE APRON, RCP, 15 INCH	2	EA	\$1,320.00	\$2,640.00	2	\$2,640.00		\$2,640.00	100.0%	
11	FOOTING FOR CONCRETE PIPE APRON, CIP	2	EA	\$1,920.00	\$3,840.00	2	\$3,840.00		\$3,840.00	100.0%	
12	PIPE APRON GUARD	2	EA	\$630.00	\$1,260.00	2	\$1,260.00		\$1,260.00	100.0%	
13	FLOOR DRAIN OUTLET	1	EA	\$600.00	\$600.00	1	\$600.00		\$600.00	100.0%	
14	WATER MAIN, TRENCHED, DIP, 6 INCH	40	LF	\$135.00	\$5,400.00	40	\$5,400.00		\$5,400.00	100.0%	
15	WATER MAIN, TRENCHED, C900, 6 INCH	64	LF	\$108.00	\$6,912.00	64	\$6,912.00		\$6,912.00	100.0%	
16	WATER MAIN WITH STEEL CASING PIPE, TRENCHLESS, C900, 6 INCH	93	LF	\$1,170.00	\$108,810.00	93	\$108,810.00		\$108,810.00	100.0%	
17	POLYSTYRENE INSULATION	1	LS	\$900.00	\$900.00	1	\$900.00		\$900.00	100.0%	
18	TAPPING VALVE ASSEMBLY, 6X12 INCH	1	EA	\$9,360.00	\$9,360.00	1	\$9,360.00		\$9,360.00	100.0%	
19	SHARED USE PATH, PCC, 6 INCH	74	SY	\$120.00	\$8,880.00	77	\$9,240.00		\$9,240.00	104.1%	-\$360.00
20	SIDEWALK, PCC, 6 INCH	7	SY	\$120.00	\$840.00	7	\$840.00		\$840.00	100.0%	
21	DRIVEWAY, PAVED, PCC, 6 INCH	231	SY	\$114.00	\$26,334.00	231	\$26,334.00		\$26,334.00	100.0%	
22	TRANSFORMER PAD	1	LS	\$3,750.00	\$3,750.00	1	\$3,750.00		\$3,750.00	100.0%	
23	SHOULDER, GRANULAR	10	TON	\$66.00	\$660.00	10	\$660.00		\$660.00	100.0%	
24	PAVEMENT REMOVAL	92	SY	\$15.00	\$1,380.00	92	\$1,380.00		\$1,380.00	100.0%	
25	TYPE A SIGN, SHEET ALUMINUM	1	EA	\$300.00	\$300.00	1	\$300.00		\$300.00	100.0%	
26	TEMPORARY TRAFFIC CONTROL	1	LS	\$5,500.00	\$5,500.00	1	\$5,500.00		\$5,500.00	100.0%	
27	HYDRAULIC SEEDING, SEEDING AND MULCHING	1	LS	\$5,500.00	\$5,500.00	1	\$5,500.00		\$5,500.00	100.0%	
28	PLANTS WITH WARRANTY, SHRUB, 3 GALLON	17	EA	\$180.00	\$3,060.00						\$3,060.00
29	PLANTS WITH WARRANTY, PERENNIAL, 3 GALLON	12	EA	\$150.00	\$1,800.00						\$1,800.00
30	SWPPP MANAGEMENT	1	LS	\$8,500.00	\$8,500.00	1	\$8,500.00		\$8,500.00	100.0%	
31	WATTLE, STRAW, 12 INCH	70	LF	\$8.00	\$560.00	70	\$560.00		\$560.00	100.0%	
32	WATTLE, REMOVAL	70	LF	\$6.00	\$420.00	70	\$420.00		\$420.00	100.0%	
33	SILT FENCE	200	LF	\$6.00	\$1,200.00						\$1,200.00
34	SILT FENCE, REMOVAL OF DEVICE	200	LF	\$3.00	\$600.00						\$600.00
35	STABILIZED CONSTRUCTION EXIT	40	TON	\$90.00	\$3,600.00	40	\$3,600.00		\$3,600.00	100.0%	
36	EROSION CONTROL MULCHING, HYDROMULCHING	1	LS	\$3,000.00	\$3,000.00	1	\$3,000.00		\$3,000.00	100.0%	
37	INLET PROTECTION DEVICE, SILT FENCE	2	EA	\$210.00	\$420.00	2	\$420.00		\$420.00	100.0%	
38	MODULAR BLOCK RETAINING WALL	240	SF	\$66.00	\$15,840.00						\$15,840.00

Progress Estimate - Unit Price Work

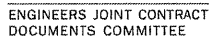
Contractor's Application

For (Contract): New Production Well No. 21							Application Number: 10					
Application Period: 05/14/2025 to 8/5/2025							Application Date: 8/5/2025					
A						B	C	D	E	F		G
Item			Contract Information				Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)
Bid Item No	Description	Item Quantity	Units	Unit Price	Total Value of Item (\$)							
39	DEMOLITION WORK	1	LS	\$6,200.00	\$6,200.00	1	\$6,200.00		\$6,200.00	100.0%		
40	PLUG WELL	1	EA	\$9,500.00	\$9,500.00	1	\$9,500.00		\$9,500.00	100.0%		
41	MOBILIZATION	1	LS	\$108,210.00	\$108,210.00	1	\$108,210.00		\$108,210.00	100.0%		
42	CONCRETE WASHOUT	1	LS	\$940.00	\$940.00	1	\$940.00		\$940.00	100.0%		
43	WELL WATER POLLUTION PREVENTION PLAN MAINTENANCE	1	LS	\$8,410.00	\$8,410.00	1	\$8,410.00		\$8,410.00	100.0%		
44	SAND SCREEN, STAINLESS STEEL, 16"	34	VF	\$792.00	\$26,928.00	35	\$27,720.00		\$27,720.00	102.9%	-\$792.00	
45	NOMINAL DRILL HOLE, 20"	109	VF	\$388.00	\$42,292.00	110	\$42,680.00		\$42,680.00	100.9%	-\$388.00	
46	SUBMERSIBLE WELL PUMP	1	LS	\$49,101.00	\$49,101.00	1	\$49,101.00		\$49,101.00	100.0%		
47	COLUMN PIPE, STAINLESS STEEL, 6 INCH	57	LF	\$526.00	\$29,982.00	60	\$31,560.00		\$31,560.00	105.3%	-\$1,578.00	
48	PITLESS WELL UNIT	1	LS	\$41,112.00	\$41,112.00	1	\$41,112.00		\$41,112.00	100.0%		
49	WATER QUALITY ANALYSIS	1	EA	\$7,240.00	\$7,240.00	1	\$7,240.00		\$7,240.00	100.0%		
50	PLUMBNESS & ALIGNMENT TEST	1	EA	\$3,500.00	\$3,500.00	1	\$3,500.00		\$3,500.00	100.0%		
51	GROUTING, SET UP & REMOVAL	1	LS	\$5,550.00	\$5,550.00	1	\$5,550.00		\$5,550.00	100.0%		
52	GROUT/SEAL CASING	130	CF	\$62.00	\$8,060.00	110	\$6,820.00		\$6,820.00	84.6%	\$1,240.00	
53	WELL DEVELOPMENT/TEST PUMPING SET-UP & REMOVAL	1	EA	\$18,244.00	\$18,244.00	1	\$18,244.00		\$18,244.00	100.0%		
54	WELL DEVELOPMENT	24	HR	\$702.00	\$16,848.00	24	\$16,848.00		\$16,848.00	100.0%		
55	SAND CONTENT TEST	1	EA	\$3,250.00	\$3,250.00	1	\$3,250.00		\$3,250.00	100.0%		
56	TELEVISION SURVEY	1	EA	\$2,680.00	\$2,680.00	1	\$2,680.00		\$2,680.00	100.0%		
57	STEP-DRAWNDOWN AQUIFER PUMPING TEST	1	EA	\$4,000.00	\$4,000.00	1	\$4,000.00		\$4,000.00	100.0%		
58	CONSTANT-RATE AQUIFER PUMPING TEST	1	EA	\$46,656.00	\$46,656.00	1	\$46,656.00		\$46,656.00	100.0%		
59	AQUIFER RECOVERY TEST	1	EA	\$3,000.00	\$3,000.00	1	\$3,000.00		\$3,000.00	100.0%		
60	WELL ACIDIZATION SET-UP & REMOVAL	1	LS	\$8,500.00	\$8,500.00						\$8,500.00	
61	WELL ACID SOLUTION	4000	GAL	\$10.50	\$42,000.00						\$42,000.00	
62	WELL ACID SURGING	8	HR	\$702.00	\$5,616.00						\$5,616.00	
63	WELL ACID REMOVAL & PROPER DISPOSAL	1	LS	\$15,388.00	\$15,388.00						\$15,388.00	
64	DISINFECT WELL	1	EA	\$6,250.00	\$6,250.00	1	\$6,250.00		\$6,250.00	100.0%		
65	PREFABRICATED WELL HOUSE	1	LS	\$713,244.00	\$713,244.00	1	\$713,244.00		\$713,244.00	100.0%		
B1	PRODUCTION CASING, STAINLESS STEEL, 16"	67	VF	\$886.00	\$59,362.00	75	\$66,450.00		\$66,450.00	111.9%	-\$7,088.00	
B2	CATHODIC PROTECTION	1	EA	\$8,412.00	\$8,412.00	1	\$8,412.00		\$8,412.00	100.0%		
66	AIR FILTERS FOR LOUVERS	1	LS	\$1,452.00	\$1,452.00	1	\$1,452.00		\$1,452.00	100.0%		
67	TEMPORARY SETUP TO RUN WELL	1	LS	\$5,077.50	\$5,077.50	1	\$5,077.50		\$5,077.50	100.0%		
	Totals				\$1,575,978.50		\$1,490,940.50		\$1,490,940.50	94.6%	\$85,038.00	

Stored Material Summary

Contractor's Application

[illegible]



11 - Final

ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE	Application 8/5/2025 Period:	Application Date: 8/5/2025
To City of Storm Lake (Owner):	From (Contractor): Charles Sargent Irrigation, Inc dba Sargent Drilling	Via (Engineer): ISG, Inc
Project: New Production Well No. 21	Contract: New Production Well No. 21	
Owner's Contract No.:	Contractor's Project No.:	Engineer's Project No.: 26698

Change Order Summary

Approved Change Orders		
Number	Additions	Deductions
1	\$1,452.00	
2	\$5,077.50	
3 (Dates)		
4		\$85,038.00
TOTALS	\$6,529.50	\$85,038.00
NET CHANGE BY CHANGE ORDERS	-\$78,508.50	

- | | | |
|--|----|----------------|
| 1. ORIGINAL CONTRACT PRICE..... | \$ | \$1,569,449.00 |
| 2. Net change by Change Orders..... | \$ | -578,508.50 |
| 3. Current Contract Price (Line 1 ± 2)..... | \$ | \$1,490,940.50 |
| 4. TOTAL COMPLETED AND STORED TO DATE
(Column F total on Progress Estimates)..... | \$ | \$1,490,940.50 |
| 5. RETAINAGE: | | |
| a. 5% X _____ Work Completed..... | \$ | _____ |
| b. 5% X _____ Stored Material..... | \$ | _____ |
| c. Total Retainage (Line 5.a + Line 5.b)..... | \$ | _____ |
| 6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c)..... | \$ | \$1,490,940.50 |
| 7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)..... | \$ | \$1,416,393.47 |
| 8. AMOUNT DUE THIS APPLICATION..... | \$ | \$74,547.03 |
| 9. BALANCE TO FINISH, PLUS RETAINAGE
(Column G total on Progress Estimates + Line 5.c above)..... | \$ | _____ |

The undersigned Contractor certifies, to the best of its knowledge, the following:

