

**CITY OF STORM LAKE
REGULAR COUNCIL SESSION MEETING
CITY HALL - COUNCIL CHAMBERS
JANUARY 5, 2026
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 Engagement Agreement With Ahlers & Cooney, P.C. For Legal Services Related To Urban Renewal/Economic Development Matters.
 - c. Acknowledgment of the King's Pointe Financials
 - d. Motion To Appoint City Clerk
 - e. Code Enforcement Summary

E. Unfinished Business

F. New Business

1. Motion to Appoint Mayor Pro-Tem
2. Resolution No. 27-R-2025-2026 To Approve Code Of Ethics For Members Of The Storm Lake City Council
3. Motion To Go Into Closed Session Pursuant To Iowa Code 21.5(1)(g)
4. Water Treatment Plant Water Rates and Design Advisory Ad Hoc Committee Presentation
5. Ordinance No. 05-O-2025-2026 Amending the Zoning Code of the City Of Storm Lake, Iowa, Title VI, Chapter 6-1, Article 10, Pertaining to Signs Within the Corporate Limits of Storm Lake, Iowa, - Third Reading
6. Motion Setting The Public Hearing For Proposed Change To City Code Section 5-9-2(I)1

7. Resolution No. 28-R-2025-2026 Fixing Date For A Public Hearing On The Proposed Vacation Of A Portion Of Highview Drive
8. Motion To Approve Selection And Hiring Of Simmering – Cory For Grant Writing And Administration Services For CDBG Funding For The Well #23 Development Project
9. Resolution No. 29-R-2025-2026 Setting The Time And Place Of A Public Hearing On The Submission Of A CDBG Application For The City Of Storm Lake
10. Resolution No. 30-R-2025-2026 Setting The Time And Place Of A Public Hearing On The Approval Of A Community Development And Housing Needs Assessment For The City Of Storm Lake, Iowa
11. Resolution No. 31-R-2025-2026 Approving Code of Conduct
12. Resolution No. 32-R-2025-2026 Approving CDBG Equal Opportunity Policy
13. Resolution No. 33-R-2025-2026 Approving CDBG Affirmative Fair Housing Policy
14. Resolution No. 34-R-2025-2026 Approving CDBG Procurement Policy
15. Resolution No. 35-R-2025-2026 Approving CDBG Prohibition On Use Of Excessive Force Policy
16. Resolution No. 36-R-2025-2026 Approving CDBG Affirmative Residential Anti-Displacement And Relocation Assistance Plan (RARA)
17. Motion To Approve 2026 Strategic Plan
18. Fiscal Year 2027-2031 Proposed Capital Improvement Plan Work Session
19. City Council Requested Items / City Council Updates

G. Adjourn

Meeting Protocol

If you wish to speak today, please:

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

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

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

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Staff Summary

1/5/2026

Agenda Item # D.1.



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

FROM: Mayra Martinez, City Clerk

SUBJECT: **Consent Agenda**

BACKGROUND: The Consent Agenda Includes:

- List of Bills
- King's Pointe & Sunrise Pointe Disbursements
- Approve December 12, 2025, Special City Council Minutes and Approve December 15, 2025, Regular City Council Minutes
- Approve Buy Local Information
- Motion To Approve Engagement Agreement With Ahlers & Cooney, P.C. For Legal Services Related To Urban Renewal/Economic Development Matters
- Acknowledgment of King's Pointe Financials
- Motion To Appoint City Clerk
- Approve Storm Lake Police Department City Code Enforcement Update

FISCAL IMPACT: City Will Pay The Following Expenditures:

- List of Bills: \$1,041,055.43
- King's Pointe & Sunrise Pointe Golf Course Bills: \$894,755.08

RECOMMENDATION:

ATTACHMENTS:

1. 1/5/2026 City Claims Expense Report
2. 1/5/2026 King's Pointe Claims 12.12.2025 to 12.31.2025
3. 12/12/2025 Special City Council Minutes

4. 12/15/2025 Regular City Council Minutes

Storm Lake, IA

Payment Date Range: 12/18/2025 - 01/07/2026

Vendor Name	Vendor Number	Payable Description	Total Payments
BVC			
Buena Vista County Solid Waste	001035	3rd Qtr FY2026 Assessment	96,037.18
Essential Ellison LLC	002043	Extinguisher Testing	46.80
M & S HVAC Services, LLC	002493	Burner For MUA	1,156.13
Mike's Electronics Inc	001196	C65 Purge Project	4,800.04
		BVC Total:	102,040.15
Contract/Agreement			
King Contracting, LLC	001066	Pay #4 of College & 3rd LS	266,091.23
SCE, LLC	001344	Water Leak	2,108.50
		Contract/Agreement Total:	268,199.73
Local			
A & A Automotive	001022	Truck Repair - Ujoints	1,590.19
Alliant Energy	001173	Gas Services	7,671.77
Bomgaars Supply, Inc	001151	Supplies	3,821.65
Deere Credit, Inc	001188	Plow Bolts	19.17
Edwards Storm Lake	001114	Brakes	2,569.23
Fastenal Company	001033	Hi Viz Vests	60.76
Graham Tire	001093	Tire Repair	29.16
Hy-Vee, Inc	001152	Supplies	185.57
Iowa Office Supply Inc	001037	Paper	3,154.28
King's Pointe Resort	001110	Cottage Reconciliation Services	23,517.20
Larson Oil & Distributing Co, Inc	001178	Fuel / Oil	4,405.47
Long Lines	001077	Fax Line & Emergency Line Service	1,388.84
MidAmerican Energy Company	001074	91230-94002 Electric Services	54,994.13
North Lake Truck Repair	001177	Axle Shaft	1,738.79
O'Reilly Automotive Inc	001108	Auto Supplies	15.97
Qwest Corporation	001070	Phone Service	381.73
Rebnord Technologies, Inc	001091	Storage Server	35,199.95
Stanton Electric, Inc	001264	Compressor Room - WWTP	817.35
Storm City Auto Parts, Inc	001501	Hose Fittings	870.12
Storm Lake Hydraulics Co, Inc	001089	O-rings	16.17
Storm Lake Industrial Corporation	001198	FY2026 Membership	20,000.00
Vetter Equipment	001098	Saw Bar	45.99
Visual Edge Inc	001063	Copier Maintenance Agreement	138.94
		Local Total:	162,632.43
Non-Local			
ABC Pest Control, Inc	001078	Pest Control Services	438.38
Ahlers & Cooney, P.C.	001023	Legal Services	3,008.50
Alex Air Apparatus 2 LLC	002217	Adapter	709.84
American Water Works Association	001503	Membership Dues - 2026	462.00
Central Iowa Distributing, Inc	001026	Cleaning Supplies	943.00
Central Iowa Televising LLC	002049	FY 2026 Maintenance Contract Pymt #1	62,405.50
Chem-Sult, Inc	001337	Sodium Chlorite	3,840.95
Civic Plus	001706	Recreation Management Project Implement	7,588.00
Collection Services Center	001039	Child Support payments	322.25
Core & Main LP	002000	Testing Supplies	4,025.23
Dale Vitito	001061	External Carrier	12.99
Denison Drywall Contracting, Inc	002198	10.9.2025 Pipe Break - Room & Hallway Rep	34,662.00
Department of Inspections, Appeals, & Li	002458	Boiler Inspections	405.00
Ed M. Feld Equipment Company, Inc	001031	Ladder	3,513.18
Efficient Construction LLC	001055	10.9.2025 Pipe Break - Wet Sinks	925.00

My Buy Local_v1

Vendor Name	Vendor Number	Payable Description	Total Payments
EFTPS	001045	Federal withholding taxes	40,641.95
Empower/Mass Mutual	001047	457 plan withholding	575.00
Engel Agri-Sales, Co	001366	Mower Parts	649.38
Foundation Analytical Laboratory, Inc	001100	Testing Services	2,775.25
Getty Images (US), Inc.	001206	Istock Subscription	199.00
Hallett Materials	001428	Sand	4,659.91
Hiway Truck Equipment	002450	Plow Parts	352.27
Huffcutt Concrete LLC	002662	Water Rec Restroom Building	66,875.00
Hupp Electric Motors	001500	Inspect/Repair	6,822.78
International Code Council	001519	Olesen Membership	170.00
Iowa Association of Building Officials	001439	FY2026 Memberships - Olesen, Chambers	150.00
Iowa Lakes Regional Water	001073	Water Service	66.99
Iowa Law Enforcement Academy	001036	MMPI Evaluation/Interview - T Lane, P Buck	975.00
IPERS / Iowa Public Employees	001042	IPERS withholdings	20,425.40
Joshua Beeck	002472	Window Cleaning Services	45.00
Laurens House of Print Ltd	002161	Envelopes	210.17
Linde Inc	001111	Carbon Dioxide	3,101.65
Midwest Breathing Air, LLC	001365	Quarterly Air Test	233.00
Mission Square/ ICMA Retirement Trust	001041	ICMA withholdings	610.00
Mississippi Lime Company	001095	Quicklime	32,542.86
MRA Custom Applications, LLC	001553	Lime Hauling Services	14,193.50
Multi Service Technology Solutions Unc	002705	Santa W/ A Cop	204.71
Muni Fire/Police Retire	001043	MFPRS withholdings	22,869.70
Nebraska Child Support Payment Center	002590	Child Support payments	625.86
Queen Bee Purchasing LLC	002586	10/9/25 Pipe Break - TV Replacements	1,741.50
Schumacher Elevator Company	001200	Elevator Maintenance	253.02
SGS, LLC	002126	Garbage Services	1,146.29
St. Paul Stamp Works, Inc	001513	Animal Tags	191.46
Treasurer State of Iowa	001046	State withholding taxes	5,725.00
Underground Location Company	001194	Locate Services	69.00
Unitypoint Health	002249	Physical - ASZ	6,894.94
UPS	001121	Shipping	10.88
W. W. Grainger, Inc	001085	Miniature Bayonet	1,093.51
Winona Controls, Inc	002449	Air Filters	706.90
Non-Local Total:			361,068.70
Payroll/Refunds			
AFLAC	001038	Aflac withholdings	499.14
Camden Villhauer	002693	12/16/2025 WW Treat 2 - Cert Fee	115.83
Clinton Butler	002289	FY2026 Boot Allowance - C Butler	115.56
Curtis B. Christiansen	001778	11/13/25 - WW Treat 2 - Cert Fee	83.54
Payroll/Refunds Total:			814.07
Grand Total:			894,755.08

King's Pointe Resort

Claims Publication

From 12/12/2025 to 12/31/2025

Vendor	Description	Amount
Alliant Energy	Utilities	\$ 1,534.35
Amazon Capital Services	Supplies	\$ 634.98
Bill.com	Services	\$ 162.18
Bomgaars	Supplies	\$ 329.97
Copper Cottage	Services	\$ 6,973.47
DirectTV	Utilities	\$ 1,170.24
Doll Distribution	Beverages	\$ 1,628.55
ECO LAB	Supplies	\$ 968.23
Fastenal	Supplies	\$ 1,405.66
Grainger	Supplies	\$ 58.81
HyVee	Supplies	\$ 957.05
Johnson Brothers	Beverages	\$ 1,193.90
King's Pointe Resort	Services	\$ 41.79
King's Pointe Resort Payroll- 12/12	Payroll	\$ 86,203.48
King's Pointe Resort Payroll- 12/26	Payroll	\$ 91,150.87
KTIV Television	Advertising	\$ 1,395.33
Lamar Companies	Services	\$ 2,035.00
Laurens House of Print	Supplies	\$ 316.25
Loews Carpet One	Supplies	\$ 4,364.40
Marcus Lumber Co	Supplies	\$ 249.54
Martin Brothers	Food	\$ 22,243.74
Mediacom	Utilities	\$ 472.90
Mood Media	Services	\$ 131.18
Pepsi Beverage Co	Beverages	\$ 1,753.17
PLEVA Mechanical	Services	\$ 2,861.01
Plumbing & Heating Wholesale	Supplies	\$ 1,183.03
Pocahontas Record	Services	\$ 140.00
Power Solutions	Services	\$ 791.34
Quore Systems LLC	Services	\$ 299.25
Rebnord Technologies	Services	\$ 15,959.40
Rialto Theatre	Services	\$ 400.00
S&L Hospitality	Agreement	\$ 9,855.16
Silverware POS	Services	\$ 1,054.52
Storm Lake Ace Hardware	Supplies	\$ 833.33
Symmetry Energy Solutions	Utilities	\$ 4,004.14
Sysco Iowa Inc	Food	\$ 11,573.24
TNT Sales & Service	Services	\$ 659.00
Vestis	Services	\$ 7,422.10
Visual Edge IT	Services	\$ 846.76
Vizergy	Services	\$ 1,356.45
		<u>\$ 286,613.77</u>

Sunrise Pointe Golf Course

Claims Publication

From 12/12/2025 to 12/31/2025

Vendor	Description	Amount
Alliant Energy	Utilities	\$ 666.50
Doll Distribution	Beverages	\$ 164.15
ECO LAB	Supplies	\$ 133.87
HyVee	Supplies	\$ 147.70
Laurens House of Print	Supplies	\$ 379.60
Plumbing & Heating Wholesale	Supplies	\$ 15.30
S&L Hospitality	Agreement	\$ 1,608.61
Sysco Iowa Inc	Food	\$ 203.61
		\$ 3,319.34

SPECIAL COUNCIL MEETING, CITY OF STORM LAKE, CITY HALL COUNCIL CHAMBERS, DECEMBER 12, 2025, 5:00 PM

CITY OF STORM LAKE, SPECIAL COUNCIL MEETING, CITY HALL COUNCIL CHAMBERS, DECEMBER 12, 2025, 5:00 PM

Present: Mayor Michael Porsch, Council Members Maggie Martinez, Maria Ramos, Meg McKeon and Don Piercy Jr. Council Member Matt Ricklefs present as candidate.

Staff Present: City Manager Keri Navratil, Assistant City Manager David Derragon, Communications Coordinator Dana Larsen, and City Clerk Mayra Martinez.

Media Present: Lindsay Kruse with KAYL Radio.

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

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

New Business

City Council Candidate Presentations - Mayor thanked the applicants for taking the time for the interview process and for wanting to be involved in City Government. The following were the candidates: Ricky Wimer, Charles Hernandez, Dalton Walker, and Matthew Ricklefs. Member Ramos thanked the candidate applicants for stepping up to take on the responsibility of being a member of the City Council and serving the community. She encouraged the candidates not selected to continue to serve and contribute to the community and put their names on the ballot in 2027.

Council action will be at the Regular City Council meeting Monday, December 15, 2025.

Adjourn - Moved by Council Member McKeon to adjourn at 5:51 pm. Seconded by Council Member Ramos. Vote: All ayes with Council Member Ricklefs absent. Motion carried.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

REGULAR COUNCIL MEETING, CITY OF STORM LAKE, CITY HALL COUNCIL CHAMBERS, DECEMBER 15, 2025, 5:00 PM

CITY OF STORM LAKE, REGULAR COUNCIL MEETING, CITY HALL COUNCIL CHAMBERS, DECEMBER 15, 2025, 5:00 PM

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

Staff Present: City Manager Keri Navratil, Assistant City Manager David Derragon, Police Chief Chris Cole, King's Pointe Manager Amy VonBank, Library Director Elizabeth Huff, Building and Code Compliance Director Scott Olesen, Communications Coordinator Dana Larsen, Public Services Director Brandon Ripke, Program Manager/Sunrise Campground Manager Kim Woltman, Development Services Specialist Lee Dutfeld, Finance Director Tyler Gibbins, and City Clerk Mayra Martinez.