(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment,

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor Signature

By: 	Date: 9.2.25
---	--------------

Payment of: \$ 74,547.03
(Line 8 or other - attach explanation of the other amount)

is recommended by: Amanda Doolu 8/21/2025
(Engineer) (Date)

Payment of: \$ \$74,547.03
(Line 8 or other - attach explanation of the other amount)

is approved by: _____ (Owner) _____ (Date)

Approved by: _____

Funding or Financing Entity (if applicable) (Date)

Progress Estimate - Lump Sum Work

Contractor's Application

[illegible]

Progress Estimate - Unit Price Work

Contractor's Application

For (Contract): New Production Well No. 21						Application Number: 11 - Final					
Application Period: 8/5/2025						Application Date: 8/5/2025					
A					B	C	D	E	F		G
Item			Contract Information			Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)
Bid Item No.	Description	Item Quantity	Units	Unit Price	Total Value of Item (\$)						
1	CLEARING AND GRUBBING	1	LS	\$1,620.00	\$1,620.00	1	\$1,620.00		\$1,620.00	100.0%	
2	TOPSOIL, ON-SITE	156	CY	\$24.00	\$3,744.00	156	\$3,744.00		\$3,744.00	100.0%	
3	EXCAVATION, CLASS 10, COMMON EXCAVATION	68	CY	\$18.00	\$1,224.00	68	\$1,224.00		\$1,224.00	100.0%	
4	EXCAVATION, CLASS 10, BORROW	140	CY	\$36.00	\$5,040.00	140	\$5,040.00		\$5,040.00	100.0%	
5	SUBGRADE PREPARATION	400	SY	\$7.00	\$2,800.00	400	\$2,800.00		\$2,800.00	100.0%	
6	SUBGRADE TREATMENT, GEO-GRID	283	SY	\$8.00	\$2,264.00	283	\$2,264.00		\$2,264.00	100.0%	
7	SUBBASE, MODIFIED, 6 INCHES	400	SY	\$25.00	\$10,000.00	400	\$10,000.00		\$10,000.00	100.0%	
8	STORM SEWER, TRENCHED, HDPE, 4 INCH	67	LF	\$48.00	\$3,216.00	67	\$3,216.00		\$3,216.00	100.0%	
9	PIPE CULVERT, TRENCHED, RCP, 15 INCH	60	LF	\$120.00	\$7,200.00	60	\$7,200.00		\$7,200.00	100.0%	
10	PIPE APRON, RCP, 15 INCH	2	EA	\$1,320.00	\$2,640.00	2	\$2,640.00		\$2,640.00	100.0%	
11	FOOTING FOR CONCRETE PIPE APRON, CIP	2	EA	\$1,920.00	\$3,840.00	2	\$3,840.00		\$3,840.00	100.0%	
12	PIPE APRON GUARD	2	EA	\$630.00	\$1,260.00	2	\$1,260.00		\$1,260.00	100.0%	
13	FLOOR DRAIN OUTLET	1	EA	\$600.00	\$600.00	1	\$600.00		\$600.00	100.0%	
14	WATER MAIN, TRENCHED, DIP, 6 INCH	40	LF	\$135.00	\$5,400.00	40	\$5,400.00		\$5,400.00	100.0%	
15	WATER MAIN, TRENCHED, C900, 6 INCH	64	LF	\$108.00	\$6,912.00	64	\$6,912.00		\$6,912.00	100.0%	
16	WATER MAIN WITH STEEL CASING PIPE, TRENCHLESS, C900, 6 INCH	93	LF	\$1,170.00	\$108,810.00	93	\$108,810.00		\$108,810.00	100.0%	
17	POLYSTYRENE INSULATION	1	LS	\$900.00	\$900.00	1	\$900.00		\$900.00	100.0%	
18	TAPPING VALVE ASSEMBLY, 6X12 INCH	1	EA	\$9,360.00	\$9,360.00	1	\$9,360.00		\$9,360.00	100.0%	
19	SHARED USE PATH, PCC, 6 INCH	77	SY	\$120.00	\$9,240.00	77	\$9,240.00		\$9,240.00	100.0%	
20	SIDEWALK, PCC, 6 INCH	7	SY	\$120.00	\$840.00	7	\$840.00		\$840.00	100.0%	
21	DRIVEWAY, PAVED, PCC, 6 INCH	231	SY	\$114.00	\$26,334.00	231	\$26,334.00		\$26,334.00	100.0%	
22	TRANSFORMER PAD	1	LS	\$3,750.00	\$3,750.00	1	\$3,750.00		\$3,750.00	100.0%	
23	SHOULDER, GRANULAR	10	TON	\$66.00	\$660.00	10	\$660.00		\$660.00	100.0%	
24	PAVEMENT REMOVAL	92	SY	\$15.00	\$1,380.00	92	\$1,380.00		\$1,380.00	100.0%	
25	TYPE A SIGN, SHEET ALUMINUM	1	EA	\$300.00	\$300.00	1	\$300.00		\$300.00	100.0%	
26	TEMPORARY TRAFFIC CONTROL	1	LS	\$5,500.00	\$5,500.00	1	\$5,500.00		\$5,500.00	100.0%	
27	HYDRAULIC SEEDING, SEEDING AND MULCHING	1	LS	\$5,500.00	\$5,500.00	1	\$5,500.00		\$5,500.00	100.0%	
28	PLANTS WITH WARRANTY, SHRUB, 3 GALLON		EA	\$180.00							
29	PLANTS WITH WARRANTY, PERENNIAL, 3 GALLON		EA	\$150.00							
30	SWPPP MANAGEMENT	1	LS	\$8,500.00	\$8,500.00	1	\$8,500.00		\$8,500.00	100.0%	
31	WATTLE, STRAW, 12 INCH	70	LF	\$8.00	\$560.00	70	\$560.00		\$560.00	100.0%	
32	WATTLE, REMOVAL	70	LF	\$6.00	\$420.00	70	\$420.00		\$420.00	100.0%	
33	SILT FENCE		LF	\$6.00							
34	SILT FENCE, REMOVAL OF DEVICE		LF	\$3.00							
35	STABILIZED CONSTRUCTION EXIT	40	TON	\$90.00	\$3,600.00	40	\$3,600.00		\$3,600.00	100.0%	
36	EROSION CONTROL MULCHING, HYDROMULCHING	1	LS	\$3,000.00	\$3,000.00	1	\$3,000.00		\$3,000.00	100.0%	
37	INLET PROTECTION DEVICE, SILT FENCE	2	EA	\$210.00	\$420.00	2	\$420.00		\$420.00	100.0%	
38	MODULAR BLOCK RETAINING WALL		SF	\$66.00							

Progress Estimate - Unit Price Work

Contractor's Application

For (Contract): New Production Well No. 21							Application Number: 11 - Final				
Application Period: 8/5/2025							Application Date: 8/5/2025				
A					B	C	D	E	F		G
Item			Contract Information			Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)
Bid Item No.	Description	Item Quantity	Units	Unit Price	Total Value of Item (\$)						
39	DEMOLITION WORK	1	LS	\$6,200.00	\$6,200.00	1	\$6,200.00		\$6,200.00	100.0%	
40	PLUG WELL	1	EA	\$9,500.00	\$9,500.00	1	\$9,500.00		\$9,500.00	100.0%	
41	MOBILIZATION	1	LS	\$108,210.00	\$108,210.00	1	\$108,210.00		\$108,210.00	100.0%	
42	CONCRETE WASHOUT	1	LS	\$940.00	\$940.00	1	\$940.00		\$940.00	100.0%	
43	WELL WATER POLLUTION PREVENTION PLAN MAINTENANCE	1	LS	\$8,410.00	\$8,410.00	1	\$8,410.00		\$8,410.00	100.0%	
44	SAND SCREEN, STAINLESS STEEL, 16"	35	VF	\$792.00	\$27,720.00	35	\$27,720.00		\$27,720.00	100.0%	
45	NOMINAL DRILL HOLE, 20"	110	VF	\$388.00	\$42,680.00	110	\$42,680.00		\$42,680.00	100.0%	
46	SUBMERSIBLE WELL PUMP	1	LS	\$49,101.00	\$49,101.00	1	\$49,101.00		\$49,101.00	100.0%	
47	COLUMN PIPE, STAINLESS STEEL, 6 INCH	60	LF	\$526.00	\$31,560.00	60	\$31,560.00		\$31,560.00	100.0%	
48	PITLESS WELL UNIT	1	LS	\$41,112.00	\$41,112.00	1	\$41,112.00		\$41,112.00	100.0%	
49	WATER QUALITY ANALYSIS	1	EA	\$7,240.00	\$7,240.00	1	\$7,240.00		\$7,240.00	100.0%	
50	PLUMBNESS & ALIGNMENT TEST	1	EA	\$3,500.00	\$3,500.00	1	\$3,500.00		\$3,500.00	100.0%	
51	GROUTING, SET UP & REMOVAL	1	LS	\$5,550.00	\$5,550.00	1	\$5,550.00		\$5,550.00	100.0%	
52	GROUT/SEAL CASING	110	CF	\$62.00	\$6,820.00	110	\$6,820.00		\$6,820.00	100.0%	
53	WELL DEVELOPMENT/TEST PUMPING SET-UP & REMOVAL	1	EA	\$18,244.00	\$18,244.00	1	\$18,244.00		\$18,244.00	100.0%	
54	WELL DEVELOPMENT	24	HR	\$702.00	\$16,848.00	24	\$16,848.00		\$16,848.00	100.0%	
55	SAND CONTENT TEST	1	EA	\$3,250.00	\$3,250.00	1	\$3,250.00		\$3,250.00	100.0%	
56	TELEVISION SURVEY	1	EA	\$2,680.00	\$2,680.00	1	\$2,680.00		\$2,680.00	100.0%	
57	STEP-DRAWNDOWN AQUIFER PUMPING TEST	1	EA	\$4,000.00	\$4,000.00	1	\$4,000.00		\$4,000.00	100.0%	
58	CONSTANT-RATE AQUIFER PUMPING TEST	1	EA	\$46,656.00	\$46,656.00	1	\$46,656.00		\$46,656.00	100.0%	
59	AQUIFER RECOVERY TEST	1	EA	\$3,000.00	\$3,000.00	1	\$3,000.00		\$3,000.00	100.0%	
60	WELL ACIDIZATION SET-UP & REMOVAL		LS	\$8,500.00							
61	WELL ACID SOLUTION		GAL	\$10.50							
62	WELL ACID SURGING		HR	\$702.00							
63	WELL ACID REMOVAL & PROPER DISPOSAL		LS	\$15,388.00							
64	DISINFECT WELL	1	EA	\$6,250.00	\$6,250.00	1	\$6,250.00		\$6,250.00	100.0%	
65	PREFABRICATED WELL HOUSE	1	LS	\$713,244.00	\$713,244.00	1	\$713,244.00		\$713,244.00	100.0%	
B1	PRODUCTION CASING, STAINLESS STEEL, 16"	75	VF	\$886.00	\$66,450.00	75	\$66,450.00		\$66,450.00	100.0%	
B2	CATHODIC PROTECTION	1	EA	\$8,412.00	\$8,412.00	1	\$8,412.00		\$8,412.00	100.0%	
66	AIR FILTERS FOR LOUVERS	1	LS	\$1,452.00	\$1,452.00	1	\$1,452.00		\$1,452.00	100.0%	
67	TEMPORARY SETUP TO RUN WELL	1	LS	\$5,077.50	\$5,077.50	1	\$5,077.50		\$5,077.50	100.0%	
	Totals				\$1,490,940.50		\$1,490,940.50		\$1,490,940.50	100.0%	

Stored Material Summary

Contractor's Application

[illegible]

PARTIAL CERTIFICATE OF SUBSTANTIAL COMPLETION

Owner:	City of Storm Lake	Owner's Contract No.:	
Contractor:	Sargent Drilling	Contractor's Project No.:	
Engineer:	ISG Inc.	Engineer's Project No.:	26698
Project:	New Production Well No. 21	Contract Name:	New Production Well No. 21

This final Certificate of Substantial Completion applies to:

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

May 23, 2025

Date of Substantial Completion

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

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

Amendments to Owner's responsibilities:

☒ None
☐ As follows

Amendments to Contractor's responsibilities:

☒ None
☐ As follows:

The following documents are attached to and made a part of this Certificate: **None.**

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

EXECUTED BY ENGINEER:		RECEIVED:		RECEIVED:	
By: <u>Amanda Gooden</u>	By: _____	By: _____	By: <u>[Signature]</u>	By: _____	By: _____
(Authorized signature)	Owner (Authorized Signature)	Contractor (Authorized Signature)	Contractor (Authorized Signature)		
Title: <u>Senior Civil Engineer</u>	Title: _____	Title: <u>Municipal Manager</u>	Title: _____		
Date: <u>8/21/2025</u>	Date: _____	Date: <u>7-2-25</u>	Date: _____		

NOTICE OF ACCEPTABILITY OF WORK

PROJECT: Production Well No. 21

OWNER: City of Storm Lake

CONTRACTOR: Charles Sargent Irrigation, Inc. dba Sargent Drilling

OWNER'S CONSTRUCTION CONTRACT IDENTIFICATION: 27205

EFFECTIVE DATE OF THE CONSTRUCTION CONTRACT: June 5, 2023

ENGINEER: I & S Group, Inc. (ISG)

NOTICE DATE: August 15, 2025

To: City of Storm Lake
Owner

And To: Charles Sargent Irrigation, Inc. dba Sargent Drilling
Contractor

From: I & S Group, Inc. (ISG)
Engineer

The Engineer hereby gives notice to the above Owner and Contractor that the Engineer has inspected the completed Work for the Project, and that the Work furnished and performed by Contractor is in compliance with the terms of the above Construction Contract and is acceptable, expressly subject to the provisions of the related Contract Documents, the Agreement between Owner and Engineer for Professional Services dated March 21, 2022, and the following terms and conditions of this Notice:

CONDITIONS OF NOTICE OF ACCEPTABILITY OF WORK

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

1. The total cost of the completed work is \$1,490,940.50.
2. This Notice is given with the skill and care ordinarily used by members of the engineering profession practicing under similar conditions at the same time and in the same locality.
3. This Notice reflects and is an expression of the Engineer's professional opinion.

4. This Notice is given as to the best of Engineer's knowledge, information, and belief as of the Notice Date.
5. This Notice is based entirely on and expressly limited by the scope of services Engineer has been employed by Owner to perform or furnish during construction of the Project (including observation of the Contractor's work) under Engineer's Agreement with Owner, and applies only to facts that are within Engineer's knowledge or could reasonably have been ascertained by Engineer as a result of carrying out the responsibilities specifically assigned to Engineer under such Agreement.
6. This Notice is not a guarantee or warranty of Contractor's performance under the Construction Contract, an acceptance of Work that is not in accordance with the related Contract Documents, including but not limited to defective Work discovered after final inspection, nor an assumption of responsibility for any failure of Contractor to furnish and perform the Work thereunder in accordance with the Construction Contract Documents, or to otherwise comply with the Construction Contract Documents or the terms of any special guarantees specified therein.
7. This Notice does not relieve Contractor of any surviving obligations under the Construction Contract, and is subject to Owner's reservations of rights with respect to completion and final payment.
- 8.

By: Amanda Hood

Title: Senior Civil Engineer

Dated: 8/21/2025

Staff Summary

9/15/2025

Agenda Item # F.7.



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

REPORT TO: Honorable Mayor & Council

FROM: Mayra Martinez, City Clerk

SUBJECT: **Motion to Appoint Board/Commissioners Members**

BACKGROUND: Interested individuals in serving on the following boards and commissions:
Aaron Ramos to the Planning and Zoning to expire 06/30/2028
Kolloh Nimley to the Civil Service term to expire 06/30/2026
Kevin McKinney to the Board of Adjustment term to expire 06/30/2028

FISCAL IMPACT:

RECOMMENDATION: Appoint individuals to the City of Storm Lake Board and Commission with the appropriate term dates.

ATTACHMENTS:

1. Kevin McKinney - Application
2. Kolloh Nimley - Application
3. Aaron Ramos - Application

Boards/Commissions/Ad Hoc Committee Application

09/11/2025 4:47 PM (CDT)



City of Storm Lake Board/Commission/Ad Hoc Committee Application

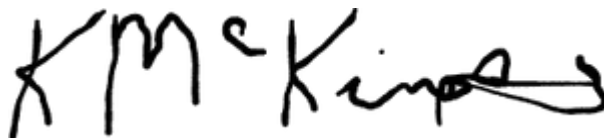
First Name	Kevin
Last Name	McKinney
Street Address	2900 Alvin Pl
City	Storm Lake
State	IA
Zip Code	50588
Phone Number	712-299-1557
Email	mckinnk@gmail.com
How many years have you lived in Storm Lake	46
List any volunteer/civic/community activity in which you have been involved:	Been On BOA 2 times previously, last was before being appointed to fill term on City Council. City Council member for 7 yrs.
Occupation	Retired
Please check the following City board or commission to which you would like to be appointed:	Board of Adjustment (5 years)
Why do you want to serve on this board/commission/Ad Hoc Committee?	I have enjoyed serving on this board and feel with my previous experience can contribute to the board

In accordance with Iowa Code Chapter 362 the City must determine what relationships or transactions you may have or potentially have with the City of Storm Lake prior to your appointment to a Board or Commission. In order to do this, we must ask you to answer the following questions.

Do you or any immediate family member own or are part owners of a business doing business with the City of Storm Lake?	No
Are you employed by any business doing business with the City of storm Lake?	No
Is your salary/bonus determined by financial performance of the	No

company or do you receive a
commission?

I certify that all answers are
correct and true.



Date

09/11/2025

"Appointment to City Boards and Commissions are made by the Storm Lake Mayor and confirmed by the City Council."

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

Have a great day!

Boards/Commissions/Ad Hoc Committee Application

09/03/2025 6:18 PM (CDT)



City of Storm Lake Board/Commission/Ad Hoc Committee Application

First Name	Kolloh
Last Name	Nimley
Street Address	1111 PEARL RD
City	Storm Lake
State	IA
Zip Code	50588
Phone Number	(785) 789-2548
Business Phone	7857892548
Email	knimley92@gmail.com
How many years have you lived in Storm Lake	1
List any volunteer/civic/community activity in which you have been involved:	Olmsted County, MN, Aging Advisory Board member
Occupation	Policy Analyst
Employer	Washington State University
Please check the following City board or commission to which you would like to be appointed:	Civil Service Commission (4 years)
Why do you want to serve on this board/commission/Ad Hoc Committee?	I believe in giving back to the community. I just moved here from Spokane WA, WA. I consider IA my home, I would like to use my skills as a public policy analyst to help the city.

In accordance with Iowa Code Chapter 362 the City must determine what relationships or transactions you may have or potentially have with the City of Storm Lake prior to your appointment to a Board or Commission. In order to do this, we must ask you to answer the following questions.

Do you or any immediate family member own or are part owners of a business doing business with the City of Storm Lake?	No
Are you employed by any business doing business with the	No

City of storm Lake?

Is your salary/bonus determined by financial performance of the company or do you receive a commission? No

I certify that all answers are correct and true.



Date 09/03/2025

"Appointment to City Boards and Commissions are made by the Storm Lake Mayor and confirmed by the City Council."

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

Have a great day!

Boards/Commissions/Ad Hoc Committee Application

09/02/2025 11:42 AM (CDT)



City of Storm Lake Board/Commission/Ad Hoc Committee Application

First Name	Aaron
Last Name	Ramos
Street Address	708 geisinger rd
City	Storm Lake
State	IA
Zip Code	50588
Phone Number	7127305430
Email	aaron98ramos@gmail.com

How many years have you lived in Storm Lake	1
---	---

List any volunteer/civic/community activity in which you have been involved:	Volunteer at the bridge of stormlake
--	--------------------------------------

Occupation	3rd year apprenticeship plumber
------------	---------------------------------

Employer	Midwest mechanical
----------	--------------------

Please check the following City board or commission to which you would like to be appointed:	Planning & Zoning Commission
--	------------------------------

Why do you want to serve on this board/commission/Ad Hoc Committee?	I think it'll be a good way to get into and begin understanding how to run a town.
---	--

In accordance with Iowa Code Chapter 362 the City must determine what relationships or transactions you may have or potentially have with the City of Storm Lake prior to your appointment to a Board or Commission. In order to do this, we must ask you to answer the following questions.

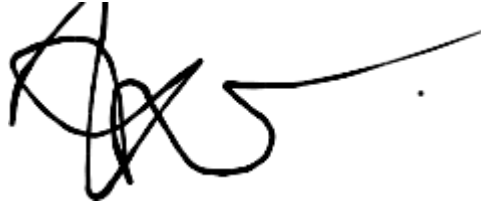
Do you or any immediate family member own or are part owners of a business doing business with the City of Storm Lake?	No
--	----

Are you employed by any business doing business with the City of storm Lake?	No
--	----

Is your salary/bonus determined by financial performance of the company or do you receive a commission?

No

I certify that all answers are correct and true.

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke extending to the right.

Date 09/02/2025

"Appointment to City Boards and Commissions are made by the Storm Lake Mayor and confirmed by the City Council."

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

Have a great day!

Staff Summary

9/15/2025

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: Mayra Martinez, City Clerk

SUBJECT: **Resolution No. 12-R-2025-2026 Calling A Special City Election**

BACKGROUND: Kevin McKinney's resignation created a vacancy on the City Council of the City of Storm Lake, Iowa, effective September 12, 2025. His term does not expire until December 2027. Section 372.13(2)(b) of the Iowa Code authorizes a Municipality to fill a vacancy in an elective city office during the term of the office by special election. Written notice will be provided to the County Auditor of Buena Vista County, Iowa, as the County Commissioner of Elections, and in accordance with Iowa law.

FISCAL IMPACT: None

RECOMMENDATION: Adopt Resolution No.12 -R-2025-2026 Calling A Special City Election

ATTACHMENTS:

1. Resolution No. 12-R-2025-2026 - Resolution Calling A Special Election - Council Vacancy

RESOLUTION NO. 12-R-2025-2026
RESOLUTION CALLING A SPECIAL CITY ELECTION

WHEREAS, Councilmember Kevin McKinney submitted his resignation and created a vacancy on the City Council of the City of Storm Lake, Iowa, effective September 12, 2025;

WHEREAS, former Council Member Kevin McKinney's term as Council Member does not expire until December 2027;

WHEREAS, Section 372.13(2)(b) of the Iowa Code authorizes a Municipality to fill a vacancy in an elective city office during the term of the office by special election; and

WHEREAS, the "Storm Lake Times Pilot" is a newspaper, printed wholly in the English language, as defined by Section 618.3 of the Code of Iowa, and is published at least once weekly in the City of Storm Lake, Iowa, and of general circulation therein;

WHEREAS, the City Council has determined that, in accordance with Iowa Code Section 372.13, an election should be held to fill former Councilmember Kevin McKinney's office for the remaining balance of the unexpired term.

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

Section 1. That a special election shall be held on Tuesday, the 4th day of November, 2025, to fill the remaining term of the office of city council member that became vacant upon the resignation of Kevin McKinney, with such term effective until a successor is elected at the November 2027 regular election and qualified thereafter.