Media Present: Dolores Cullen 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 McKeon to approve the agenda with the change to move agenda item regarding Resolution No. 25-R-2025-2026 to appoint a new city council member to fill a vacancy to agenda item No. 4 and set the agenda with the changes. Seconded by Council Member Martinez. Vote: All ayes. Motion carried.

RESOLUTION NO. 25-R-2025-2026

A RESOLUTION TO APPOINT A NEW COUNCIL MEMBER TO FILL THE VACANCY CREATED BY THE RESIGNATION OF COUNCIL MEMBER MEG MCKEON

WHEREAS, Council Member Meg McKeon has submitted her resignation effective December 31, 2025, creating a vacancy on the City Council; and

WHEREAS, the term associated with this position is set to expire on December 31, 2027; and

WHEREAS, at the November 17th, 2025, Regular City Council Meeting, the City Council voted to fill the vacancy by appointment; and

WHEREAS, the City Council conducted interviews on December 12, 2025, with four interested candidates to fill said vacancy; and

WHEREAS, after due consideration, the City Council has determined that Matthew Ricklefs is the most qualified candidate to serve in this capacity;

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

1. That Matthew Ricklefs is hereby appointed to the City Council to fill the vacancy created by the resignation of Council Member Meg McKeon.
2. That the appointed term shall commence on January 1, 2026, and shall expire on December 31, 2027.

PASSED AND APPROVED this 15TH day of December 2025.

Michael Porsch, Mayor

REGULAR COUNCIL MEETING, CITY OF STORM LAKE, CITY HALL COUNCIL CHAMBERS, DECEMBER 15, 2025, 5:00 PM

ATTEST:

Mayra A. Martinez, City Clerk

Disclosure by City Council Members -Council Member Matt Ricklefs will abstain from agenda item No. 4 regarding the appointment of new city council member to fill a vacancy.

Hear the Public - King's Pointe Manager Amy VonBank thanked the public for attending Breakfast With Santa which helped make the event a success. She also thanked the sponsors for their donations, King's Pointe staff, City Council members, City staff, and all of the other people who assisted in making the day a special experience and a success.

Amy addressed the public and Council Members regarding King's Pointe financials, the software update for financials and informed everyone that the financials presented are preliminary, actual and accurate. Amy came to the City Council and the community to ask everyone to continue to work with Storm Lake pride and work together to promote the resort, the community, and the lake.

Kevin McKinney from Storm Lake thanked the public and City Council for their support for Kevin while he was on City Council. He also thanked the staff as they were great to work with, and he thanked Keri Navratil as she is the key to this City and is great at what she does. It was a great pleasure being on City Council and serving the community.

Mayor Porsch read a proclamation honoring Mike Nebitt for his 12 years of service to the City of Storm Lake, Iowa as a volunteer fire fighter. He thanked Mike for his dedicated service and significant contributions to the residents of Storm Lake and extended the City's sincere appreciation along with its warmest wishes for his future.

Mayor Porsch read a proclamation honoring Daniel Ramirez for his outstanding volunteerism to the City of Storm Lake as a volunteer fire fighter. His dedication, hard work, selflessness, and motivation are highly appreciated and respected amongst his peers and command staff. Daniel's positive impact and commitment to the community is invaluable and does not go unnoticed. In the year 2025 he responded to over 200 fire calls and attended over 100 hours of training. We thank you for your service and wish you success as you continue to grow and advance in your career.

Mayor Porsch welcomed Eden Etse, Esveidy Ramirez and Mary Xiong from the Storm Lake High School IJAG program.

Consent Agenda - Moved by Council Member Ramos to approve Consent Agenda that includes List of bills Chk #'s 83577 through 83621, EFT #s 1806, 7090 through 7147, DFT #'s 2948 through 2960, approve Kings Pointe and Sunrise Pointe Disbursements, approve corrections to the November 17, 2025 City Council minutes, December 1, 2025, Special and Regular City Council Minutes, December 12, 2025, Special City Council Minutes, approve renewal liquor licenses for Legendary Hospitality LLC (Malarky's), Smokin Hereford, Brewsters and Plaza Mexico, Storm Lake Cab Renewal Permit, approve Abstract of Votes of the November 4, 2025, election results, approve Buy Local information, and approve City Code Enforcement Update. Seconded by Council Member Ricklefs. Vote: All ayes. Motion carried.

Unfinished Business – No items at this time.

New Business

Iowa Lakes Corridor - President Curt Strouth, SR VP of Economic Development Trevor Smith, and Business Retention and Workforce Partnership Coordinator Joanne Follon presented and update to the City Council.

Storm Lake Zoning Code Article 10 - Sign Regulations - Moved by Council Member Ramos to approve on second reading Ordinance No. 05-O-2025-2026 amending the Zoning Code of the City of Storm Lake, Iowa, Title VI, Chapter 6-1, Article 10, pertaining to signs within the

REGULAR COUNCIL MEETING, CITY OF STORM LAKE, CITY HALL COUNCIL CHAMBERS, DECEMBER 15, 2025, 5:00 PM

corporate limits of Storm Lake, Iowa. Seconded by Council Member Martinez. Roll call vote: All ayes. Motion carried.

College & 3rd Lift Station Project - Moved by Council Member Martinez to adopt Resolution No. 26-R-2025-2026 approving Change Order No. 2 for the College & 3rd Lift Station Project. Seconded by Council Member McKeon. Roll call vote: Ayes. Council Members McKeon, Martinez, Ricklefs and Ramos. Naye Votes: Council Member Piercy Jr. Motion carried.

RESOLUTION NO. 26-R-2025-2026

RESOLUTION APPROVING CHANGE ORDER NO. 2 FOR THE STORM LAKE COLLEGE AND 3RD LIFT STATION PROJECT

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

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

WHEREAS, Change Order No. 1, an increase in the amount of 3,180.00 for the Storm Lake College and 3rd Lift Station Project, for a new total contract amount of \$1,446,615.00 was approved on August 18, 2025.

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

Section 1. That Change Order No. 2, an increase in the amount of 8,700.00 for the Storm Lake College and 3rd Lift Station Project, for a new total contract amount of \$1,455,315.00 be approved.

PASSED AND APPROVED THIS 15th DAY OF DECEMBER 2025. BY THE CITY COUNCIL OF THE CITY OF STORM LAKE, IOWA

Michael Porsch, Mayor

ATTEST

Mayra A. Martinez, City Clerk

City Council Vacancy - Moved by Council Member Martinez to adopt Resolution No. 25-R-2025-2026 to appoint Matt Ricklefs as the new City Council Member to fill a vacancy. Seconded by Council Member McKeon. Roll call vote: All ayes with Council Member Ricklefs abstaining. Motion carried.

City Council Requested Items / City Council Updates – Council Member Piercy Jr requested a work session update regarding how the city follows through on code enforcement of the nuisance ordinance with Council Member Ricklefs concurring. Council Member Piercy Jr requested a work session on truck route signage.

Adjourn - Moved by Council Member Ramos to adjourn at 6:09 pm. Seconded by Council Member Ricklefs. Vote: All ayes. Motion carried.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Staff Summary

1/5/2026

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</u>
		<u>Expenses</u>
	Buena Vista County	\$102,040.15
	Contract/Agreement	\$268,199.73
	Local	\$162,632.43
	Non-Local	\$361,068.70
	Payroll / UB	<u>\$147,114.42</u>
	Refunds,	
	Pyrl Tax & Ins	
	Total Expenses:	1,041,055.43
	Supporting Documents Attached	

RECOMMENDATION:

ATTACHMENTS:

1. [1/5/2026 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	1,709,968.50	1,709,968.50	1,687,701.74	0.00	1,687,701.74	22,266.76
22-27926	Storm Lake WTP- Well #22	2,592,061.53	2,592,061.53	2,180,194.89	0.00	2,180,194.89	411,866.64
23-092	King's Pointe Remodel/Refresh	446,537.52	446,537.52	421,607.89	0.00	421,607.89	24,929.63
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	1,169,406.89	266,091.23	1,435,498.12	196,116.88
24-31153	WWTP Blower Project (EECBG)	129,600.00	129,600.00	95,401.50	0.00	95,401.50	34,198.50
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	62,654.50	0.00	62,654.50	20,345.50
24X.136745	Apron Expansion Improvements	285,900.00	285,900.00	40,830.50	0.00	40,830.50	245,069.50
FEMA HMGP (HMA) 4483	FEMA HMGP (HMA) 4483	4,632,415.50	4,632,415.50	2,473,524.18	0.00	2,473,524.18	2,158,891.32
IA0091	SL Elevated Water Storage- Tower #5	7,434,973.15	7,434,973.15	7,010,707.13	0.00	7,010,707.13	424,266.02
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	66,875.00	66,875.00	160,825.00
Report Total:		28,425,529.33	19,249,262.66	24,732,093.55	332,966.23	25,065,059.78	3,360,469.55

Group Summary						
Group	Total Budget	Date Range Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining
Airport Projects	285,900.00	285,900.00	40,830.50	0.00	40,830.50	245,069.50
ARPA Project	1,709,968.50	1,709,968.50	1,687,701.74	0.00	1,687,701.74	22,266.76
King's Pointe Resort Projects	446,537.52	446,537.52	421,607.89	0.00	421,607.89	24,929.63
Sanitary Sewer Projects	6,668,768.50	6,393,630.50	3,930,100.57	266,091.23	4,196,191.80	2,472,576.70
Street Construction	8,902,620.13	1,491.46	9,312,727.29	0.00	9,312,727.29	-410,107.16
Water Project	10,184,034.68	10,184,034.68	9,339,125.56	0.00	9,339,125.56	844,909.12
Water Recreation Access Cost-Share P...	227,700.00	227,700.00	0.00	66,875.00	66,875.00	160,825.00
Report Total:	28,425,529.33	19,249,262.66	24,732,093.55	332,966.23	25,065,059.78	3,360,469.55

Type Summary						
Group	Total Budget	Date Range Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining
Construction	13,455,379.15	4,279,112.48	13,005,012.85	266,091.23	13,271,104.08	184,275.07
Federal/State Grant	14,659,450.18	14,659,450.18	11,664,426.20	0.00	11,664,426.20	2,995,023.98
Grant	227,700.00	227,700.00	0.00	66,875.00	66,875.00	160,825.00
Professional Service Study	83,000.00	83,000.00	62,654.50	0.00	62,654.50	20,345.50
Report Total:	28,425,529.33	19,249,262.66	24,732,093.55	332,966.23	25,065,059.78	3,360,469.55

Staff Summary

1/5/2026

Agenda Item # D.1.B.



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

REPORT TO: Honorable Mayor & Council

FROM: Lee Dutfield, Development Services Specialist

SUBJECT: **Motion To Approve Engagement Agreement With Ahlers & Cooney, P.C. For Legal Services Related To Urban Renewal/Economic Development Matters.**

BACKGROUND: The purpose of this Engagement Agreement (“Agreement”) is to disclose and memorialize the terms and conditions under which Ahlers & Cooney, P.C. will represent the City of Storm Lake, Iowa (the “City”) from time to time in connection with the City’s economic development activities, including urban renewal matters, development agreements, urban revitalization matters, and similar projects (the “Economic Development Matters”) through December 31, 2027.

FISCAL IMPACT: Fees as noted in the engagement agreement.

RECOMMENDATION: Approve Engagement Agreement with Ahlers & Cooney, P.C. for legal services related to Urban Renewal and Economic Development Matters.

ATTACHMENTS:

1. Storm Lake - General Economic Development Matters Engagement Letter

December 19, 2025

Sent via email: navratil@stormlake.org

Keri Navratil
City Manager
City of Storm Lake
620 Erie Street
Storm Lake, IA 50588

Copy to: Lee Dutfield, Development Services Specialist

RE: City of Storm Lake - General Urban Renewal/Economic Development Matters
(2026 and 2027) Engagement Agreement

Dear Keri:

The purpose of this Engagement Agreement (“Agreement”) is to disclose and memorialize the terms and conditions under which Ahlers & Cooney, P.C. will represent the City of Storm Lake, Iowa (the “City”) from time to time in connection with the City’s economic development activities, including urban renewal matters, development agreements, urban revitalization matters, and similar projects (the “Economic Development Matters”) through December 31, 2027.

SCOPE OF ENGAGEMENT

We agree to represent the City in the City’s Economic Development Matters for which the City requests our services. In the course of representing the City on such Economic Development Matters, we will perform the following services, as applicable, for the fees we charge under this Agreement.

Urban Renewal Plans and Amendments to Urban Renewal Plans

In the role of representing the City with respect to the City’s urban renewal plans currently in existence and with respect to the creation of new urban renewal plans or the amendment of existing plans, upon request for such services by the City, we will provide the following services:

1. Prepare urban renewal plan and amendment documents and/or review drafts of such documents prepared by the City or third parties (depending on City’s selected approach) in accordance with Iowa Code Chapter 403;
2. Prepare related adoption proceedings for Council meetings, related notices, and letters of instructions for Council proceedings;
3. Prepare TIF ordinance(s) to create or modify TIF district(s);

4. Answer questions and advise City staff and the Council throughout the adoption process for urban renewal plans and amendments, and thereafter with respect to questions raised by the City related to administration of urban renewal activities under adopted urban renewal plans and amendments.

Development Agreements

In the role of representing the City with respect to development agreements (including agreements involving the purchase or sale of real property), upon request for such services by the City, we will provide the following services:

1. Draft development agreements incorporating terms negotiated by the parties;
2. Prepare related approval proceedings for Council meetings, related notices, and letters of instructions for Council proceedings;
3. Answer questions and advise City staff and the Council throughout the drafting, negotiation, and approval process for development agreements, and thereafter with respect to questions raised by the City related to interpretation or administration of development agreements.

Urban Revitalization Plans and Amendments to Urban Revitalization Plans

In the role of representing the City with respect to the City's urban revitalization plans currently in existence and with respect to the creation of new urban revitalization plans or the amendment of existing plans, upon request for such services by the City, we will provide the following services:

1. Prepare urban revitalization plan and amendment documents in accordance with Iowa Code Chapter 404;
2. Prepare related adoption proceedings for Council meetings, related notices, and letters of instructions for Council proceedings;
3. Prepare designating ordinance(s) to designate or modify urban revitalization area boundaries;
4. Answer questions and advise City staff and the Council throughout the adoption process for urban revitalization plans and amendments, and thereafter with respect to questions raised by the City related to administration of adopted urban revitalization plans and amendments.

Other Economic Development Matters

In the role of representing the City with respect to other economic development matters, upon request for such services by the City, we will provide the following services:

1. Consult with and advise City staff regarding the matters;
2. Draft legal documents, letters, memorandums, and other documents as requested by the City;
3. Prepare related proceedings for Council meetings, related notices, and letters of instructions for Council proceedings, as needed.