Section 2. That this election shall be conducted by the County Auditor of Buena Vista County, Iowa, as the County Commissioner of Elections, and in accordance with Iowa law.

Section 3. That the Clerk is hereby directed to file a certified copy of this Resolution in the office of the County Commissioner of Elections, which filing shall constitute the "written notice" to the County Commissioner of Elections of the election date, required to be given by the governing body under the provisions of Chapters 47 and 372 of the Iowa Code.

Section 4. That the voting place or places for said election, and the hours the polls shall be opened and closed shall be as set out in the notice of election, said notice to be prepared and approved by the County Commissioner of Elections.

Section 5. That the form of ballot to be used at said election shall be of the type authorized by the Code of Iowa that will permit the use of electronic counters and will be in substantially the

form set forth in the Notice of Election, which will be prepared and published as required by law by the County Commissioner of Elections.

Section 6. That the City Clerk is hereby authorized and directed to cooperate with the County Commissioner of Elections in any request to do and prepare all necessary matters in order to make said election legal and valid.

PASSED AND APPROVED, this 15th day of September, 2025.

Michael Porsch, Mayor

ATTEST:

Mayra Martinez, City Clerk

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF BUENA VISTA)

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

WITNESS my hand and the seal of the Council hereto affixed this 15th day of September, 2025.

City Clerk, City of Storm Lake, Iowa

Staff Summary

9/15/2025

Agenda Item # F.9.



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

REPORT TO: Honorable Mayor & Council

FROM: Mayra Martinez, City Clerk

SUBJECT: **Resolution No. 13-R-2025-2026 Adopting Changes to the City of Storm Lake Employee Handbook**

BACKGROUND: The current City of Storm Lake Employee Manual was adopted in January 2016. This manual contains the policies, guidelines, procedures, or benefits for the employees of the City. This manual does not create any contractual rights between the employee and the City and does not preclude the City Manager or Department Head to establish such rules and regulations deemed necessary for the efficient and orderly administration of the department and/or city as long as that rule is not in conflict with this manual.

Proposed language changes to the Handbook Sections: 4.11-Longevity (effective January 1, 2026), 4.1 - Overtime (effective immediately), 4.2 - Compensation (effective immediately), 5.1-Holiday Pay (effective January 1, 2026), and 5.2-Vacation Pay (effective January 1, 2026)

The proposed Handbook changes are intended to improve city operations and improve the working environment for employees. These changes will assist in offering competitive benefits expected by employees in today's market.

FISCAL IMPACT: The fiscal impact of the proposed changes has been reviewed by the Finance Director and is noted to be minimal.

RECOMMENDATION: Move to Approve Resolution No.13-R-2025-2026 Adopting Changes to the City of Storm Lake Employee Handbook

ATTACHMENTS:

1. Resolution No.13-R-2025-2026 - Handbook

RESOLUTION NO. 13-R-2025-2026

**RESOLUTION ADOPTING AN UPDATE TO THE CITY OF STORM LAKE
EMPLOYEE POLICY HANDBOOK**

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

WHEREAS, the existing Storm Lake Municipal Employee Policy Handbook contains a provision, which the City Council of the City of Storm Lake, Iowa feels should be changed; and

WHEREAS, the City Council continues to believe that it is the best policy of the City that employee policies should be reduced to a written handbook; and

WHEREAS, the City Council of the City of Storm Lake feels it best to amend the following Sections: 4.11-Longevity, 4.1 – Overtime, 4.2 - Compensation, 5.1-Holiday Pay, and 5.2-Vacation Pay and

IT IS THEREFORE RESOLVED that the Storm Lake Municipal Employee Policy Handbook completed January 18, 2016 and on file with the City Clerk shall be official policy of the City of Storm Lake with regard to its employees as to the matters contained therein.

BE IT FURTHER RESOLVED that the amendments to Sections 4.11-Longevity (effective January 1, 2026) Exhibit A, 4.1 – Overtime (effective immediately) Exhibit B, 4.2 - Compensation (effective immediately) Exhibit C, 5.1-Holiday Pay (effective January 1, 2026) Exhibit D, and 5.2-Vacation Pay (effective January 1, 2026) Exhibit E. pursuant to the attached Exhibit A as of the date of the enactment of this Resolution will be in effect for current employees and for all persons hired subsequent to the date of this Resolution.

PASSED AND APPROVED this 15th day of September, 2025.

Michael Porsch, Mayor

ATTEST:

Mayra Martinez, City Clerk

Exhibit A

4.11 RETENTION INCENTIVE

Longevity shall be paid annually to employees who have worked for the City for continuous stated periods of time as follows:

<u>Required Period Completed</u>	<u>Amount per Year</u>
2 Years	\$150.00
3 Years	\$225.00
5 Years	\$350.00
10 Years	\$750
15 Years	\$1,000
20 Years	\$1,250
25 Years	\$1,500
30 Years	\$1,800

The above sum will be added to the paycheck of the affected employee on the first payroll following the employee's anniversary date.

Upon termination any employee who is eligible for longevity will receive a prorated amount of the sum listed above.

The police bargaining unit is not eligible for longevity pay.

Exhibit B

4.1 OVERTIME

Overtime shall be defined as any time properly authorized or approved by the Department Head or City Manager and actually worked by an employee who is not exempt from the wage and hour provisions of the Fair Labor Standards Act (FLSA), and is worked in excess of 40 hours in a 7 day work week, or 86 hours in a 14 day work period in the case of 12-hour shift police officers.

An employee shall be required to work such overtime as an employer requires. It shall be the policy of the City to keep overtime to a minimum. All overtime work must be authorized by the Department Head.

Police Department 12-hour shift employees, for overtime purposes, shall be considered under a work period of 14 days with overtime pay to be computed after completion of 86 hours of paid time during the work period. All other employees not exempt from the wage and hour provisions of the FLSA shall be considered under a work week of 7 days with overtime pay to be computed after completion of 40 hours of paid time during the work week.

Police Department 12-hour shift employees, for overtime purposes, shall be paid for all hours worked over 86 during the 14 day work period. This computation will include any non-working hours that the employee will receive pay for (i.e. holiday, sick, vacation, personal holiday, compensatory time) all will count toward the 86 hour “cut-off” level. Any time over 86 hours shall be computed at an overtime rate of one and one half the employee’s regular hourly rate of pay. However, if a holiday falls on the employee’s scheduled day off, the 8 hours of holiday pay shall not be considered as hours worked when figuring overtime.

Overtime shall not be used to punish or reward employees.

In determining whether an employee is entitled to overtime, paid hours off for vacation, holiday, sick leave, funeral leave, military leave, jury leave, or vote leave shall **NOT** be considered as hours actually worked.

Overtime shall be paid at the rate of one and one half (1 ½) times the employee’s regular hourly rate of pay as set out in the employee compensation schedule.

For the purposes of this section the compensation schedule shall include the hourly rate of pay plus longevity pay.

An employee in a professional, technical, management, supervisory, or administrative job class, as designated by the City Manager, is exempt from the wage and hour provisions of the FLSA and shall not be eligible to receive overtime compensation except as otherwise provided.

An introductory or part-time employee who actually works more than forty (40) hours in a work week shall be paid overtime.

Volunteer firefighters are not eligible for overtime compensation.

Exhibit C

Remove

~~4.2 COMPENSATORY TIME~~

~~All non-exempt (hourly) employees, with the exception of Seasonal and Part Time employees, whose total worked and/or leave hours exceed forty (40) hours in a standard week are eligible, at the employee's option, for overtime pay or compensatory time. Compensatory time is calculated at a rate of one and one-half times the excess hours worked in overtime.~~

~~An employee desiring compensatory time off rather than payment shall notify the Department Head or City Manager in writing, on the form prescribed by the City, prior to the cutoff period for computing wages for the period in which the overtime payment would ordinarily have been made.~~

~~The Human Resources department shall keep a record of the compensatory time, which an employee has earned or used, and the employee may request to see such record at any reasonable time. The Department Head shall submit (with each time card) a complete report for each employee's compensatory time accumulation including his or her signature indicating their approval of the option to bank compensatory time.~~

~~A full-time non-exempt employee shall not accrue more than 39 hours of compensatory time during the time frame of June 1st to May 31st. A total of 39 hours is the maximum that can be accrued during this time frame. If an employee accrues 39 hours and then uses 8 hours, that employee cannot accrue another 8 hours to reach the maximum again. Compensatory time must be accrued and used in hour increments. Employees may not carry a negative balance in their compensatory time bank.~~

~~All hours accrued but not used by May 31st will be paid out in June annually. Once hours are banked as compensatory time, they cannot be converted back to pay until May 31st.~~

~~Compensatory time off shall be taken at the discretion of the Department Head. All efforts shall be made to grant requests for compensatory time off unless said request constitutes a hardship for the department. Employees must complete a leave request form to use their compensatory time. A 30-day notice is requested to use compensatory time.~~

Exhibit D

5.1 HOLIDAY PAY

All full-time employees of the City of Storm Lake shall be eligible for the paid holiday benefit. Full-time employees shall be granted the day off with pay at their regular rate, provided that an employee may be required to work on the holiday if the City determines it to be necessary. If an employee is scheduled to work a holiday and does work the holiday, the employee shall receive pay at time and one-half (1 ½) the employee's current hourly rate of pay as determined by the current compensation schedule in addition to the 8 hour holiday pay.

Police Officers working on a holiday shall receive eight (8) straight time hours (holiday pay) in addition to 1 ½ times their regular rate of pay for all hours worked on said holiday. Holiday hours (whether worked or not) are counted as hours worked for purposes of calculating overtime.

Eligibility for receiving holiday pay is immediate upon employment. A full-time employee, unless excused, must report for work on the last scheduled day before the holiday and on the first scheduled work day after the holiday.

No employee who is laid off, who is discharged, or who is under suspension will be eligible for holiday pay. Employees who are on FMLA leave and employees who are on unpaid leave also are not eligible for holiday pay.

The following **nine (9)** days are designated as holidays: New Year's Day, Good Friday, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Friday after Thanksgiving, Christmas Eve Day, Christmas Day.

Police Department 12-hour shift employees will be paid 12 hours for a Personal Holiday taken. If a Police Department 12 hour shift employee is not on the work schedule for any other holiday besides his/her personal day, he/she will receive 8 hours of pay.

For all employees, except police patrol officers and lieutenants, if the holiday falls on Saturday, the preceding Friday shall be observed as the holiday and if the holiday falls on Sunday, the following Monday shall be observed as the holiday. A holiday shall commence with the first shift change on the day on which the holiday is to be observed and shall continue until the same time the next day.

In the event a holiday occurs within an employee's vacation period or a period of paid leave, such day will be counted as a holiday and not as a day of vacation or of paid leave.

5.1 (a) Personal Days

All full-time employees of the City of Storm Lake shall be eligible for the paid personal days benefit. Each employee will receive three (3) personal days to be used annually. Personal days will not be carried from one year to the next. No payout of personal days will be allowed.

Exhibit E

5.2 VACATION PAY

All full-time employees of the City of Storm Lake shall be eligible for Vacation Pay.

Subject to and in accordance with the provisions of this article, employees shall earn paid vacations after continuous active service pursuant to the following schedule, to wit:

Eight (8) Hour Shift Employees		Twelve (12) Hour Shift Employees**	
<u>Years of Service</u>	<u>Hours Eligible Earned</u>	<u>Years of Service</u>	<u>Hours Eligible Earned</u>
0	40 AL	0	60 AL
1	80	1	84
2	88	2	96
3	96	3	108
4	96	4	108
5	120	5	132
6	120	6	132
7	120	7	144
8	120	8	144
9	136	9	156
10	136	10	168
11	136	11	168
12	160	12	180
13	160	13	180
14	168	14	180
15	168	15	180
16	176	16	180
17	176	17	180
18	184	18	192
19	184	19	192
20	200	20	204
21	200	21	204
22	200	22	204
23	200	23	204
24	200	24	204
25	240	25	240

In the first year of service the employee will be granted Administrative Leave (AL) to be used as approved by the supervisor. Any unused Administrative Leave will not be paid out and must be used by the 1st anniversary date.

The purpose of a vacation is to enable an employee to enjoy periodic rest from the employee's regular job so that the employee may return to work refreshed. The vacation year will be the individual employee's anniversary date to anniversary date. Annual vacation earned during each year becomes eligible to be used on the employee's anniversary date of hire in the next year

All **eligible** vacation time must be taken by the employee prior to the employee's anniversary date following the anniversary date during which the vacation was **eligible**, unless the City Manager allows a portion of the vacation to be carried over to the next year based on a written request of the employee setting out unique circumstances to justify the request. If granted, the permission shall be in writing and shall be placed in the employee's personnel file.

No employee shall be entitled to vacation pay in lieu of vacation unless there are extenuating circumstances and approved by the City Manager. These would be events beyond the employee's or department's control.

Only eligible vacation time will be paid out upon separation from employment regardless of the reason for separation

The Department Head and/or the City Manager shall approve scheduling of vacation for all employees. So far as possible, each vacation will be granted at the time selected by the employee so long as it does not conflict with the operation of the City; provided that the final right to allot vacation periods, and the right to change such vacation periods is reserved exclusively to the City.

In the event that a holiday falls within an employee's vacation period such day will not be counted as a day of vacation.

Vacation pay shall be computed at the straight time rate of pay applicable to an employee's regular classification during the employee's vacation period.

Vacation leave shall be taken in increments of at least one (1) hour.

Police Department 12-hour shift employees will be charged 1 hour per 1 hour taken (i.e. 1 day of vacation will deduct 12 hours of vacation).

****For Police Union Employees: This chart does not go into effect until approved by Union.**

Staff Summary

9/15/2025

Agenda Item # F.10.



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

REPORT TO: Honorable Mayor & Council

FROM: David Derragon, Assistant City Manager
Jorge Tarin, Wastewater Superintendent

SUBJECT: **Resolution No. 14-R-2025-2026 to Reject Bids for the Wastewater Treatment Plant Blower Replacement Project**

BACKGROUND: 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. Six bids were received for the project as follows:

RP Constructors	\$1,322,890
Woodruff Construction	\$1,495,000
Building Crafts, Inc.	\$1,420,000
Christianson Construction	\$1,294,700
King Construction	\$1,889,000
Peterson Construction	\$1,177,000

The engineer's estimate for the project was \$700,000. Differences in the bid amounts and the estimated cost of the project have been researched by ISG, project engineer. ISG will explain the differences in project estimates to bids received.

After significant review and analysis, it appears that there are 3 Options to consider:

Option 1: Reject all bids received. Additional funding is not available to cover the \$477,000 shortfall.

Option 2: Accept the low bid and make adjustments to the current Capital Improvement program by spending the additional \$477,000 in FY 2026. The FY 2027 Capital Improvement Program would be pushed forward with the hope that fund balance would be restored by reducing expenditures and having increased revenue. The downside to this option is not knowing the speed at which funds would be recovered, especially user fees. This option would lead to a fund balance below Council’s preferred guideline of 40%.

Option 3: Reject the bids and plan for a project in a few years that would complete the Blower Project upgrades and other enhancements that would be favorable to the Nutrient Reduction Program desired outcomes. This bond would be issued following payoff of current bonds in the Sewer Fund.

Information regarding bonds from Tyler Gibbins, Finance Director:

Following are the current maturity dates and average annual costs of the Sewer Bonds we have open:

- | | | | |
|----|--|----------|-----------|
| 1. | \$660k Sewer Revenue Bond - | 6/1/2027 | \$ |
| | 45,000 annually | | |
| 2. | \$4.538M Sewer Revenue Bond- | 6/1/2031 | |
| | \$432,000 annually (note: FY2031 is balance due, only \$290,000) | | |
| 3. | \$1.608 Memorial LS Sewer Rev Bond- | 6/1/2041 | \$ 94,000 |
| | annually | | |

For reference, on a recent \$2.6M revenue bond the annual cost is around \$268,000 so beginning FY2031 the sewer fund would have significant bonding leverage on the projected revenues.

Realistically, none of the options are the ideal choice. The staff recommended choice is Option 3 to allow for planning for the best project and having clearer cost estimates with which to move forward.

FISCAL IMPACT: N/A

RECOMMENDATION: Approve Resolution No. 14-R-2025-2026 rejecting all bids for the Wastewater Treatment Plan Blower Replacement Project.

ATTACHMENTS:

1. Resolution No. 14-2025-2026 - Resolution Rejecting Bid For The Wastewater Treatment Plant Blower Replacemnt Project

RESOLUTION NO. 14-R-2025-2026

**RESOLUTION REJECTING BID FOR THE 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; and

WHEREAS, the plans, specifications, form of contract and estimate of cost WERE approved on August 18, 2025.

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

Section 1. That all bids received for the Blower Replacement Project are rejected.

PASSED AND APPROVED this 15th day of September 2025.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Staff Summary

9/15/2025

Agenda Item # F.11.



REPORT TO: Honorable Mayor & Council

FROM: Keri Navratil, City Manager

SUBJECT: **Resolution No. 15-R-2025-2026 Adopting Electronic Certified Payroll Records Policy**

BACKGROUND: Housing and Urban Development (HUD) and the Iowa Economic Development Authority (IEDA) determined that we can start accepting certified digital signatures on payroll reports in certain instances for federally funded project like the Storm Lake Well No. 22 Project that is funded in part by CDBG funds. In order to accept these payrolls HUD and IEDA have determined that the grantee, in this case the City of Storm Lake, must adopt a policy for acceptance of digital signatures for these projects. This policy only applies to projects that require Davis-Bacon wages and that are funded by the federal government. Ensuring compliance with the policy will be the responsibility of the grant administrator, as they review and ensure compliance with the Davis-Bacon regulations.

FISCAL IMPACT: N/A

RECOMMENDATION: Approve Resolution #15-R-2025-2026

ATTACHMENTS:

1. STORM LAKE - Grantee Digital Signature Policy for HUD Projects - CM 9.15.2025
2. Resolution No. 15-R-23025-2026 - Adopting Electronic Certified Payroll Records Policy - CM 9.15.2025

Policy & Procedures for Accepting and Retaining Certified Payrolls with Electronic Signatures

Agency: **STORM LAKE, IOWA**

Effective Date: **SEPTEMBER 15, 2025**

1. Purpose:

To establish a policy for accepting certified payroll reports with electronic signatures in compliance with the Davis-Bacon and Related Acts (DBRA), HUD regulations, and the Electronic Signatures in Global and National Commerce (E-SIGN) Act.

2. Authority:

This policy is authorized by:

- [HUD Handbook 1344.1 Rev 2, Chapter 4](#);
- U.S. Department of Labor guidance on WH-347 certified payroll forms;
- [15 U.S.C. § 7001 \(E-SIGN Act\)](#);
- [29 CFR Part 3](#);
- [29 CFR Part 5](#);

3. Scope:

This policy applies to all contractors and subcontractors performing DBRA-covered work on projects funded in whole or in part with HUD assistance administered by **CITY OF STORM LAKE, IOWA**.

4. Electronic Signature Requirements:

The grantee may accept certified payrolls signed electronically, provided the following requirements are met:

a. Authentication

- Each signer must use a unique login credential or digital signature;
- The system must verify the identity of the signer;

b. Intent and Consent

- The signatory must explicitly agree to the Statement of Compliance, consistent with the WH-347 form;
- The signature must be applied intentionally and include the date of signature;

c. Integrity

- Once submitted, payroll reports must be locked or tamper-evident;
- Any changes after signature must be clearly recorded in an audit trail;

5. Submission Process:

Contractors and subcontractors may submit certified payroll reports using:

- An approved third-party system (e.g., LCPtracker, Elation Systems, etc.);
- A secure internal portal or email, provided all signature requirements are met;

Typed names in email or PDFs do not meet this policy unless accompanied by verifiable authentication (e.g., secure login, IP tracking, or e-signature platform).

6. Recordkeeping:

- The grantee shall retain all certified payroll records (including electronic versions) for at least three (3) years after final project closeout;
- Records must be readily available for review upon request by any Federal funding agency or DOL directly;
- Payrolls may be stored electronically, provided access and integrity are maintained;

7. Oversight and Audit:

- The Grantee's Labor Compliance Officer shall review payroll submissions for accuracy and signature compliance;
- Any irregularities shall be flagged, and the contractor must be notified within 5 business days for correction;

8. Exceptions

In cases where electronic submissions do not meet the above standards, the grantee reserves the right to request original wet-signed copies or require the use of an approved digital signature tool.

9. Checklist

The electronic system must meet the detailed requirements established in the enclosed Checklist as **Exhibit A**.

10. Contact

For questions or technical support, please contact:

Labor Compliance Officer
SIMMERING-CORY | IOWA CODIFICATION
JUSTIN YAROSEVICH
641-355-4072 | justin@sc-ic.com

Signed:

Michael Porsch, Mayor
Chief Elected Official

Electronic Signature Compliance Checklist for Certified Payrolls

Checklist for electronic system compliance with DOL & HUD requirements.

1. Authentication of Signer:

- The electronic signature must be unique to the individual using it;
- The signatory's identity is verified (e.g., user ID + password, secure login);
- The system restricts access to the signer only;
- There is a method to prevent unauthorized use of the signature;

2. Affirmation of Intent & Consent:

- The system includes a certification statement (must align with DOL form WH-347's language under "Statement of Compliance");
- The signer affirmatively agrees (clicks or signs) to certify the payroll under penalty of perjury;
- The electronic signature process captures the date and time of signature;

3. Document Integrity & Tamper-Proofing:

- The signed document is locked or read-only after submission;
- Any edits or changes after signature invalidate the certification or trigger an audit trail;
- A tamper-evident audit trail is maintained for each signed payroll;

4. Recordkeeping and Accessibility:

- Payroll records, including electronic signatures, are retained for at least 3 years after project closeout;
- Records are readily accessible for review by HUD, DOL, or auditors;
- The system allows PDF exports or printouts of signed payrolls in a standard format (provides the same data as represented in the DOL form WH-347);

5. Compliance with Legal Standards:

- The signature method complies with the E-SIGN Act (15 U.S.C. § 7001) and/or UETA (Uniform Electronic Transactions Act);
- The process conforms to HUD Handbook 1344.1 Rev 2, Chapter 4 (Labor Standards Administration);
- If using a third-party platform (e.g., LCPtracker, Elation), the system's compliance documentation is on file;

6. Grantee Internal Controls:

- A written policy is in place stating electronic certified payrolls and signatures are accepted and compliant;
- Staff are trained to review and verify digitally signed submissions;
- The policy includes procedures for exception handling, errors, or system outages;

Electronic Signature Compliance Checklist for Certified Payrolls

Sample Acceptable Tools:

Tool	Meets Checklist?	Notes
LCPtracker	Yes	Industry standard; widely used by HUD grantees.
Elation Systems	Yes	HUD-compliant platform.
Adobe Sign / DocuSign	Yes (if properly configured)	Must restrict signer access and provide audit trails.
Email PDF with typed name	No (by itself)	Only acceptable with additional authentication measures.