COOPERATION

To enable us to provide effective representation, the City agrees to: (1) disclose to us, fully and accurately and on a timely basis, all facts and documents that are or might be material or that we may request; (2) keep us apprised on a timely basis of all developments relating to the representation that are or might be material; (3) attend meetings, conferences, and other proceedings when it is reasonable to do so; and (4) cooperate fully with us in all matters relating to the engagement. During the course of this engagement, we will rely on the City's staff to provide us with complete and timely information on all developments pertaining to any aspect of the Economic Development Matters for which the City seeks our services.

LIMITATIONS

Our duties under this Agreement are limited to those expressly set forth above, and shall be on a case-by-case or project-by-project basis, as directed by the City. Absent a separate engagement agreement regarding one or more of the following services, the services we provide and the fees we charge hereunder do not include:

1. Preparing legal descriptions;
2. Services related to any Economic Development Matters for which our assistance is not requested by City staff and/or the City Council;
3. Independently administering and/or monitoring compliance with documents approved as part of Economic Development Matters, including but not limited to preparing annual reports, monitoring compliance with terms of development agreements, or preparing or filing certifications related to urban renewal areas (provided however that our engagement would include advising the City on specific questions raised by the City regarding the City's ongoing administration and monitoring related to such documents);
4. Defending any legal challenges to or arising out of Economic Development Matters (absent a separate, written engagement agreement for such representation);
5. Acting in a financial advisory role, including but not limited to confirming or calculating any potential tax increment anticipated within urban renewal areas; or
6. Any bond (finance) related services.

It is not anticipated that it will be necessary for us to personally attend Council meetings in order to accomplish our work. We will be coordinating our services with you and other City staff, as directed by the City. In the event that public hearings or litigation should occur in the course of this matter, we would expect the same to be handled by the City Attorney, unless special arrangements are made for our participation.

Further, it is our understanding that this engagement will end on December 31, 2027; provided, however, that we would continue to represent the City in any ongoing Economic Development Matters commenced prior to December 31, 2027 until the completion of those specific matters, unless directed otherwise by the City. This engagement may be renewed or extended beyond December 31, 2027 upon mutual agreement of the parties.

ATTORNEY-CLIENT RELATIONSHIP

As confirmed by the execution of this Agreement, the City will be our client and an attorney-client relationship will exist between us for the Economic Development Matters for which the City staff requests our assistance. Our services are limited to those contracted for in this letter and the City's execution of this Agreement will constitute an acknowledgement of those limitations.

OTHER REPRESENTATIONS

As you are aware, our firm represents many political subdivisions, companies, and individuals. It is possible that during the time that we are representing the City in its Economic Development Matters, one or more of our present or future clients will have transactions with the City. We do not believe such representation, if it occurs, will adversely affect our ability to represent you as provided in this Agreement, either because such matters will be sufficiently different from the Economic Development Matters so as to make such representations not adverse to our representation of you, or because the potential for such adversity is remote or minor and outweighed by the consideration that it is unlikely that advice given to the other client will be relevant to any aspect of the Economic Development Matters. However, if a conflict with one or more of our present or future clients arises in connection with our representation under this Agreement, we will (i) notify you of the conflict of interest and (ii) decline to participate in any matter where the interests of our clients, including the City, may differ to the point where separate representation is advisable. The firm historically has arranged its practice to hold such occasions to a minimum, and intends to continue doing so. Occasionally circumstances may arise in which a conflict between clients may be waived, if the informed written consent of the involved clients is obtained. If such circumstances arise, we would submit a separate letter to the City Council requesting such informed, written consent to waive the conflict, which the City Council could consider at that time. Execution of this Agreement will signify the City's consent to our representation of others consistent with the circumstances described in this paragraph.

FEES

The attorneys working in the economic development practice area of the firm, including Jenna Sabroske, will be the attorneys chiefly responsible for providing you with these legal services. However, if efficient and appropriate, we may call on other attorneys and legal assistants from time to time. The fees will be based on the hours worked by firm personnel at their hourly rates in effect at the time the work is performed. Ms. Sabroske's current hourly rate (for 2026) is \$300. Work performed by other attorneys will be billed at their hourly rate, currently ranging from \$200-\$430 per hour. Work by legal assistants will be billed at their hourly rate, currently ranging from \$140-\$175 per hour. Our rates are generally adjusted on an annual basis, as of January 1st of each year.

It is difficult to estimate the total cost for the work, because we charge by the hour and there are many variables that impact the number of hours spent on the work. Expenses will be billed at the amount incurred. Our statement for services and expenses will be due and payable upon receipt of the invoice, which in most instances, is monthly. Should you have any questions about a statement or a fee, please do not hesitate to call. We do reserve the right to withdraw from

representation for any reason, including failure to pay the monthly statement in accordance with this policy. If, for any reason, the City terminates the engagement governed by this Agreement before the completion of the services described herein, we will bill the City for the services rendered as of the date of termination based on the hourly rates of those who provided services.

ELECTRONIC DOCUMENTS AND DATA

In the interest of facilitating our services to you, we may send documents, information or data electronically or via the Internet or store electronic documents or data via computer software applications hosted remotely or utilize cloud-based storage. Your confidential electronic documents or data may be transmitted or stored using these methods. We may use third party service providers to store or transmit these documents or data. In using these electronic communication and storage methods, we employ reasonable efforts to keep such communications, documents and data secure in accordance with our obligations under applicable laws, regulations, and professional standards; however, you recognize and accept that we have no control over the unauthorized interception or breach of any communications, documents or data once it has been transmitted or if it has been subject to unauthorized access while stored, notwithstanding all reasonable security measures employed by us or by our third party vendors. By your acceptance of this Agreement, you consent to our use of these electronic devices and applications and submission of confidential client information to or through third party service providers during this engagement.

RECORDS

At your request, papers and property furnished by you will be returned promptly upon receipt of payment for outstanding fees and client charges. Our own files, including lawyer work product, pertaining to the Economic Development Matters will be retained by us. We may store some or all client file materials in a digital format. After any or all paper documents are digitized, we may destroy all paper documents in the client file. For various reasons, including the minimization of unnecessary storage expenses, we reserve the right to dispose of any documents or other material retained by us after the termination of this Agreement.

APPROVAL

Please carefully review the terms and conditions of this Agreement. ***If the above correctly reflects our mutual understanding, please so indicate by returning a signed and dated copy of this letter, retaining an original for your file as well.***

If you have questions regarding any aspect of the above or our representation, please do not hesitate to contact us. As always, we appreciate the opportunity to represent the City and we look forward to working with you on the City's Economic Development Matters.

Sincerely,

Ahlers & Cooney, P.C.

By:

Maria E. Brownell

Maria E. Brownell

Accepted and approved on behalf of the City Council of the City of Storm Lake*

By: _____ Dated: _____

Title: _____

*Authorized by action of the governing body, approved on _____, 20__.
4922-3906-0098-4\11149-047

Staff Summary

1/5/2026

Agenda Item # D.1.C.



REPORT TO: Honorable Mayor & Council

FROM: Tyler Gibbins, Finance Director
Amy Von Bank, General Manager

SUBJECT: Acknowledgment of the King's Pointe Financials

BACKGROUND: Fiscal Year-End June 30th, 2026 Quarter 1 Financials provided by Management Firm, S & L Properties.

*Disclaimer: The accompanying financial statements of King's Pointe for fiscal year-end June 30th, 2026 were not subjected to an audit, review, or compilation engagement, and no opinion, conclusion, or assurance is expressed. These statements are for internal use only and might not include all disclosures needed for a fair presentation in accordance with generally accepted accounting principles by the City of Storm Lake. The City of Storm Lake's fair presentation of financials, including King's Pointe Resort, in accordance with generally accepted accounting principles, are provided in the annual audit completed by an independent 3rd party auditing firm.

FISCAL IMPACT: N/A

RECOMMENDATION: Acknowledge the King's Pointe Financials

ATTACHMENTS:

1. FYE 2026 Q1 King's Pointe Resort
2. FYE 2026 Q1 Outdoor Water Park
3. FYE 2026 Q1 Sunrise Pointe Golf Course

King's Pointe Resort

FYE '26 Quarter 1

	Jul 2025	Aug 2025	Sep 2025	Total Q1
Rooms Available	3,100.00	3,100.00	3,000.00	9,200.00
Rooms Sold	2,327.00	2,004.00	1,581.00	5,912.00
Occupancy %	75.06%	64.65%	52.70%	64.26%
ADR	165.53	166.80	136.59	158.22
RevPAR	124.25	107.83	71.98	101.67
Operating Revenue				
Rooms Revenue	385,186.88	334,275.23	215,944.18	935,406.29
F&B Revenue	181,306.59	194,956.25	115,029.78	491,292.62
Gift Shop Revenue	5,643.13	4,646.01	2,371.42	12,660.56
Waterpark Revenue	36,447.18	21,718.64	2,734.51	60,900.33
Miscellaneous Income	4,334.32	3,418.03	191.25	7,943.60
Total Operating Revenue	612,918.10	559,014.16	336,271.14	1,508,203.40
Departmental Expenses				
Rooms Expenses	70,463.06	74,019.67	51,047.16	195,529.89
F&B Expenses	181,435.39	179,122.04	159,189.59	519,747.02
Gift Shop Expenses	6,357.86	565.33	-398.55	6,524.64
Waterpark Expenses	32,577.12	20,199.74	4,986.50	57,763.36
Total Departmental Expenses	299,634.02	280,907.69	220,580.74	801,122.45
Total Departmental Profit	313,284.08	278,106.47	115,690.40	707,080.95
Undistributed Operating Expenses				
Administrative & General	58,208.48	71,853.00	38,382.40	168,443.88
Information & Telecommunications	7,370.24	11,863.66	7,294.68	26,528.58
Sales & Marketing	11,898.99	13,967.15	9,764.79	35,630.93
Property Operations & Maintenance	40,255.30	44,011.89	35,503.46	119,770.65
Utilities	40,747.00	42,780.01	38,818.19	122,345.20
Total Undistributed Expenses	158,480.01	184,475.71	129,763.52	472,719.24
Gross Operating Profit	154,804.07	93,630.76	-14,073.12	234,361.71
Management Fees	19,163.64	20,237.88	11,953.40	51,354.92
Income Before Non-Oper. Expenses	135,640.43	73,392.88	-26,026.52	183,006.79
Non-Operating Income and Expenses				
Other Income	-198.13	-1,912.91	-59.13	-2,170.17
Insurance	12,897.00	12,897.00	12,897.00	38,691.00
Other Non-Operating Expenses	0.00	-4,332.82	0.00	-4,332.82
Total Non-Operating Expenses	12,698.87	6,651.27	12,837.87	32,188.01
EBITDA	122,941.56	66,741.61	-38,864.39	150,818.78

**City of Storm Lake Outdoor Waterpark
FYE '26 Quarter 1**

	Jul 2025	Aug 2025	Sep 2025	Total
Outdoor Waterpark Revenue	169,679.55	92,192.92	8,304.52	270,176.99
Miscellaneous Income	7.07	9.07	9.19	25.33
Total Operating Revenue	169,686.62	92,201.99	8,313.71	270,202.32
Departmental Expenses				
Outdoor Waterpark Expenses	108,416.84	63,196.97	22,070.93	193,684.74
Total Departmental Expenses	108,416.84	63,196.97	22,070.93	193,684.74
Total Departmental Profit	61,269.78	29,005.02	-13,757.22	76,517.58
Undistributed Operating Expenses				
Administrative & General	2,627.96	2,193.05	1,952.38	6,773.39
Information & Telecommunications	499.00	0.00	0.00	499.00
Sales & Marketing	0.00	20.44	0.00	20.44
Property Operations & Maintenance	5,735.60	0.00	0.00	5,735.60
Utilities	2,304.13	2,130.21	1,941.84	6,376.18
Total Undistributed Expenses	11,166.69	4,343.70	3,894.22	19,404.61
Gross Operating Profit	50,103.09	24,661.32	-17,651.44	57,112.97
Management Fees	12,000.00	12,000.00	12,000.00	36,000.00
Income Before Non-Oper. Expenses	38,103.09	12,661.32	-29,651.44	21,112.97
Non-Operating Income and Expenses				
Other Non-Operating Expenses	0.00	0.00	0.00	0.00
Total Non-Operating Expenses	0.00	1,855.95	0.00	1,855.95
EBITDA	38,103.09	10,805.37	-29,651.44	19,257.02
Net Income	38,103.09	10,805.37	-29,651.44	19,257.02

City of Storm Lake Sunrise Pointe Golf Course

FYE '26 Quarter 1

	Jul 2025	Aug 2025	Sep 2025	Total
Golf Revenue	32,803.88	31,329.06	14,909.80	79,042.74
Total Operating Revenue	32,803.88	31,329.06	14,909.80	79,042.74
Departmental Expenses				
Golf Expenses	12,252.03	20,542.00	14,510.92	47,304.95
Total Departmental Expenses	12,252.03	20,542.00	14,510.92	47,304.95
Total Departmental Profit	20,510.35	10,907.53	-5,215.13	26,202.75
Undistributed Operating Expenses				
Administrative & General	1,283.77	1,415.75	1,200.34	3,899.86
Information & Telecommunications	0.00	0.00	0.00	0.00
Sales & Marketing	0.00	0.00	0.00	0.00
Property Operations & Maintenance	213.24	0.00	0.00	213.24
Utilities	914.79	902.04	770.60	2,587.43
Total Undistributed Expenses	2,411.80	2,317.79	1,970.94	6,700.53
Gross Operating Profit	18,098.55	8,589.74	-7,186.07	19,502.22
Management Fees	4,648.14	2,596.52	2,021.84	9,266.50
Income Before Non-Oper. Expenses	13,450.41	5,993.22	-9,207.91	10,235.72
Non-Operating Income and Expenses				
Other Income	0.00	56.96	0.00	56.96
Total Non-Operating Expenses	0.00	56.96	0.00	56.96
EBITDA	13,450.41	5,936.26	-9,207.91	10,178.76

Staff Summary

1/5/2026

Agenda Item # D.1.D.



REPORT TO: Honorable Mayor & Council

FROM: Keri Navratil, City Manager

SUBJECT: **Motion To Appoint City Clerk**

BACKGROUND: Iowa State Code and City Code require that the City Council appoint the City Clerk each January when the newly elected Council member is seated.

FISCAL IMPACT:

RECOMMENDATION: Motion to Appoint Mayra A. Martinez as City Clerk

ATTACHMENTS:

None

Staff Summary

1/5/2026

Agenda Item # D.1.E.



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: Code Enforcement Summary

BACKGROUND:

FISCAL IMPACT:

RECOMMENDATION:

ATTACHMENTS:

None

Staff Summary

1/5/2026

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: Meg McKeon, Mayor

SUBJECT: **Motion to Appoint Mayor Pro-Tem**

BACKGROUND: This agenda item would appoint the Mayor Pro-Tem. The Mayor Pro-Tem conducts the Council Meetings in the Mayor's absence.