RESOLUTION NO. 15-R-2025-2026

**RESOLUTION ADOPTING A POLICY FOR ACCEPTING ELECTRONIC CERTIFIED
PAYROLL REPORTS ON CERTAIN FEDERALLY FUNDED PROJECTS**

WHEREAS, the City of Storm Lake, Iowa (CITY), has received funding from various federal agencies including the Department of Housing and Urban Development (HUD) where requirements of the funding include the submission of Davis-Bacon Payroll reports; and

WHEREAS, the City can see the benefit of allowing contractors on these federally funded projects to submit their payrolls reports by electronic means when they comply with certain digital security measures; and

WHEREAS, the Department of Labor and HUD have developed a policy and certain requirements to ensure that payrolls submitted electronically are compliant with federal requirements and law when submitted in electronic formats; and

WHEREAS, the use of electronic documents for the delivery and signature of payrolls required by federally funded projects can have significant benefits for both the City, the City's Grant Administrator, and the contractor.

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

SECTION 1. That the City Council approves the attached Electronic Certified Payroll Reports Policy for current and future federally funded policies undertaken by the City when the contractors on the policy comply with the standards set forth in the policy.

SECTION 2. That the Mayor be authorized to sign the Electronic Certified Payroll Report Policy following approval by the Council.

SECTION 3. That the Clerk is authorized to notify all Grant Administrators for any federally funded projects that this policy has been approved and is hereby in effect for those projects that they are administering.

SECTION 4. That the Grant Administrator is granted permission to provide notification of the City's adoption of this policy to contractors working on City projects funded by the federal funds and to provide said contractors with the requirements of the policy for submitting federal payrolls in electronic format under this policy.

PASSED AND APPROVED THIS 15TH DAY OF SEPTEMBER 2025.

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

Michael Porsch, Mayor

ATTEST

Mayra Martinez, City Clerk

Staff Summary

9/15/2025

Agenda Item # F.12.



City of Storm Lake
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REPORT TO: Honorable Mayor & Council

FROM: Lee Dutfield, Development Services Specialist

SUBJECT: **Resolution No. 16-R-2025-2026 Terminating the Storm Lake 3rd Addition Urban Renewal Plan for the Storm Lake 3rd Addition Urban Renewal Area and Ending the Storm Lake 3rd Addition Urban Renewal Area.**

BACKGROUND: The City of Storm Lake adopted the Storm Lake 3rd Addition Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the Storm Lake 3rd Addition Urban Renewal Area ("Area" or "Urban Renewal Project Area") by Resolution No. 15-R-2014-2015 adopted on July 21, 2014.

The City subsequently adopted Amendment No.1 to the Plan by Resolution No. 59-R-2017-2018 on February 5, 2018, to remove land from the Area, and also adopted an Amendment No. 2 to the Plan by Resolution No. 33-R-2018-2019 on December 3, 2018, to remove additional land from the Area.

The proposed urban renewal projects in the Urban Renewal Area involved public improvements necessary to develop a 24-lot residential subdivision, specifically extension of City streets and infrastructure as well as the construction of a storm water detention pond, walking trails, and a park.

The City has never implemented a division of property tax revenues under Iowa Code Section 403.19 within the Urban Renewal Area and, accordingly, there is no TIF taxing district or TIF fund associated with the Urban Renewal Area. An Ordinance was never adopted for the 3rd Addition Urban Renewal Area, and these projects were not funded by the creation of a TIF District.

There are no ongoing urban renewal projects being undertaken

pursuant to the Plan within the Urban Renewal Area and, accordingly, the City has determined that it is in the best interest of the City to formally terminate the Plan and end the Urban Renewal Area.

FISCAL IMPACT: None

RECOMMENDATION: Approve Resolution No. 16-R-2024-2025 terminating the Storm Lake 3rd Addition Urban Renewal Plan for the Storm Lake 3rd Addition Urban Renewal Area and ending the Storm Lake 3rd Addition Urban Renewal Area.

ATTACHMENTS:

1. Resolution No. 16-R-2025-2026 - Resolution Terminating Storm Lake 3rd Addition URP

RESOLUTION NO. 16-R-2025-2026

RESOLUTION TERMINATING THE STORM LAKE 3RD ADDITION URBAN RENEWAL PLAN FOR THE STORM LAKE 3RD ADDITION URBAN RENEWAL AREA AND ENDING THE STORM LAKE 3RD ADDITION URBAN RENEWAL AREA

WHEREAS, the City of Storm Lake, Iowa ("City") adopted the Storm Lake 3rd Addition Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the Storm Lake 3rd Addition Urban Renewal Area ("Area" or "Urban Renewal Project Area") by Resolution No. 15-R-2014-2015 adopted on July 21, 2014; and

WHEREAS, the City subsequently adopted an Amendment No. 1 to the Plan by Resolution No. 59-R-2017-2018 on February 5, 2018 to remove land from the Area, and also adopted an Amendment No. 2 to the Plan by Resolution No. 33-R-2018-2019 on December 3, 2018 to remove additional land from the Area; and

WHEREAS, the Urban Renewal Area contains the real property legally described as follows:

ORIGINAL AREA

A part of the E ½ of the NE ¼ of Section 34, Township 91 North, Range 37 West of the Fifth P.M., more particularly described as follows: Commencing at the Southeast Corner of Lot 8, Block 1, Geisinger's Commercial Second Addition to the City of Storm Lake, Iowa thence North 00°20' East a distance of 400.00 Feet to the Northeast Corner of Lot 8, Block 1, Geisinger's Commercial Second Addition to the City of Storm Lake, Iowa thence North 89°58' East a distance of 150.00 Feet; thence South 00°20' West a distance of 400.00 Feet to the South line of said NE ¼ and the Northeast corner of Lot 1, Block 1, Maywood Second Addition to the City of Storm Lake, Iowa; thence South 89°58' West along the South line of said Northeast Quarter (NE ¼) a distance of 150.00 Feet to the place of beginning.

A part of the East Half (E ½) Northeast Quarter (NE ¼) of Section Thirty-Four (34), Township Ninety-One (91) North, Range Thirty-Seven (37) West of the Fifth, P.M., more particularly described as follows: Commencing at the Southeast Corner of the Northeast Quarter (NE ¼) of Section 34, Township 91 North, Range 37 West of the 5th P.M., thence North 00°13' East along the East line of said NE ¼ a distance of 460.0 Feet; thence South 89°58' West a distance of 1,275.26 Feet to the Southeast Corner of Lot Seven (7), Block One (1), Geisinger's Commercial Second Addition to the City of Storm Lake, Iowa; thence South 00°20' West along the East line of said Geisinger's Commercial Second Addition a distance of Sixty (60.0) Feet to the Northeast Corner of Lot Eight (8), Block One (1), Geisinger's Commercial Second Addition to the City of Storm Lake, Iowa; thence North 89°58'

East a distance of 150.0 Feet; thence South 00°20' West a distance of 400.0 Feet to the South line of said NE ¼ and to the Northeast Corner of Lot One (1), Block One (1), Maywood Second Addition to the City of Storm Lake, Iowa; thence North 89°50' East along the South line of said NE ¼ a distance of 1,126.20 Feet to the point of beginning.

and

Lot Eight (8), Block One (1) in Geisinger's Commercial Second Addition to the City of Storm Lake, Iowa.

and

A strip of land 100 feet wide formerly called the Chicago, Milwaukee, St. Paul and Pacific Railroad Right-Of-Way with the center line being the North And South Quarter Section of the NE¼ SE¼ and NW¼ SE¼ of Section Thirty-Four (34), Township Ninety-One (91) North, Range Thirty-Seven (37) West of the 5th P.M., Beginning at the Northeast (NE) Corner of Lot One (1), Block One (1), North Windsor Addition; thence one-hundred (100) feet East to the Northwest Corner of Lot One (1), Block One (1) of Maywood Second Addition; thence South Twelve Hundred Eighty-seven and Ten Hundredths (1287.10) feet along the East right-of-way line of said Railroad to the Southwest Corner of Lot Eight (8), Block Three (3), Maywood First Addition; thence Southwesterly to the Southeast Corner of Lot Twenty-one (21), Block One (1) North Windsor Addition; thence Twelve Hundred Ninety-five and Twenty-eight Hundredths (1295.28) feet North along the West right-of-way line of said Railroad to the point of beginning, in the City of Storm Lake, Buena Vista County, Iowa

and

A section of the East 13th Street right of way including: a part of the East Half (E ½) Northeast Quarter (NE ¼) of Section Thirty-Four (34), Township Ninety-One (91) North, Range Thirty-Seven (37) West of the Fifth, P.M., more particularly described as follows: Commencing at the Southeast Corner of Lot Seven (7), Block One (1), Geisinger's Commercial Second Addition to the City of Storm Lake, Iowa; thence South 00°20' West along the East line of said Geisinger's Commercial Second Addition a distance of Sixty (60.0) Feet to the Northeast Corner of Lot Eight (8), Block One (1), Geisinger's Commercial Second Addition to the City of Storm Lake, Iowa; thence West along the South right of way line of East 13th Street to the point that it intersects with the East right of way line of North Seneca Street; thence North along the East right of way line of North Seneca Street to the point that it intersects with the North right of way line of East 13th Street; thence East along the North right of way line of East 13th Street to the point of beginning.

AMENDMENT NO. 1

Removed land as follows:

Buena Vista County Parcel No. 1034277024 means Lot Twenty-four, Storm Lake Third Addition, City of Storm Lake, Iowa.

AMENDMENT NO. 2

Removed land as follows:

Buena Vista County Parcel No. 1034277023 means Lot Twenty-three, Storm Lake Third Addition, City of Storm Lake, Iowa.

WHEREAS, the City has never implemented a division of property tax revenues under Iowa Code Section 403.19 within the Urban Renewal Area and, accordingly, there is no TIF taxing district or TIF fund associated with the Urban Renewal Area; and

WHEREAS, there are no ongoing urban renewal projects being undertaken pursuant to the Plan within the Urban Renewal Area and, accordingly, the City has determined that it is in the best interest of the City to formally terminate the Plan and end the Urban Renewal Area.

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

Section 1. The Storm Lake 3rd Addition Urban Renewal Plan for the Storm Lake 3rd Addition Urban Renewal Area, adopted by the City on July 21, 2014, and subsequently amended by Amendment No. 1 and Amendment No. 2, is hereby terminated in its entirety.

Section 2. That the City Clerk is hereby directed to file a copy of this Resolution with the County Recorder for Buena Vista, County, Iowa.

PASSED AND APPROVED this 15th day of September, 2025.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

STATE OF IOWA)
) SS
COUNTY OF BUENA VISTA)

WITNESS my hand and the seal of the Council hereto affixed this 15th day of September, 2025.

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

4913-4697-0971-1\11149-073

Staff Summary

9/15/2025

Agenda Item # F.13.



City of Storm Lake
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REPORT TO: Honorable Mayor & Council

FROM: Lee Dutfield, Development Services Specialist

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

BACKGROUND: During the July 21, 2025, work session on Article 10 — Sign Regulations, the Mayor and City Council requested a list of questions and sign examples to review to provide further direction on the recommended changes made by the Downtown Ad Hoc Signage Committee. During the August 4th work session, Council provided their responses to the list of questions and directed staff to make the appropriate changes to the Article 10- Sign Regulations.

FISCAL IMPACT: N/A

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

ATTACHMENTS:

1. Article 10 Sign Regulations 09_12_25

SIGN REGULATIONS

10

ARTICLE TEN – SIGN REGULATIONS

1001 Purpose

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

1002 Definition of Terms

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

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

7. Awning Sign: Any sign which forms part of or is integrated into an awning, and which does not extend beyond the limits of the awning.

~~7. Back-lit Sign: A sign with an indirect source of light or light source located in the interior of the sign, which illuminates a sign by shining through a translucent surface.~~

8. Banner Sign: Material with a printed message or graphic secured or mounted from a structure in such a way as to allow wind movement. A sign intended for temporary display composed of fabric, vinyl, mesh or other flexible substrate that is fastened to the exterior of a building, exterior structure, post or wall, and secured or mounted so to limit the movement of the sign caused by movement of the atmosphere.