FISCAL IMPACT: N/A

RECOMMENDATION:

ATTACHMENTS:

None

Staff Summary

1/5/2026

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: Meg McKeon, Mayor

SUBJECT: **Resolution No. 27-R-2025-2026 To Approve Code Of Ethics For Members Of The Storm Lake City Council**

BACKGROUND: The citizens and businesses of Storm Lake are entitled to have fair, ethical and accountable local government, which has earned the public's full confidence for integrity. In keeping with the City of Storm Lake's mission, the effective functioning of democratic government therefore requires that:

Public officials, both elected and appointed, comply with both the letter and spirit of the laws and policies affecting the operations of government; public officials be independent, impartial and fair in their judgment and actions; public office be used for the public good, not for personal gain; and public deliberations and processes be conducted openly, unless legally confidential, in an atmosphere of respect and civility.

To this end, the Storm Lake City Council has adopted a Code of Ethics for members of the City Council to assure public confidence in the integrity of local government and its effective and fair operation.

FISCAL IMPACT: N/A

RECOMMENDATION: Move To Approve Resolution To Approve Code Of Ethics

ATTACHMENTS:

1. Resolution No. 27-R-2025-2026 Council Code of Ethics 2026
2. Council Member Ethics Pledge - 2026

RESOLUTION NO. 27-R-2025-2026

**RESOLUTION TO ADOPT A CODE OF ETHICS FOR MEMBERS
OF THE STORM LAKE, IOWA CITY COUNCIL**

WHEREAS, the City Council of the City of Storm Lake, Iowa deems it advisable to adopt a Code of Ethics for Members of the Storm Lake City Council and the public participating in Council functions; and

WHEREAS, in keeping with the City's commitment to excellence, all employees and public officials, both elected and appointed, must comply with both the letter and spirit of the laws and policies affecting the operation of government; and

WHEREAS, all employees and public officials, both elected and appointed, are required to be impartial and fair in their judgment and actions and ensure that public office is used for the public good; and

WHEREAS, the citizens and businesses of Storm Lake are entitled to have fair, ethical and accountable local government, which has earned the public's full confidence for integrity.

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

Section 1. That the Code of Ethics attached hereto as Exhibit A be, and the same is hereby, adopted.

Section 2. That the Code of Ethics will be revised by the Council and City staff periodically.

PASSED AND APPROVED this 5th day of January 2026.

Margaret J. McKeon, Mayor

ATTEST:

Mayra A. Martinez, City Clerk



CITY OF STORM LAKE CODE OF ETHICS MEMBER STATEMENT

As a member of the Storm Lake City Council, I agree to uphold the Code of Ethics for elected and appointed officials adopted by the City and conduct myself by the following a model of excellence. I will do the following:

Recognize the worth of individual members and appreciate their individual talents, perspectives, and contributions;

Help create an atmosphere of respect and civility where individual members, City staff, and the public are free to express their ideas and work to their full potential;

Conduct my personal and public affairs with honesty, integrity, fairness, and respect for others; Respect the dignity and privacy of all individuals and organizations;

Recognize that all individuals are people and somebody's husband, wife, son, daughter, father, mother, grandmother, grandfather, and so forth that shall be treated with respect;

Keep the common good as my highest purpose and focus on achieving constructive solutions for the public benefit;

Avoid and discourage conduct which is divisive or harmful to the best interests of Storm Lake;

Treat all people with whom I come in contact in the way I wish to be treated;

I affirm that I have read and understood the City of Storm Lake Code of Ethics.

Signature	Printed Name	Date
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Signature	Printed Name	Date
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Signature	Printed Name	Date
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Signature	Printed Name	Date
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Signature	Printed Name	Date
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Signature	Printed Name	Date
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Staff Summary

1/5/2026

Agenda Item # F.3.



REPORT TO: Honorable Mayor & Council

FROM: Chris Cole, Police Chief

SUBJECT: **Motion To Go Into Closed Session Pursuant To Iowa Code 21.5(1)(g)**

BACKGROUND: Closed Session pursuant to Iowa Code §21.5(1)(g) to avoid disclosure of specific law enforcement matters, such as current or proposed investigations, inspection or auditing techniques or schedules, which if disclosed would enable law violators to avoid detection.

FISCAL IMPACT: None

RECOMMENDATION: Motion for City Council enter into closed session pursuant to Iowa Code Section 21.5(1)(g) to avoid disclosure of specific law enforcement matters, such as current or proposed investigations, inspection or auditing techniques or schedules, which if disclosed would enable law violators to avoid detection.

ATTACHMENTS:

1. [20251219093958143](#)

Chapter 8-12

INHALING TOXIC VAPORS AND CHEMICALS

- 8-12-1 Huffing, Possession, Purchase and Use of Substances for Huffing, and Aiding Others in the use of Substances for Huffing Prohibited**
- 8-12-2 Possess or Use of Inhalants Not Used In Accordance With Prescription or Manufacturer's Instructions Prohibited**
- 8-12-3 Use and Possession of Inhalant Paraphernalia with Intent to Use Prohibited**
- 8-12-4 Inhalant Paraphernalia Defined**
- 8-12-5 Penalties**

8-12-1 Huffing, Possession, Purchase and Use of Substances for Huffing, and Aiding Others in the use of Substances for Huffing Prohibited

No person shall knowingly smell or inhale the fumes of toxic vapors, whether synthetic or organic, for the purpose of causing a condition of euphoria, excitement, exhilaration, stupefaction, or dulled senses of the nervous system. The actions in the preceding sentence are sometimes referred to as "huffing". No person shall knowingly possess, buy, or use any such substance for the purposes described in this section, nor shall any person knowingly aid any other person to use any such substance for the purposes described in this section. This section shall not apply to the inhalation of anesthesia or other substances for prescribed medical or dental purposes.

(Ord. 02-O-2012-2013, Add, 08/06/2012)

8-12-2 Possess or Use of Inhalants Not Used In Accordance With Prescription or Manufacturer's Instructions Prohibited

No person shall use or possess an aerosol spray product or other inhalant that is not used pursuant to the instructions or prescription of a licensed healthcare provider or that is not used pursuant to the manufacturer's label instructions, for the purposes described in Section 1 of the Chapter.

(Ord. 02-O-2012-2013, Add, 08/06/2012)

8-12-3 Use and Possession of Inhalant Paraphernalia with Intent to Use Prohibited

No person shall knowingly use or possess with intent to use inhalant paraphernalia to inhale, ingest, or otherwise introduce a toxic vapor into the human body.

(Ord. 02-O-2012-2013, Add, 08/06/2012)

8-12-4 Inhalant Paraphernalia Defined

"Inhalant paraphernalia," as used in Section 3 of this Chapter, means any product, implement, or device used, intended to be used, or designed to be used to inhale or ingest the fumes of toxic vapors as prohibited in Section 1 of this Chapter.

(Ord. 02-O-2012-2013, Add, 08/06/2012)

8-12-5 Penalties

A person who commits a violation of this Chapter commits a simple misdemeanor and shall be punished by a fine not to exceed \$625.00, imprisonment in the county jail for a period not to exceed thirty days, or both such fine and imprisonment.

(Ord. 02-O-2012-2013, Add, 08/06/2012)

126.22 Nitrous oxide.

1. *Unlawful possession.* Any person who possesses nitrous oxide or any substance containing nitrous oxide, with the intent to breathe, inhale, or ingest for the purpose of causing a condition of intoxication, elation, euphoria, dizziness, stupefaction, or dulling of the senses, or who knowingly and with the intent to do so is under the influence of nitrous oxide or any material containing nitrous oxide, is guilty of a serious misdemeanor. [This subsection](#) shall not apply to a person who is under the influence of nitrous oxide or any material containing nitrous oxide for the purpose of medical, surgical, or dental care by a person duly licensed to administer such an agent.

2. *Unlawful distribution.* Any person who distributes nitrous oxide, or possesses nitrous oxide with intent to distribute to any other person, if such distribution is with the intent to induce unlawful inhaling of the substance or is with the knowledge that the other person will unlawfully inhale the substance, is guilty of a serious misdemeanor.

[97 Acts, ch 39, §6](#)

Staff Summary

1/5/2026

Agenda Item # F.4.



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

REPORT TO: Honorable Mayor & Council

FROM: Keri Navratil, City Manager

SUBJECT: **Water Treatment Plant Water Rates and Design Advisory Ad Hoc Committee Presentation**

BACKGROUND: On July 7, 2025 City Council created the Water Treatment Plant Water Rates and Design Advisory Ad Hoc Committee. The Advisory Committee met four times to discuss the planning, design and appropriate rate structure to fund the construction and operations of a new Water Treatment Plant, as well as other water capital improvement projects.

The Advisory Committee evaluated different options and costs and will present their recommendations to City Council.

FISCAL IMPACT: N/A

RECOMMENDATION: N/A

ATTACHMENTS:

1. 2025-09-10 Water Plant Ad Hoc Committee Meeting Minutes
2. 2025-10-13 Water Plant Ad Hoc Committee Meeting Notes
3. 2025-11-10 Water Plant Ad Hoc Committee Meeting Notes
4. 2025-12-10 Water Plant Ad Hoc Committee Meeting Notes
5. All Rate Proposals
6. Committee Rate Recommendation

Minutes of Storm Lake Water Plant Ad Hoc Committee September 10, 2025



Members Present: Bob Blodgett, Jose Ibarra, Mike Wilson, Rob Colerick, Laura Hanks, Brian Lenzmeier, John Khamphavong, Walter DeBock, Mayor Mike Porsch

Others Present: Keri Navratil, David Derragon, Tyler Gibbons, Scott Olesen, Kolby Struchen, Dana Larsen, Tom Grafft, Josh Pope, Katie Sterk; Allison Moore, Guest of John Khamphavong, Julie Sievers

Mayor Porsch welcomed the committee members and thanked them for volunteering to serve on the committee. He explained the purpose of the committee and the goal of presenting the committee recommendations to the City Council at the January 5, 2026 meeting.

City Manager Navratil explained building a new water plant is a once in a lifetime experience. She emphasized that water is a precious resource and charged the committee with finding a balance between what the City needs along with a rate structure to support the system. She asked committee members to send her dates they are available for the weeks in the agenda. Meeting time will be at 5:00 PM. If you are unable to attend, please send comments prior to the meeting.

The committee agreed that Mayor Porsch and Tom Grafft will present the committee's recommendations to the City Council in January.

Tom Grafft explained the purpose of the Preliminary Engineering Report (PER) and how it is developed. A copy of the revised draft PER was provided to each committee member. Grafft highlighted the major portions of the PER and answered committee questions. These included review of the service area, population, flow data including the differences between the week day and weekend demands, impact of conservation, review of the wells and treatment process, the treatment goals, and options for treatment in the new plant. He explained the current treatment site does not have room for expansion, the 2 locations suitable for construction of the new plant, and the challenges and costs with moving the plant one mile to the north.

Kolby Struchen provided a tour of the treatment plant to the committee.

Members Present: Bob Blodgett, Mike Wilson, Rob Colerick, Laura Hanks, Brian Lenzmeier, John Khamphavong, Savanna Piercy, Mayor Mike Porsch

Others Present: Keri Navratil, David Derragon, Tyler Gibbons, Scott Olesen, Kolby Struchen, Dana Larsen, Tom Grafft, Josh Pope, Katie Sterk; Tom Cullen, Julie Sievers

Mayor Porsch opened the meeting and the committee members introduced themselves.

Notes from the previous meeting were reviewed by the committee.

Tom Grafft reviewed the current sources of water for the City and discussed the 3 different aquifers. He explained the requirement to have firm capacity which is the ability to meet peak day demand with the largest well out of service. He discussed the current firm capacity and what will be needed for a new treatment plant. The recent new wells have been replacements of failed wells and have therefore not added to overall source water capacity. He explained that 2 additional wells are included in the City's 5- year Capital Improvement Plan (CIP). The estimated costs of wells in each aquifer were discussed along with the increased cost for raw water main if the new wells are located a distance away from the existing infrastructure. It will be the committee's responsibility to inform the City Council of the need for additional wells to add the capacity needed to serve the new water treatment plant.

The committee discussed water conservation, the challenges with public education, and communicating the magnitude of the problem. It was suggested to look at the arid regions in the west and see if there are tools or messaging that could be used. Concerns were raised about the lack of water for any large commercial/industrial users looking to move to Storm Lake.

The committee discussed the need to increase water rates to pay for the new wells and water treatment plant and how to communicate this to the public. Rates will be the focus of the November committee meeting.

The location of the new plant was discussed. The landowner of the preferred site for the new plant is not interested in selling any of their land to the City for a new water plant. An alternative location was discussed along with the estimated increased costs to move to a northern site.

The committee asked if the current plant could be expanded and if a new plant was needed. There is no land available on the current site for expansion. In addition, the plant needs to continue to produce water during construction and there are no options for that in the current plant as it has been expanded to the maximum capacity. A new plant will be constructed to meet projected 20-year demands but would plan to leave room for future physical expansion of the treatment plant.

Members Present: Bob Blodgett, Mike Wilson, Rob Colerick, Laura Hanks, Brian Lenzmeier, Savanna Piercy, Walter DeBock, Mayor Mike Porsch

Others Present: Keri Navratil, David Derragon, Tyler Gibbons, Scott Olesen, Kolby Struchen, Dana Larsen, Tom Grafft, Josh Pope, Katie Sterk; Tom Cullen, Tim Oswald, Will Braverman (online), Julie Sievers

Mayor Porsch opened the meeting and reviewed the notes from the October meeting. There were no additions or corrections.

Tyler Gibbons presented a high-level financial overview. The slides from his presentation are attached.

Tim Oswald from Piper Sandler presented the rate implications on three different scenarios and reviewed the handout with the assumptions and values.

Scenario #1: A new water plant on a site adjacent to the existing plant

Scenario #2: A new water plant on a different site

Scenario #3: A new water plant on a site adjacent to the existing plant with the largest industrial user no longer purchasing water

The committee discussed various options for funding including SRF and WIFIA. The committee also discussed the tier structure and the impact on residential users. The scenarios introduced the idea of a capital improvement fee. The city is not required to implement this as part of the utility rate structure, but it is one suggestion to fund capital projects.

Mr. Oswald encouraged the committee to increase the rates soon rather than waiting as the longer the delay, the higher the rate increase will need to be. It is critical to accumulate funds now to offset the future debt service for the proposed water improvements.

The committee asked:

- Are there sufficient wells to provide water for the new plant?
- Are there ways to use GO bonds and increase the out-of-town user fees?
- Will a rate increase drive customers to move out of town?
- Does decreased water usage mean an additional rate increase to pay the debt?

The City and Piper Sandler will provide some additional funding scenarios to the committee.

Dana Larsen presented the information and handouts to the committee on how the City communicates and provides information to the public. It will be important for the committee members to communicate the committee's recommendations to the public and members of the community. The committee will be asked for recommendations for a communications plan for this.

The next meeting will be on December 10 at 5:00 PM at City Hall.



Members Present: Bob Blodgett, Mike Wilson, Rob Colerick, Laura Hanks, Brian Lenzmeier, Savanna Piercy, Mayor Mike Porsch

Others Present: Keri Navratil, David Derragon, Tyler Gibbons, Scott Olesen, Kolby Struchen, Dana Larsen, Tom Grafft, Josh Pope, Tom Cullen, Tim Oswald (online), Will Braverman (online), Don Piercy, Carson (Storm Lake intern), Julie Sievers

Mayor Porsch opened the meeting and reviewed the notes from the November meeting. There were no additions or corrections.

Tyler Gibbons presented four additional scenarios and the rate implications of each. Each committee member received a handout of the information.

The committee discussed the scenarios, rate structure options, and funding options. The committee also reviewed rates from lime softening plants in Iowa and rates from water systems near Storm Lake.

The committee discussed the recommendations to the City Council. The committee recommends:

- A new water treatment plant at a new site north of the elementary school.
- The funding does not include GO bonds
- The City start raising rates in FY 27 (starting July 1, 2026)
- The City use scenario 2 rates and increases for 3 years.
 - By that time the estimated costs should be much more detailed and adjustments can be made.

The committee recommends the following information be provided to the City Council:

- The above recommendations
- The list of other options considered
- All of the materials provided to the committee

Mike Porsch will present the information to the City Council. All committee members are encouraged to attend.

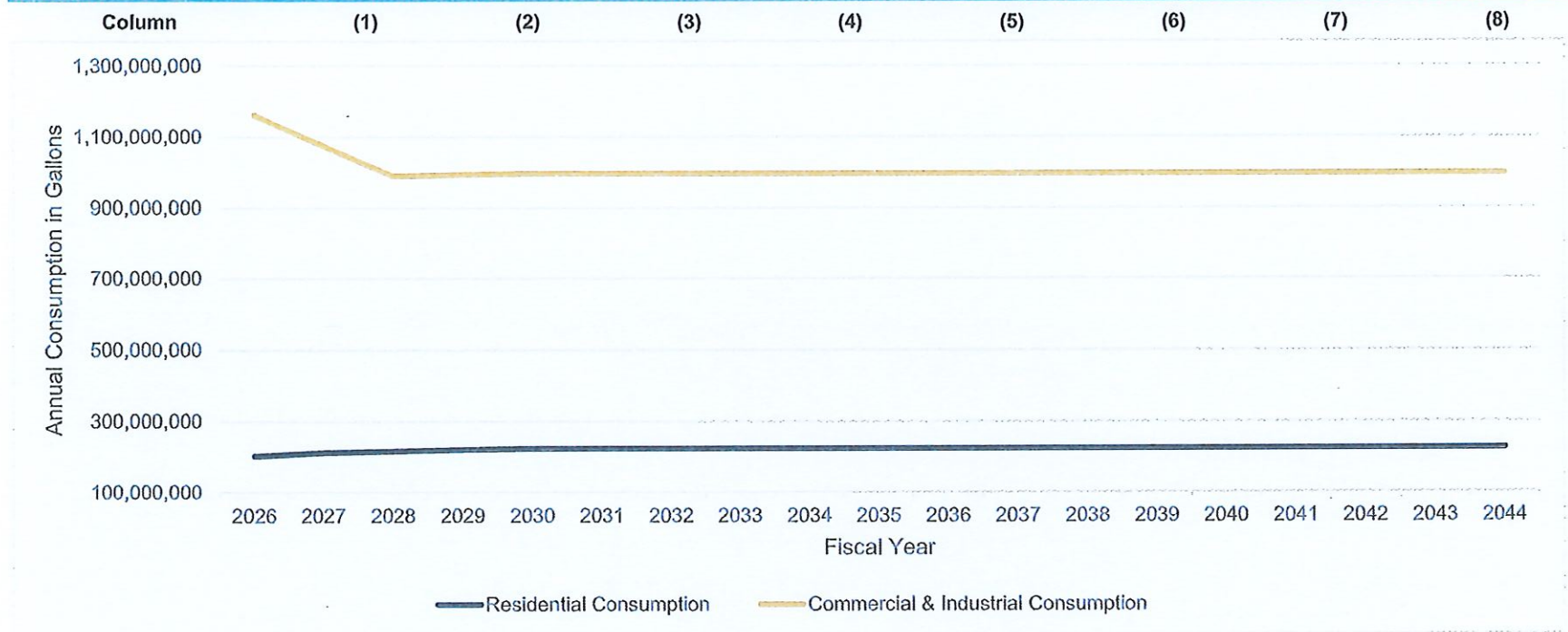
Mayor Porsch and Keri thanked the committee members for their work and attendance.

Consumption by Class

City of Storm Lake, Iowa

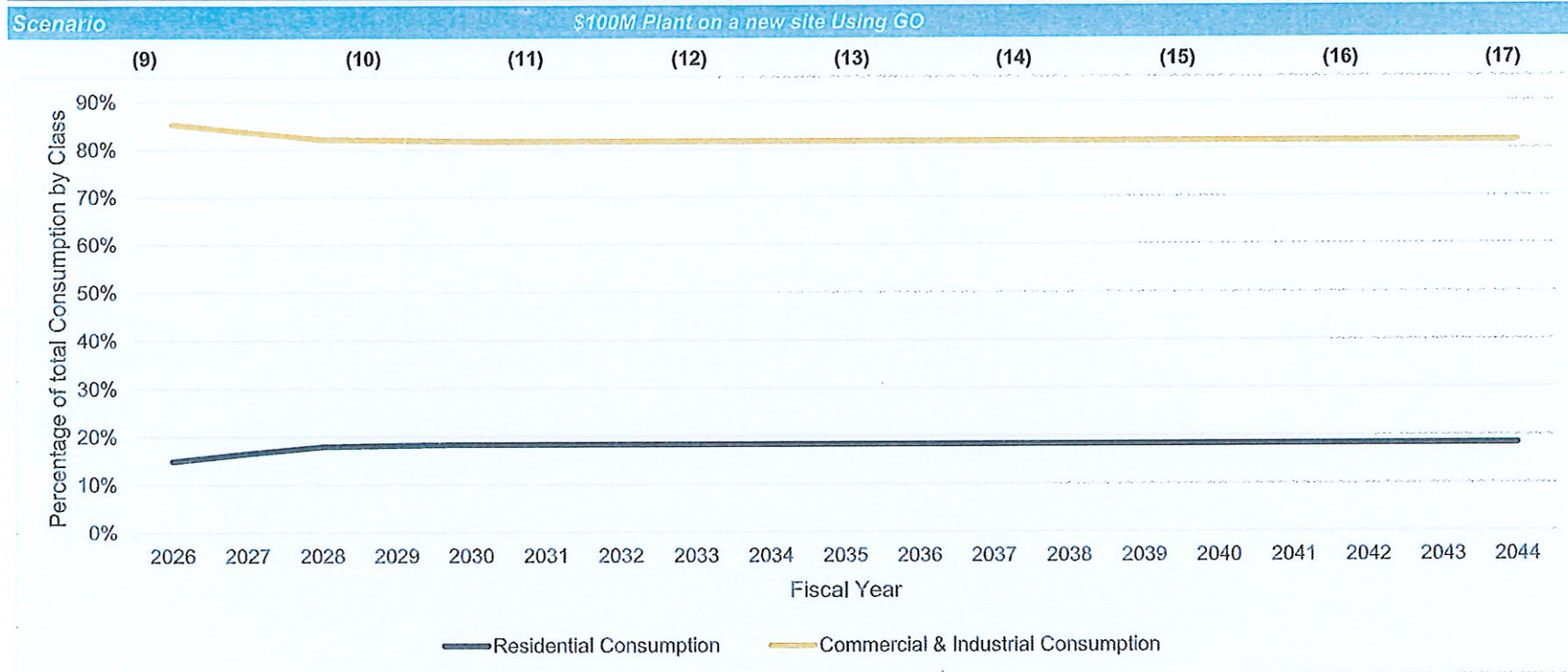
Scenario

\$100M Plant on a new site Using GO



Consumption by Class

City of Storm Lake, Iowa

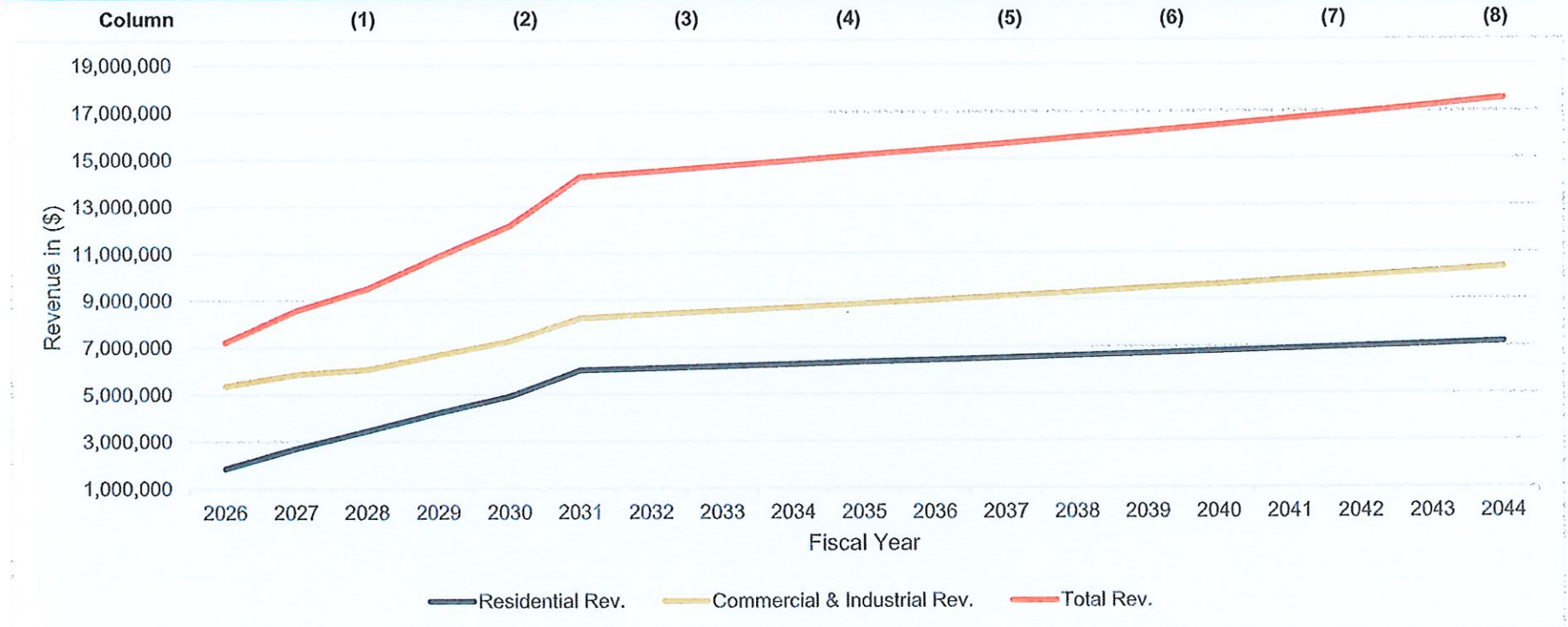


Revenue By Class

City of Storm Lake, Iowa

Scenario

\$100M Plant on a new site Using GO

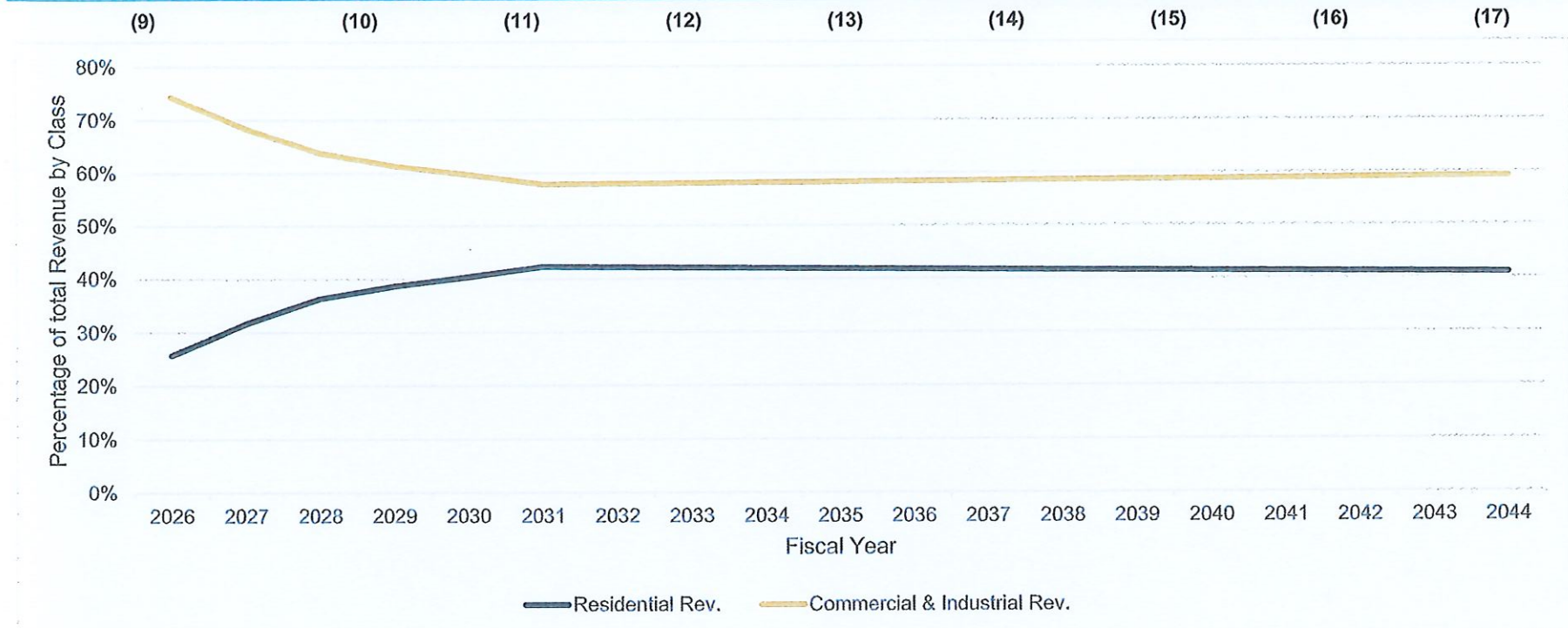


Revenue By Class

City of Storm Lake, Iowa

Scenario

\$100M Plant on a new site Using GO



Taxable Value by Class

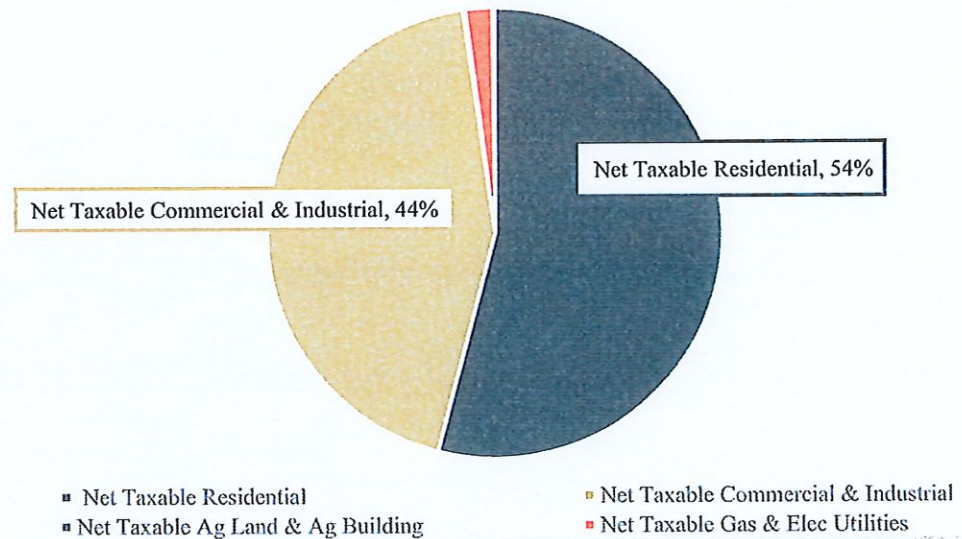
City of Storm Lake, Iowa

Scenario

\$100M Plant on a new site Using GO

Column	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
<u>Taxable Debt Service Valuation</u>	'24 Values by Class	'24 Proportion by Class						
Net Taxable Residential	254,778,054	54.10%						
Net Taxable Commercial & Industrial	205,567,732	43.65%						
Net Taxable Ag Land & Ag Building	762,589	0.16%						
Net Taxable Gas & Elec Utilities	9,105,973	1.93%						
Net Taxable Rail Road	702,182	0.15%						
Net Debt Service Taxable Valuation	470,916,530	100.00%						