9. Building Marker: An historic or commemorative plaque, or a building name or cornerstone carved into a masonry surface.

10. Business Center ~~Identification~~ Sign: A sign that identifies a building or group of commercial buildings in single ownership or control, sharing parking and access.

10-1 SIGN REGULATIONS

11. Canopy: A projecting non-movable structure cantilevered or suspended from a building, supported by the main structural members to which it is attached, and used only as a roof or fixed shelter.

12. Canopy Sign: ~~A sign, which is attached or made an integral part of a canopy.~~ Any sign which forms part of or is integrated into a canopy, and which does not extend beyond the limits of the canopy.

13. Clearance: The distance from the bottom of a sign face elevated above grade and the grade below.

14. Detached Sign: A sign, which is self-supporting and structurally independent from any building.

15. Directional Sign: A sign that serves only to designate the location or direction of any area or place.

16. Double-Faced Sign: A sign consisting of no more than two parallel faces supported by a single structure.

17. Electronic Message Sign: A digital sign that is electronically or electrically controlled that displays a message center, graphics or read board composed of a series of lights that may be changed through electronic means including but not limited to LED, LCD, or one line scrolling displays.

18. Feather Sign: A temporary sign constructed of cloth, canvas, plastic, fabric or similar lightweight, non-rigid material and supported by a single vertical pole mounted into the ground or on a portable structure.

~~16.~~19. Flashing Sign: A pattern of changing light illumination where the sign illumination alternates suddenly between fully illuminated and fully non-illuminated for the purpose of

drawing attention to the sign. A sign providing public service information, such as time, weather, date, temperature, safety information, or similar information shall not be considered a flashing sign.

20. Frontage: The length of a property line of any one premises abutting and parallel to a public street, private way, or court.

17-21. Ghost Sign: A historic sign that is faded, hand-painted advertisement on the exterior wall of a building, a remnant of a past business or product that has long since disappeared or changed its purpose. Often seen on historic buildings from the 1880's to the 1960's and may be kept for its nostalgic appeal or historical significance.

22. Ground Sign: A detached on-premise sign built on a freestanding frame, mast, or pole(s) with a clearance no greater than 3 feet.

23. Historic Signage: Existing signs of historic significance, such as plaques, painted words, ghost signs, advertisements, or other significant "signs" on buildings that were constructed prior to 1960.

18-24. Human Billboard: Also known as a "sign walker" or "human sign" are signs displayed by a person either holding or wearing a sign.

19-25. Illumination: Lighting sources installed for the primary purpose of lighting a specific sign or group of signs.

26. Marquee: A permanent roofed structure attached to and supported by a building and extending over public right-of-way.

20-27. Marquee Sign: A sign other than a projecting sign attached to a marquee.

28. Maximum Permitted Sign Area: The maximum permitted combined area of all signs allowed on a specific property. Window signs, ghost signs and temporary detached signs do not count towards the maximum permitted combined area of all signs allowed.

21-29. Memorial Sign: A permanent sign, tablet or plaque that is dedicated to honoring a person, event, structure or site and serves as a remembrance or tribute. A Memorial Sign may be incorporated with landscape features such as a rock, tree, planter bed, fountain, decorative wall, or other natural landscape.

30. Monument Sign: ~~An on-premise freestanding sign with the appearance of a solid base. The width of such base shall be at least 75 percent of the width of the sign.~~ A free-standing sign which is anchored to the ground similar to a ground sign, but which has a monolithic or columnar line and which maintains essentially the same contour grade to top with the base of the sign being a minimum of at least 75 percent of the width of the widest component of the sign. Said sign may be double side (back-to-back) perpendicular or parallel to the adjoining roadway but in no case shall consist of more than 2 sign faces.

22.

31. Moving Sign: ~~A sign, which conveys its message through rotating, changing, or animated elements.~~ A sign or a part of a sign that physically changes position, rotates, or gives the visual impression of movement to attract attention. This can include signs with moving parts, such as trivision signs, or signs that incorporate electronic means to simulate motion, like flashing lights or scrolling messages that change too quickly to be considered simply a changing copy sign.

32. Multiple Tenant Building (Horizontal) means a single-story building designed for the collation of two or more tenants located side by side with each tenant separated by demising walls.

23.33. Multiple Tenant Building (Veritcal): means a multiple story building designed for the collocation of two or more tenants located side by side and/or on separate floors of the building.

24.34. Nonconforming Sign: A sign that was legally erected prior to the adoption of this chapter but which violates the regulations of this chapter.

25.35. Pole Sign: An on-premise sign built on a freestanding frame, mast, or pole(s) with a clearance greater than 3 feet, and where the support encompasses less than 75% of the width of the sign.

26.36. Portable Sign: Any sign supported by frames or posts rigidly attached to bases not permanently attached to the ground or a building and capable of being moved from place to place.

10-2 SIGN REGULATIONS

27.37. Premise Identification Sign: ~~Any sign which pertains to the use of a premises and which contains information about the owner or operator of that use; the type of business being conducted or the principal brand name of a commodity sold on the premises; and other information relative to the conduct of the use.~~ means a sign that displays no more than the name, address, crest or insignia, occupation or profession of an occupant of the premises, name of any building on the premises or the trademark of the occupant

28.38. Premises: A tract of one or more lots or sites that are contiguous and under common ownership or control.

39. Projecting Signs: A sign other than a wall sign ~~that is attached to and projects from a building face.~~ which projects perpendicular to the wall surface of a building or structure, and is supported by a wall of the building or structure

40. Projected Image Sign: A sign which involves an image projected on the face of a wall, structure, sidewalk, or other surface, from a distant electronic device, such that the image does not originate from the plane of the wall, structure, sidewalk or other surface.

29. —

30.41. Residential Sign: A small detached or attached sign located on a residential premise, conveying a message communicated by the owner of the property.

31.42. Roof Sign: Any sign or part of sign erected upon, against, or directly above a roof or on top of or above the parapet or cornice of a building.

(a) Integral Roof Sign: A roof sign positioned between an eave line and the peak or highest point on a roof, substantially parallel to the face of a building.

(b) Above-Peak Roof Sign: A roof sign positioned above the peak of a roof or above a parapet or cornice.

~~43.~~ 43. Sidewalk Graphics: Also know as “sidewalk stickers”, “outdoor floor graphics”, “street graphics”, or “asphalt graphics” are printed designs that are made out of durable, non-skid vinyl or other similar material with adhesive backing that is temporarily applied to exterior surfaces such as sidewalks, pavement, concrete and asphalt.

~~44.~~ 44. Sign: A symbolic, visual device fixed upon a building, vehicle, structure, or parcel of land which is intended to convey information about a product, business, activity, place, person, institution, candidate, or political idea. Any name, identification, description, display, illustration, logo, or graphic fixed to, painted on, or incorporated into the building surface or other structure or displayed from or within a building or structure, or free standing upon the site and which is visible from the public right-of-way and designed to convey or direct a message to the public concerning the identification of the premises, to advertise or promote the interests of any private or public firm, person, organization, or other entity, or to draw attention to the use on the premises.

~~45.~~ 45. Sign Copy: Words, letters, logos, figures, symbols, illustrations, or patterns that form a message or otherwise call attention to a business, product, service, or activity, or to the sign itself.

~~32.~~

~~33.~~ 46. Sign Type: A functional description of the use of an individual sign. Includes owner identification, advertising, directional, electronic message, and temporary.

~~34.~~ 47. Street Facade: Any separate external face of a building, including parapet walls and omitted wall lines, oriented to and facing a public street, private way, or court. Separate faces oriented in the same direction or within 45 degrees of one another are considered part of the same street facade.

~~35.~~ 48. Temporary Signs: A sign, flag, banner, pennant, sandwich board, or valance constructed of lightweight materials which is not permanently attached to building or land, and which is intended for display for a limited period of time. Any portable, attached, detached or other sign, or advertising display constructed of cloth, canvas, plastic vinyl, corrugated plastic, cardboard, wallboard or other weather sensitive materials with or without frames which is not intended for or suitable for long-term or permanent display due to materials used.

~~49.~~ 49. Wall Sign: A sign attached to and parallel with the side of a building. All flat signs of solid face construction placed against a building or other structure and attached to the exterior front, rear or side wall of any building or other structure. Such signs may extend no more than twelve (12) inches from the surface of the building or structure to which they are attached. Wall signs are also known as “flush mounted signs”.

~~36.~~

~~37.~~ 50. Window Sign: A sign posted, painted, placed, adhered, affixed on or installed inside a window or door, or a sign that is located on the interior of a structure that is exposed to public view from the exterior of the structure through a window or for the purpose of viewing from outside the premises.

~~38.~~ 51. Zone Lot: A parcel of land in single ownership that is large enough to meet the minimum zoning requirements of its zoning district and can provide such yards and other open spaces that are required by the site development regulations.

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SIGN REGULATIONS

1003 General Sign and Street Graphics Regulations

a. Compliance

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

b. Resolution of Conflicting Regulations

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

c. Prohibited Signs

The following signs are prohibited in all zoning districts.

1. Signs painted on or attached to rocks, trees, or other natural objects.—This does not apply to Memorial Signs.
2. Signs or sign structures which resemble or conflict with traffic control signs or devices, which mislead or confuse persons traveling on public streets, or which create a traffic hazard.
3. Signs on public property or public right-of-way, unless specifically authorized by the Zoning Administrator.
4. Portable signs except as otherwise permitted by this Article and subject to a temporary permit.
5. Signs which create a safety hazard by obstructing the clear view of pedestrians or vehicles, or which obscure official signs or signals.
6. Abandoned signs. Any abandoned sign face must be removed or replaced with a blank sign face containing no copy within 180 (one hundred eighty) 60 sixty days of date of abandonment. from the date a business, profession, product, commodity, service or activity is no longer conducted on the lessor or owner's premises where such sign is displayed and located. This does not apply to the sign's base, support or sign mount. To be granted an additional 30-day extension for an abandoned sign, you must submit a written request to the building official for their review and approval.
7. Signs that are not properly maintained and kept in a safe, orderly condition. In addition, all parts and supports shall be properly painted. Any sign or sign structure which is rotted, rusted, deteriorated, detached, defaced, or otherwise altered, shall be repainted, repaired or replaced by the property owner or agent of the owner of the property upon which the sign is located, within thirty (30) days after written notice by the City of Storm Lake. Sign damage that is a direct result of a natural weather event must be repaired within sixty (60) days after written notice by the City of Storm Lake. To be granted an additional 30-day extension you must submit a written request to the local building

official for their review and approval. ~~clean or in substantial good repair, or are not affixed to a sound structure.~~

8. Any electronically powered digital sign that exceeds a daytime brightness of 8,000 nits and exceeds a nighttime brightness of 2,500 nits.

9. Flashing or glaring lights, strobe lights, or rotating beams shall be prohibited outside of a building or visible from the outside of a building in all zoning districts except when otherwise legally displayed as emergency lights or warning lights, illuminations of signs shall be designed in a way as to reflect light away from residential properties and motorists' vision.

10. Moving lights which incorporate in any manner any flashing, pulsating, rotating, beacons or moving lights. Except for a special event approved by the City Council.

11. Sidewalk graphics

7. —

12. All temporary signs except for those that are specifically allowed by this article.

13. Signs advertising activities that are illegal under Federal, state, or local laws and regulations.

The following sign are prohibited in the Central Business District ("CBD")

1. Air-Activated Sign

2. Feather Sign

3. Flashing Sign

4. Moving Sign

5. Projected Image Sign

8. d. Exempt Signs

The following signs are permitted in any zoning district and are exempt from other provisions of this chapter.

1. Bulletin boards including electronic message centers for religious assembly or school uses, provided that they have a maximum sign area of 20 square feet and are not located in a required sign setback.