Taxable Debt Service Valuation by Class



Summary of Monthly Cost

City of Storm Lake, Iowa

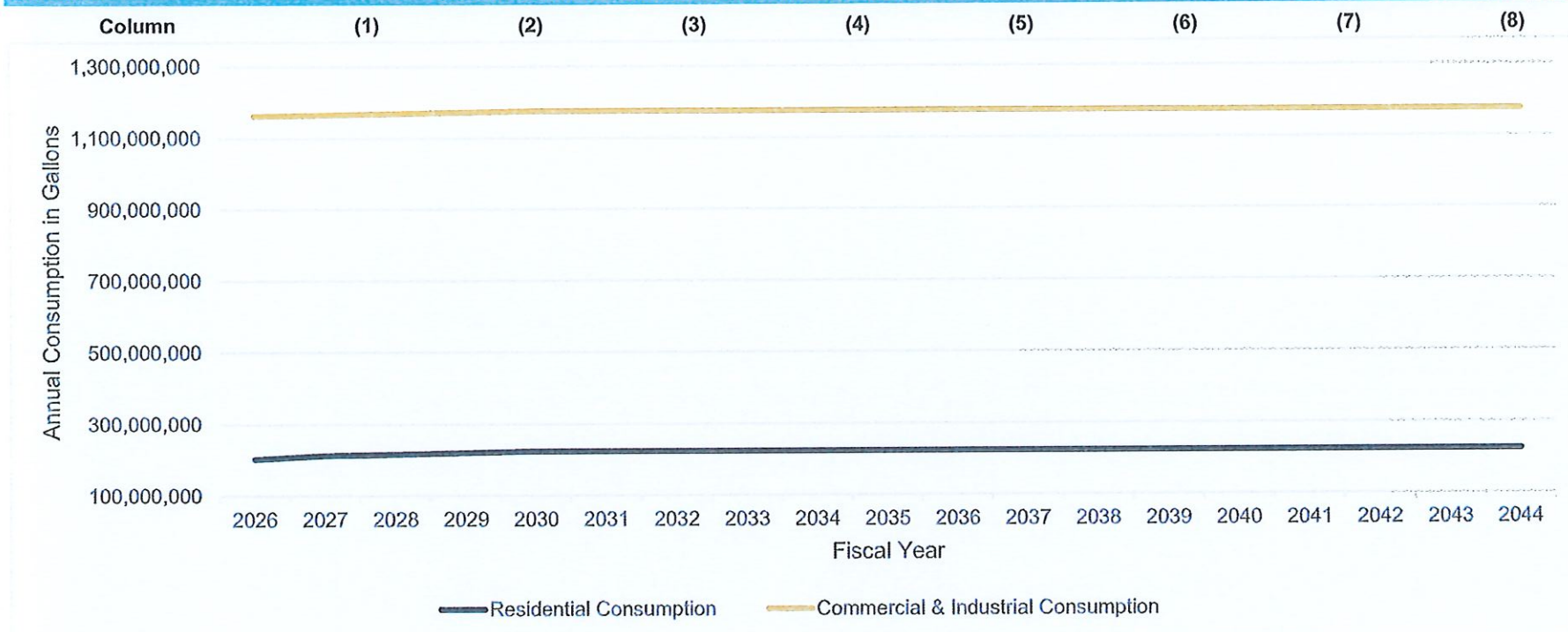
Scenario		\$100M Plant on a new site Using GO										
Column		(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
Fiscal Year:		6/30/26	6/30/27	6/30/28	6/30/29	6/30/30	6/30/31	6/30/32	6/30/33	6/30/34	6/30/35	6/30/36
Summary of Bond Coverage												
Net Revs avaialble for debt service		2,826,933	4,211,954	4,833,686	6,127,187	7,369,469	7,385,624	7,461,892	7,535,475	7,610,722	7,688,259	7,753,820
Current year revenue secured debt		988,102	990,980	1,495,543	3,038,345	5,805,069	6,629,685	6,402,619	6,334,372	6,326,028	6,336,601	6,329,413
Maximum Future year debt		990,980	990,980	3,041,095	4,772,445	6,629,685	6,629,685	6,629,685	6,629,685	6,629,685	6,629,685	6,629,685
Coverage on current year debt		2.86	4.25	3.23	2.02	1.27	1.11	1.17	1.19	1.20	1.21	1.23
Coverage on Maximum future year debt		2.85	4.25	1.59	1.28	1.11	1.11	1.13	1.14	1.15	1.16	1.17
Ending Cash Balances												
Water Operating Fund		9,170,839	2,137,778	2,410,125	2,637,535	3,355,030	3,556,719	3,577,755	3,600,759	3,625,098	3,650,206	3,675,852
Water CIP Fund			1,404,035	759,831	14,644,263	7,348,168	4,328,418	4,338,654	2,327,752	2,328,107	89,658	649,419
Cost for a typical homeowner using												
4,000 gallons per month of usage												
Includes 1,500 gallons per month as part of base rate												
Base		17.47	22.50	23.50	24.50	24.50	25.24	25.99	26.77	27.57	28.40	29.21
Capital improvement fee base		0.75	5.25	12.25	19.25	26.25	26.25	26.25	26.25	26.25	26.25	26.25
Capital improvement fee flow		1.20	4.00	6.00	8.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
Gallons		13.08	13.47	13.87	14.29	14.72	15.16	15.61	16.08	16.56	17.06	17.54
Total		32.50	45.22	55.62	66.04	75.47	76.64	77.85	79.10	80.39	81.71	83.00
Percentage Increase			39.2%	23.0%	18.7%	14.3%	1.6%	1.6%	1.6%	1.6%	1.6%	1.6%
Property Tax Increase												
Example is based on a value of: 163,600 (Median Home Value)												
Property Taxes Paid		0.00	0.00	0.00	0.00	0.00	23.10	23.14	23.17	23.19	23.25	23.29
Total		0.00	0.00	0.00	0.00	0.00	23.10	23.14	23.17	23.19	23.25	23.29
Total Residential												
Total Property & Utility Payments:		32.50	45.22	55.62	66.04	75.47	99.74	101.00	102.28	103.58	104.96	106.29
Total		32.50	45.22	55.62	66.04	75.47	99.74	101.00	102.28	103.58	104.96	106.29
Cost for Largest Industrial User												
Number of gallons per month of usage:												
80,695,629												
Base		17.47	22.50	23.50	24.50	24.50	25.24	25.99	26.77	27.57	28.40	29.21
Capital improvement fee base		0.75	5.25	12.25	19.25	26.25	26.25	26.25	26.25	26.25	26.25	26.25
Capital improvement fee flow		24,208.69	73,195.63	98,543.44	131,391.26	164,239.07	164,239.07	164,239.07	164,239.07	164,239.07	164,239.07	164,239.07
Gallons step		344,045.92	317,810.47	291,793.19	295,037.14	295,132.74	303,986.72	313,106.32	322,499.51	332,174.50	342,139.73	351,829.13
Total		368,272.83	391,033.84	390,372.38	426,472.14	459,422.56	468,277.28	477,397.64	486,791.61	496,467.40	506,433.46	516,123.66
Percentage Increase			6.2%	-0.2%	9.2%	7.7%	1.9%	1.9%	2.0%	2.0%	2.0%	1.9%

Consumption by Class

City of Storm Lake, Iowa

Scenario

\$100M Plant on a New Site No Water Conservation

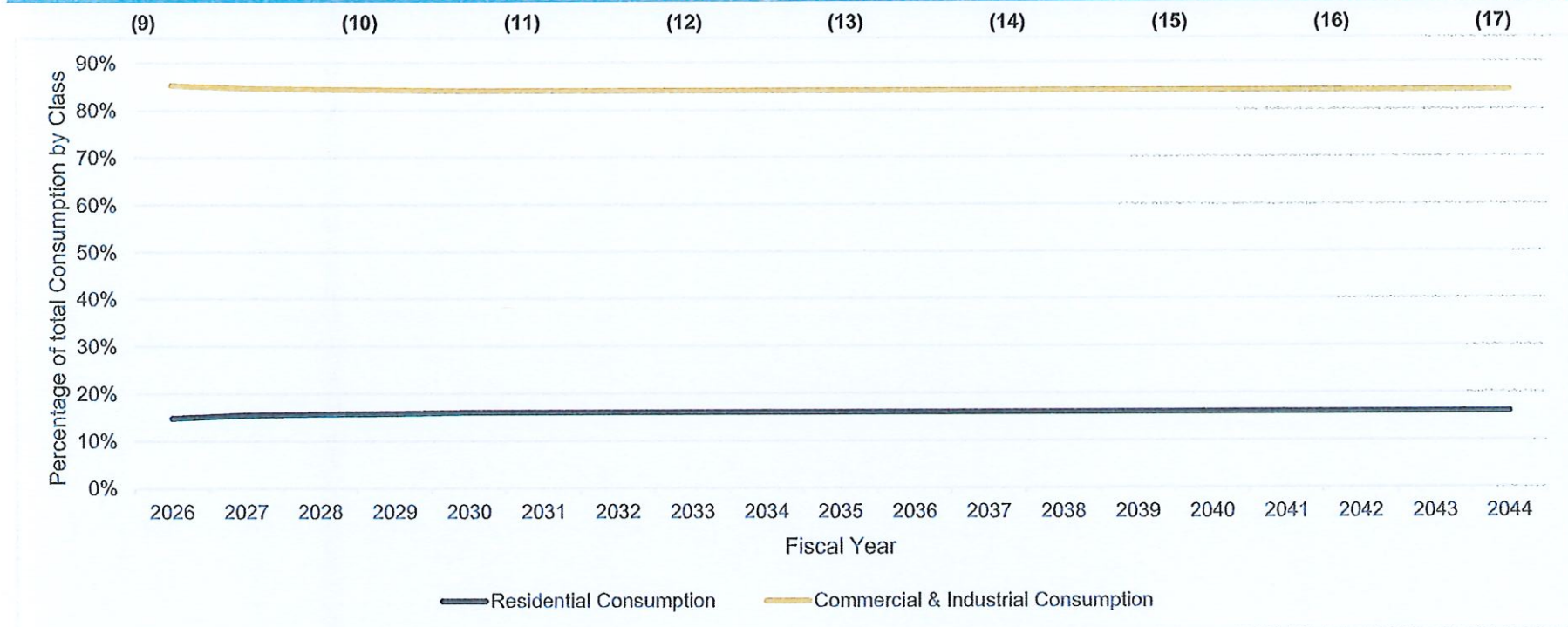


Consumption by Class

City of Storm Lake, Iowa

Scenario

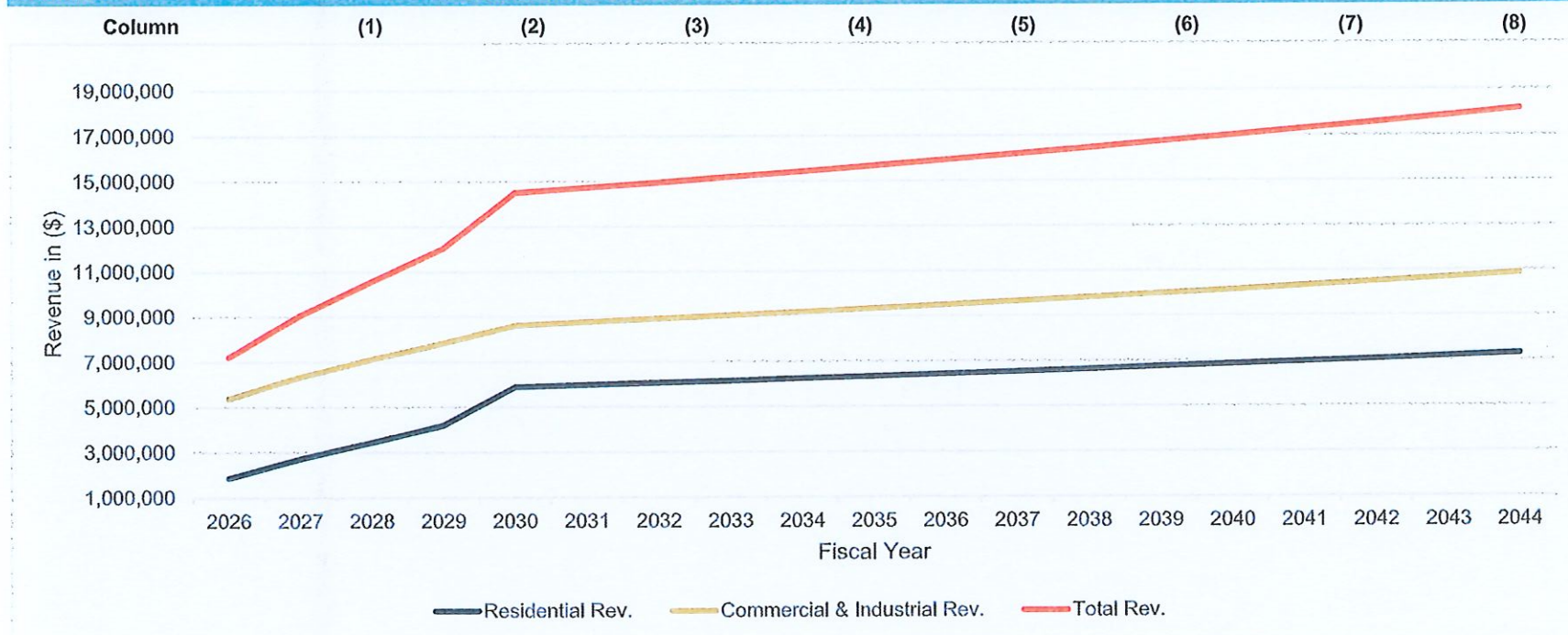
\$100M Plant on a New Site No Water Conservation