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SIGN REGULATIONS

2. One non-illuminated real estate sign per premises with a maximum size of six square feet per premises. Such signs shall have a maximum height of six feet and shall not be located on public right of way. Such signs shall be removed within 7 days of the disposition or buyer taking possession of the premises.

3. Official signs authorized by a government or governmental subdivision that gives traffic, directional, or warning information.
4. Seasonal decorations for display on private or public property.
5. Non-illuminated construction signs with a total size of 100 square feet per premises. Such signs shall be removed within 7 days of the completion of construction.
6. One temporary sign per zoned lot for grand openings or special events, provided that such sign remains in place for a maximum of seven days.
7. Works of graphic art painted or applied to building walls, which contain no advertising or business identification messages and authorized by the Zoning Administrator.
8. Non-illuminated political campaign signs on private property.
9. Residential signs under 2 square feet in size.
10. Neighborhood or subdivision identification signs under 50 square feet.
- 11.

Street numbers, house numbers or address numbers.

12. Signs which are not visible from a public right-of-way, private way, or court or from a property other than that on which the sign is installed.
13. Window signs in commercial and industrial zones.

e. Temporary and Civic Signs

1. Temporary signs are permitted in Commercial and Industrial zoning districts, subject to the following requirements:
 - (a) The total size of such signs does not exceed 40 square feet.
 - (b) No more than two such signs are permitted at any single premises. Subject to maximum square footage.
 - (c) Temporary signs may be present at any single premises for a maximum of 14 consecutive days.
2. Temporary signs for non-profit civic campaigns or events, or other non-commercial events are permitted in any zoning district and are exempt from other provisions of this article, subject to the following requirements:

10-5 SIGN REGULATIONS

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

f. Portable Signs

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

g. Buffer Yards

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

h. Vision-Clearance Area

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

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

a. Wall Signs and Graphics

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

1. A wall sign shall not extend more than 30 inches from the wall to which it is attached.
2. A wall sign must be parallel to the wall to which it is attached.
3. A wall sign may not extend beyond the corner of the wall to which it is attached, except where attached to another wall sign, it may extend to provide for the attachment.
4. A wall sign may not extend beyond its building's roofline, or adjacent roofline whichever is higher.

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5. A wall sign attached to a building on its front property line may encroach upon public right-of-way by no more than 18 inches. Such a wall sign shall provide minimum clearance of eight feet, six inches.

6. For the purpose of calculating permitted sign areas pursuant to this chapter; signs painted on the walls of buildings shall be considered wall signs.
7. Where permitted, canopy signs are counted as wall signs when calculating total permitted sign area.

b. Projecting Signs and Graphics

Projecting signs and graphics are subject to the following general regulations: 1.

The maximum projection of any projecting sign shall be as follows:

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

c. Pole Signs

Pole signs, where permitted, are subject to the following general regulations: 1.

Each pole sign must maintain at least the following vertical clearances: (a) 7

feet, 6 inches over private sidewalks;

- (b) 10 feet if located within vision clearance area (Section 1003(h))
- (c) 15 feet over parking lots;
- (d) 18 feet over driveways

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SIGN REGULATIONS

2. Permitted pole signs may revolve at a rate not to exceed six revolutions per minute.

d. Roof Signs

Roof signs are subject to the following regulations:

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

1005 General Regulations: Other Design Elements

a. Illumination

1. Lighting, when installed, must be positioned in such a manner that light is not directed onto an adjoining property or onto a public street or highway.
2. For electronic message signs, the maximum brightness is limited to 5,000 nits when measured from the sign's face at its maximum brightness, during daylight hours, and 500 nits when measured from the sign's face at its maximum brightness between dusk and dawn, i.e., the time of day between sunrise and sunset. The sign must have an ambient light meter and automatic or manual dimmer control that produces a distinct illumination change from a higher allowed illumination level to a lower allowed level for the time period between one-half hour before sunset and one-half hour after sunrise.
3. No sign illumination may be combined with reflective materials, such as mirrors, polished metal, or highly-glazed tiles, which would increase glare.
4. The sign face of internally illuminated signs must function as a filter to diffuse illumination. The sign face must cover all internal illumination components so that no exposed bulbs are visible.
5. All external illumination of a sign must concentrate the illumination upon the printed area of the sign face.
6. The use of bare bulbs as external illumination is only permitted for marquee signs.

b. Marquees and Marquee Signs

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

c. Banners Signs

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

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

d. Clocks

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

1006 Method of Measurement for Regulators

a. Maximum Permitted Sign Area

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

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SIGN REGULATIONS

b. Sign Area

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

c. Height

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

d. Setback

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

1007 Permitted Sign Types and Specific Regulations by Zoning Districts

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

Table 10-1: Permitted Sign Types by Zoning District

SIGN TYPES	R E S	R-1	R-2	R-3	R-4	N 2,3	PO	LC	CC	CBD	LI	GI
DETACHED SIGNS												
Residential	P	P	P	P	P	P		P	P			
Business Identification	P	P	P	P	P	P		P	P	P	P	P
Ground	P	P	P	P	P	P	P	P	P	P	P	P
Pole								P	P	P	P	P
Monument	P	P	P	P	P	P	P	P	P	P	P	P
<u>** Alphabetical Order</u>												
SIGN TYPES	R E S	R-1	R-2	R-3	R-4	N 1,2,3	PO	LC	CC	CBD	LI	GI
<u>Air Activated</u>						P	P	P	P		P	P
<u>A-Frame</u>						P	P	P	P	P	P	P
<u>Business Center</u>	P	P	P	P	P	P		P	P	P	P	P
<u>Feather</u>						P	P	P	P		P	P
<u>Flag (Non-Commerical)</u>	P	P	P	P	P	P	P	P	P	P	P	P
<u>Ground</u>	P	P	P	P	P	P	P	P	P	P	P	P
<u>Human Billboard</u>						P	P	P	P			
<u>Monument</u>	P	P	P	P	P	P	P	P	P	P	P	P

<u>Pole</u>								<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Political Campaign</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Portable (Civic Uses Only)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Projected Image</u>												
<u>Residential</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>			
<u>Sidewalk Graphics</u>												
SIGN TYPES	R E S	R-1	R-2	R-3	R-4	N 1,2,3	PO	LC	CC	CBD	LI	GI

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SIGN REGULATIONS

IGN YPES	RES	R-1	R-2	R-3	R-4	N 2,3	PO	LC	CC	CBD	LI	GI
ATTACHED SIGNS												
Awning				P	P			P	P	P	P	P
Banner							<u>P</u>	P	P	P	P	P
<u>Bag</u>						<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Building Marker	P	P	P	P	P	P	P	P	P	P	P	P
Canopy								P	P	P	P	P
Business <u>Center</u> Identification	P	P	P	P	P	P		P	P	P	P	P
<u>Electronic</u> <u>Message</u>						<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

<u>Ghost</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Marquee						P		P	P	P	P	P
<u>Memorial</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Premise Identification</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Projecting	P	P	P	P	P	P		P	P	P		
Roof, Integral								P	P	P	P	P
Roof, Above Peak											P	P
Wall	P	P	P	P	P	P	P	P	P	P	P	P
Window						P	P	P	P	P	P	P
MISCELLANEOUS												
Flag, Non Commercial	P	P	P	P	P	P	P	P	P	P	P	P
Portable, Civic Uses Only	P	P	P	P	P	P	P	P	P	P	P	P
DESIGN ELEMENTS – ILLUMINATION												
Back-Lit								P	P			
Indirect, Civic Use Only	P	P	P	P	P	P		P	P	P	P	P
Internal, Civic Use Only	P	P	P	P	P	P		P	P	P	P	P
Neon									P	P	P	P

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

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SIGN REGULATIONS

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

SIGN TYPES	RES	R-1	R-2	R-3	R-4	N 2,3	PO	LC	CC*	BD **	I	T
DETACHED SIGNS												
Number Permitted -Per Premise	1	1	1	1	1	1	1	1	NA	1	NA	NA
Per Feet of Frontage	NA	NA	NA	NA	NA	C	NA	C	F	H	G	G
Maximum Size (SqFt)	100	A	A	B	B	200	100	D	200	200	200	200
Maximum Height (Ft) of structure above ground	25	10	10	10	10	15	10	15	35	20	35	35
Front Yard Setback (Ft)	25	5	5	10	10	5	5	10	0	0	0	0
Side Yard Setback (Ft)	10	10	10	10	10	5	5	10	5	0	0	0

ATTACHED SIGNS												
Maximum Size (SqFt)	100	*	*	**	**	E	NA	E	300	200	200	200
Max % of Street Façade	NA	NA	NA	NA	NA	20	NA	20	20	20	25	25

A: Total of all signs attached or detached cannot exceed 32 square feet for civic uses. Total of all signs attached or detached cannot exceed 2 square feet for residential uses including home occupations

B: Total of all signs attached or detached cannot exceed 48 square feet for project identification signs for multi-family or mobile home development and for non-residential uses when permitted
Total of all signs attached or detached cannot exceed 2 square feet for residential uses including home occupations

C: Square feet of signage per linear foot of frontage: 1 square foot with a maximum of 75 square feet. D: Total of all signs attached and detached cannot exceed 100 square feet for non-residential premises only, 75 square feet for premises with primary residential use, for project identification signs for multi-family developments, 2 square feet for residential uses, including home occupations.

E: Total of all signs attached and detached cannot exceed 100 square feet for non-residential premises only, 75 square feet for premises with primary residential use, for project identification signs for multi-family developments, 2 square feet for residential uses, including home occupations.

F: 1 sign allowed per 300 feet of frontage, if frontage of premises is 50 feet or less only one sign is allowed with a maximum of 100 square feet. G: 1 sign per 200 feet of frontage

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

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

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

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

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1008 General Permit Procedures

a. Applicability

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

b. Maintenance of Valid Sign Permit

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

c. Sign Permit Applications

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

d. Action

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

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

e. Permit Expiration

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

f. Assignment of Sign Permits

A current and valid sign permit shall be freely assignable to a successor as owner of the property or holder of a business license for the same premises.

1009 Nonconforming Signs

- a. All permanent signs in place and lawfully established on the effective date of this Ordinance shall be considered as legal nonconforming signs. The copy of such a sign may be changed from time to time, provided that the sign area shall not be enlarged beyond the sign area in existence on the effective date.
- b. Any nonconforming sign which presently is or becomes structurally damaged or deteriorated, more than 50% of its replacement cost, shall be either removed or altered so

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as to comply with this Article.

- c. As an exception to 1009(a) portable signs or parts of which are being used as permanent signs shall not be considered legal non-conforming signs and shall be removed six months from effective date of this ordinance.

Staff Summary

9/15/2025

Agenda Item # F.14.



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

REPORT TO:

FROM: Kim Woltman, Program Manager

SUBJECT: Work Session for City Wide Clean Up

BACKGROUND: City Wide Clean Up is a program to encourage citizens of Storm Lake to get rid of unwanted items. With the guidance of City Council city staff would like to provide this opportunity for the residents of Storm Lake to have more than just 3 days a year to help them to eliminate their items. We are proposing to provide them tickets at the cost of \$15.00 per load from November to May of each year. This would allow them the opportunity to take their items to the Buena Vista Howard Rowley Recycle Center during that time frame with a purchased ticket. The center is open Monday through Friday, 7am to 4:30pm and those would be the hours available for this program. The same restrictions as we have had in the past, on what could be taken out there will remain the same. We greatly appreciate the cooperation we receive from Lori Dicks, Manager of the center and her staff in helping with this program.

FISCAL IMPACT: This new program would not require any staffing time as it has cost roughly \$6,000 in staff time in the past.

RECOMMENDATION: Approve the new program.

ATTACHMENTS:

None