Revenue By Class

City of Storm Lake, Iowa

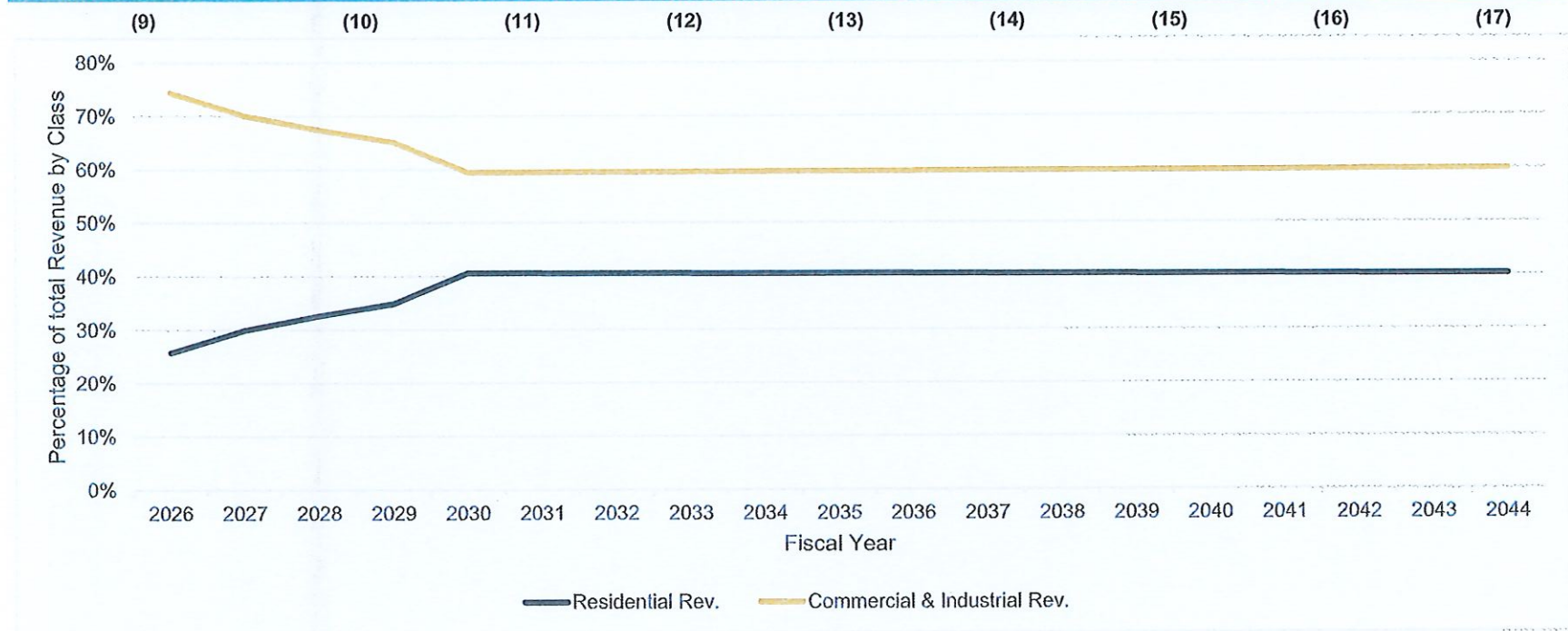
Scenario \$100M Plant on a New Site No Water Conservation



Revenue By Class

City of Storm Lake, Iowa

Scenario \$100M Plant on a New Site No Water Conservation



Summary of Monthly Cost

City of Storm Lake, Iowa

Scenario

\$100M Plant on a New Site No Water Conservation

Column	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
Fiscal Year:	6/30/26	6/30/27	6/30/28	6/30/29	6/30/30	6/30/31	6/30/32	6/30/33	6/30/34	6/30/35	6/30/36
Summary of Bond Coverage											
Net Revs available for debt service	2,890,458	4,754,377	5,958,082	7,345,356	9,888,870	9,918,318	10,019,568	10,102,706	10,186,542	10,271,642	10,358,031
Current year revenue secured debt	988,102	990,980	1,495,543	3,038,345	5,805,069	7,841,156	7,614,090	7,545,843	7,537,499	7,548,072	7,540,884
Maximum Future year debt	990,980	990,980	3,041,095	4,772,445	7,841,156	7,841,156	7,841,156	7,841,156	7,841,156	7,841,156	7,841,156
Coverage on current year debt	2.93	4.80	3.98	2.42	1.70	1.26	1.32	1.34	1.35	1.36	1.37
Coverage on Maximum future year debt	2.92	4.80	1.96	1.54	1.26	1.26	1.28	1.29	1.30	1.31	1.32
Ending Cash Balances											
Water Operating Fund	9,234,364	2,112,368	2,384,715	2,612,125	3,329,620	4,015,897	4,037,763	4,061,632	4,086,872	4,112,914	4,139,536
Water CIP Fund		2,035,392	2,515,585	17,618,186	11,671,492	9,488,376	10,843,988	10,187,982	11,551,785	10,684,313	12,635,839
Cost for a typical homeowner using											
<u>4,000 gallons per month of usage</u>											
<i>Includes 1,500 gallons per month as part of base rate</i>											
Base	17.47	22.50	23.50	24.50	38.15	39.10	40.08	41.08	42.11	43.16	44.24
Capital improvement fee base	0.75	5.25	12.25	19.25	26.25	26.25	26.25	26.25	26.25	26.25	26.25
Capital improvement fee flow	1.20	4.00	6.00	8.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
Gallons	13.08	13.40	13.74	14.08	14.43	14.79	15.16	15.54	15.93	16.33	16.74
Total	32.50	45.15	55.49	65.83	88.83	90.15	91.49	92.88	94.29	95.74	97.23
Percentage Increase		39.0%	22.9%	18.6%	34.9%	1.5%	1.5%	1.5%	1.5%	1.5%	1.6%
<u>Property Tax Increase</u>											
<i>Example is based on a value of: 163,600 (Median Home Value)</i>											
Property Taxes Paid	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Residential											
Total Property & Utility Payment	32.50	45.15	55.49	65.83	88.83	90.15	91.49	92.88	94.29	95.74	97.23
Total	32.50	45.15	55.49	65.83	88.83	90.15	91.49	92.88	94.29	95.74	97.23
Cost for Largest Industrial User											
<u>Number of gallons per month of usage:</u>											
<u>80,695,629</u>											
Base	17.47	22.50	23.50	24.50	38.15	39.10	40.08	41.08	42.11	43.16	44.24
Capital improvement fee base	0.75	5.25	12.25	19.25	26.25	26.25	26.25	26.25	26.25	26.25	26.25
Capital improvement fee flow	24,208.69	80,695.63	121,043.44	161,391.26	201,739.07	201,739.07	201,739.07	201,739.07	201,739.07	201,739.07	201,739.07
Gallons step	344,045.92	350,435.28	358,542.81	362,536.56	362,631.95	371,697.75	380,990.19	390,514.94	400,277.82	410,284.76	420,541.88
Total	368,272.83	431,158.66	479,622.01	523,971.57	564,435.42	573,502.17	582,795.59	592,321.35	602,085.25	612,093.25	622,351.45
Percentage Increase		17.1%	11.2%	9.2%	7.7%	1.6%	1.6%	1.6%	1.6%	1.7%	1.7%

			FY2026	FY2027	FY2028	FY2029	FY2030	FY2031
	Base Fee	\$	17.47	\$ 22.50	\$ 23.50	\$ 24.50	\$ 38.15	\$ 39.10
1,501	10,000	\$	5.23	\$ 5.36	\$ 5.49	\$ 5.63	\$ 5.77	\$ 5.92
10,001	160,000	\$	3.78	\$ 3.78	\$ 3.93	\$ 3.93	\$ 4.05	\$ 4.15
160,001	1,000,000	\$	3.61	\$ 3.61	\$ 3.75	\$ 3.75	\$ 3.87	\$ 3.96
	1,000,001+	\$	4.27	\$ 4.35	\$ 4.45	\$ 4.50	\$ 4.50	\$ 4.61

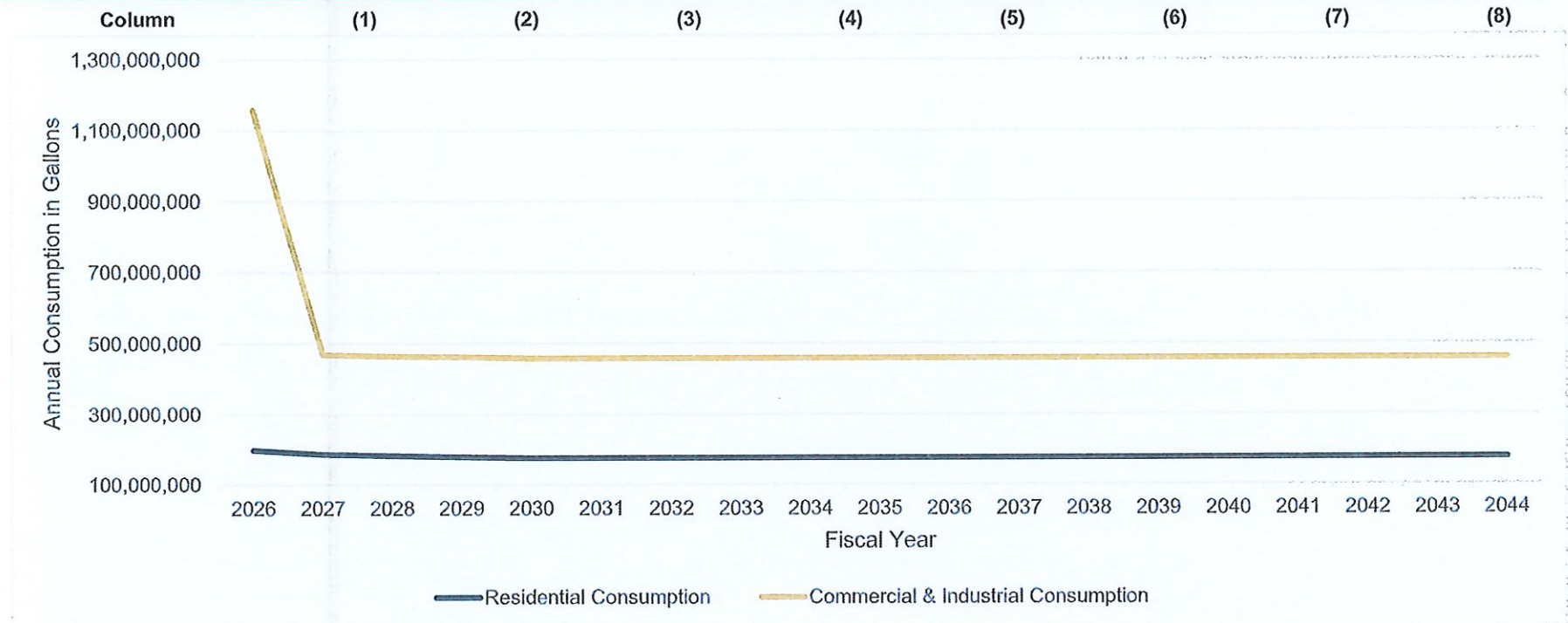
Consumption

1810 HYLAND DRIVE STORM LAKE IA 50588	13,500	\$	405.83	\$ 411.96	\$ 427.72	\$ 429.91	\$ 455.66	\$ 466.99
	Same Rate as Residential	\$	537.75	\$ 555.71	\$ 569.65	\$ 584.57	\$ 612.15	\$ 628.02
	Difference	\$	131.92	\$ 143.75	\$ 141.93	\$ 154.67	\$ 156.49	\$ 161.03
1811 HYLAND DRIVE STORM LAKE IA 50588-2800	13,200	\$	397.35	\$ 403.48	\$ 418.90	\$ 421.09	\$ 446.58	\$ 457.67
	Same Rate as Residential	\$	526.01	\$ 543.68	\$ 557.33	\$ 571.94	\$ 599.20	\$ 614.74
	Difference	\$	128.67	\$ 140.20	\$ 138.43	\$ 150.85	\$ 152.63	\$ 157.06
BASEBALL FIELD STORM LAKE IA 50588	37,200	\$	1,055.83	\$ 1,061.96	\$ 1,103.13	\$ 1,105.32	\$ 1,152.35	\$ 1,180.21
	Same Rate as Residential	\$	1,464.90	\$ 1,505.91	\$ 1,542.89	\$ 1,582.64	\$ 1,635.03	\$ 1,677.50
	Difference	\$	409.07	\$ 443.95	\$ 439.77	\$ 477.32	\$ 482.69	\$ 497.28
5950 90TH AVENUE STORM LAKE IA 50588	9,700	\$	298.39	\$ 304.52	\$ 316.01	\$ 318.20	\$ 340.55	\$ 349.03
	Same Rate as Residential	\$	389.09	\$ 403.36	\$ 413.60	\$ 424.55	\$ 448.14	\$ 459.75
	Difference	\$	90.71	\$ 98.84	\$ 97.59	\$ 106.35	\$ 107.60	\$ 110.72
621 TORNADO DRIVE STORM LAKE IA 50588-2277	13,200	\$	397.35	\$ 403.48	\$ 418.90	\$ 421.09	\$ 446.58	\$ 457.67
	Same Rate as Residential	\$	526.01	\$ 543.68	\$ 557.33	\$ 571.94	\$ 599.20	\$ 614.74
	Difference	\$	128.67	\$ 140.20	\$ 138.43	\$ 150.85	\$ 152.63	\$ 157.06
		\$	889.04	\$ 966.94	\$ 956.14	\$ 1,040.03	\$ 1,052.02	\$ 1,083.17

Consumption by Class

City of Storm Lake, Iowa

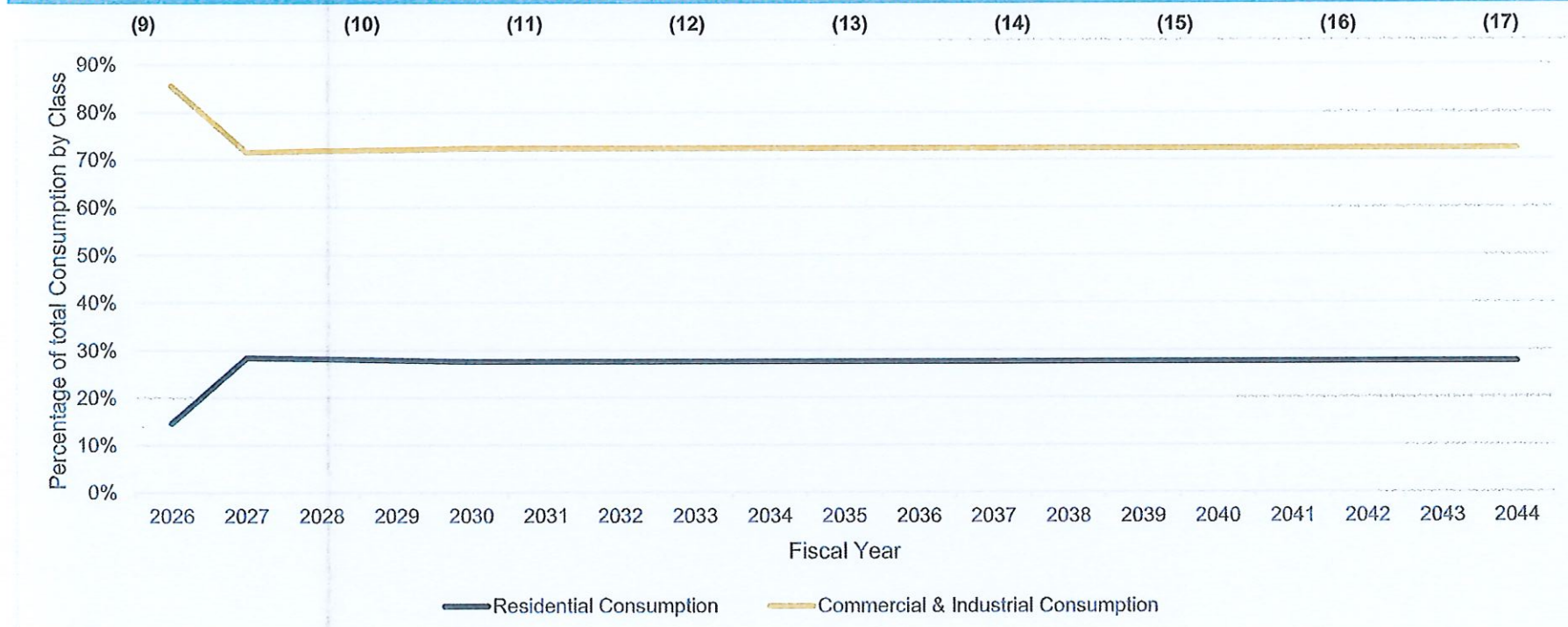
Scenario \$70M Plant & Largest Industrial User Leaves Utility



Consumption by Class

City of Storm Lake, Iowa

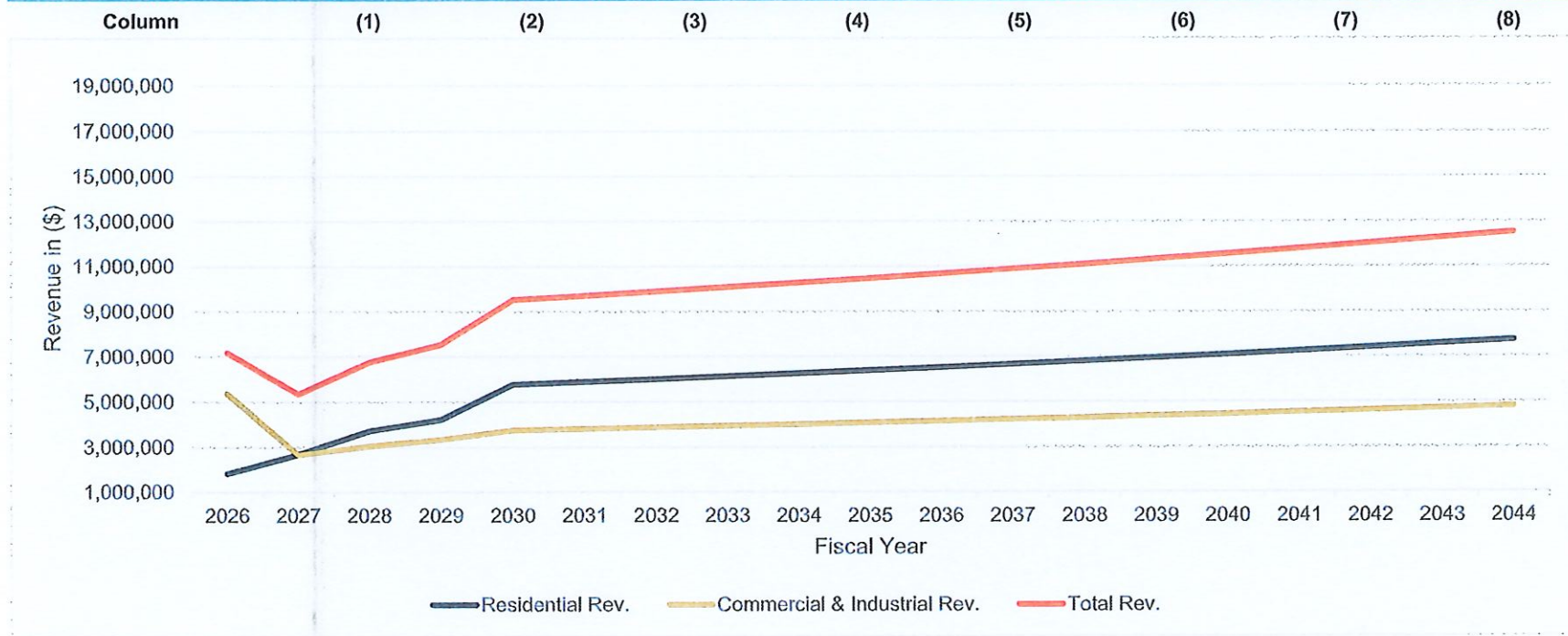
Scenario \$70M Plant & Largest Industrial User Leaves Utility



Revenue By Class

City of Storm Lake, Iowa

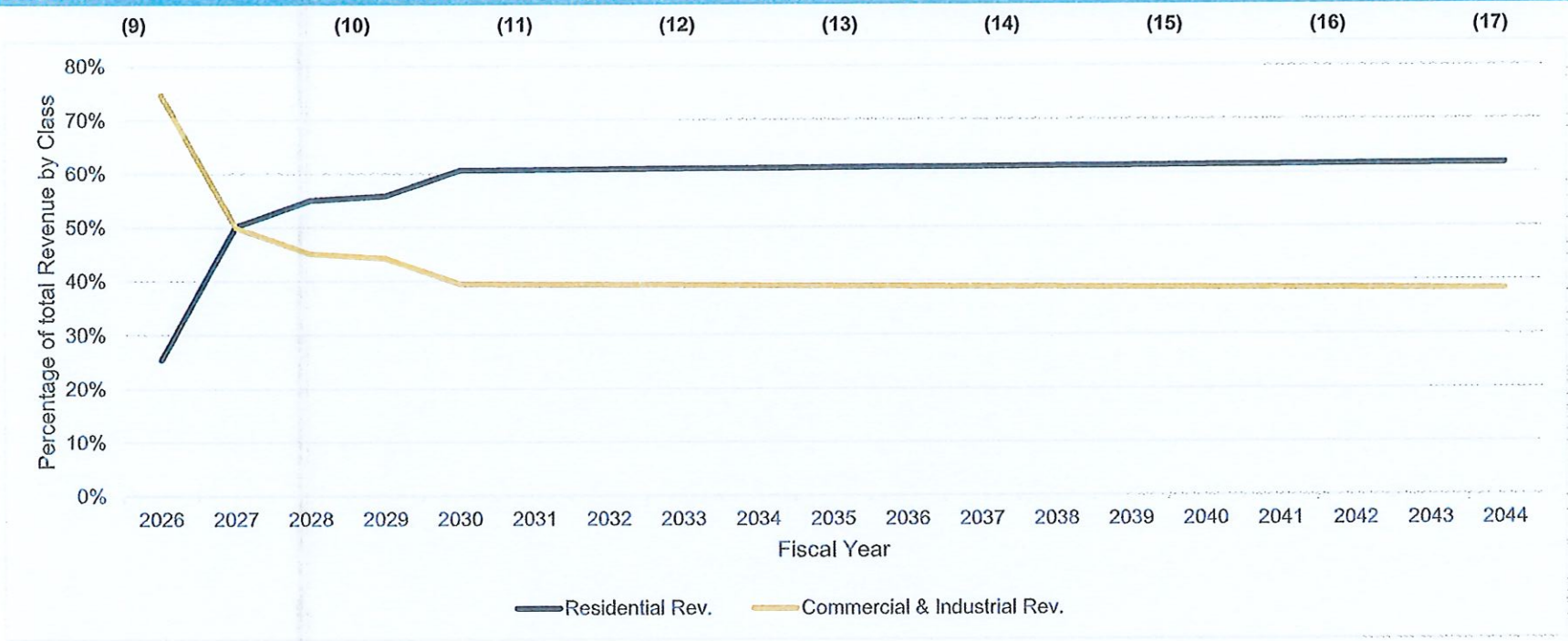
Scenario \$70M Plant & Largest Industrial User Leaves Utility



Revenue By Class

City of Storm Lake, Iowa

Scenario \$70M Plant & Largest Industrial User Leaves Utility



Summary of Monthly Cost

City of Storm Lake, Iowa

Scenario

\$70M Plant & Largest Industrial User Leaves Utility

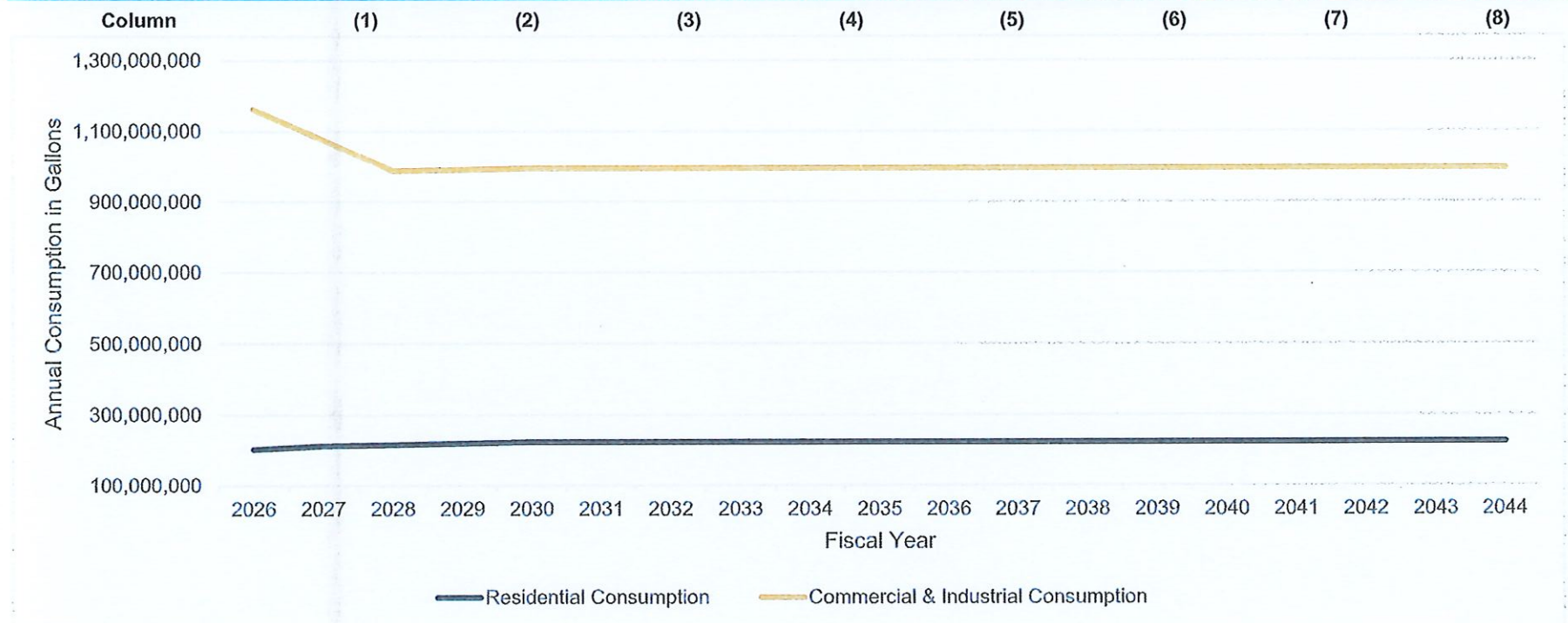
Column	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
Fiscal Year:	6/30/26	6/30/27	6/30/28	6/30/29	6/30/30	6/30/31	6/30/32	6/30/33	6/30/34	6/30/35	6/30/36
Summary of Bond Coverage											
Net Revs available for debt service	2,843,601	1,091,118	2,349,237	3,031,699	5,131,097	5,097,505	5,153,822	5,203,199	5,252,418	5,302,033	5,352,032
Current year revenue secured debt	988,102	990,980	987,362	2,145,063	3,178,019	4,423,814	4,196,071	4,124,135	4,119,208	4,124,127	4,121,536
Maximum Future year debt	990,980	990,980	2,145,063	2,145,063	4,423,814	4,423,814	4,423,814	4,423,814	4,423,814	4,423,814	4,423,814
Coverage on current year debt	2.88	1.10	2.38	1.41	1.61	1.15	1.23	1.26	1.28	1.29	1.30
Coverage on Maximum future year debt	2.87	1.10	1.10	1.41	1.16	1.15	1.17	1.18	1.19	1.20	1.21
Ending Cash Balances											
Water Operating Fund	9,187,507	2,112,368	2,164,487	2,441,687	2,680,175	2,977,521	3,011,023	3,046,936	3,084,676	3,123,601	3,163,623
Water CIP Fund		-3,629,723	-2,199,966	1,415,469	10,513,060	7,315,404	7,211,653	5,065,804	4,901,274	2,475,255	2,826,730
Cost for a typical homeowner using											
<u>4,000 gallons per month of usage</u>											
<i>Includes 1,500 gallons per month as part of base rate</i>											
Base	17.47	30.15	44.50	50.00	74.50	76.36	78.27	80.23	82.23	84.29	86.40
Capital improvement fee base	0.75	2.50	5.00	7.50	10.00	10.00	10.00	10.00	10.00	10.00	10.00
Capital improvement fee flow	1.20	4.00	6.00	8.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
Gallons	13.08	13.40	13.74	14.08	14.43	14.79	15.16	15.54	15.93	16.33	16.74
Total	32.50	50.05	69.24	79.58	108.93	111.16	113.43	115.77	118.16	120.62	123.13
Percentage Increase		54.0%	38.3%	14.9%	36.9%	2.0%	2.1%	2.1%	2.1%	2.1%	2.1%
Property Tax Increase											
<i>Example is based on a value of: 163,600 (Median Home Value)</i>											
Property Taxes Paid	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Residential											
Total Property & Utility Payment	32.50	50.05	69.24	79.58	108.93	111.16	113.43	115.77	118.16	120.62	123.13
Total	32.50	50.05	69.24	79.58	108.93	111.16	113.43	115.77	118.16	120.62	123.13
Cost for Largest Industrial User											
<u>Number of gallons per month of usage:</u>											
<u>80,695,629</u>											
Base	17.47	30.15	44.50	50.00	74.50	76.36	78.27	80.23	82.23	84.29	86.40
Capital improvement fee base	0.75	2.50	5.00	7.50	10.00	10.00	10.00	10.00	10.00	10.00	10.00
Capital improvement fee flow	24,208.69	24,695.63	37,043.44	49,391.26	61,739.07	61,739.07	61,739.07	61,739.07	61,739.07	61,739.07	61,739.07
Gallons step	344,045.92	106,835.28	109,342.81	110,536.56	110,631.95	113,397.75	116,232.69	119,138.51	122,116.97	125,169.89	128,299.14
Total	368,272.83	131,563.56	146,435.76	159,985.32	172,455.52	175,223.18	178,060.03	180,967.81	183,948.28	187,003.26	190,134.61
Percentage Increase		-64.3%	11.3%	9.3%	7.8%	1.6%	1.6%	1.6%	1.6%	1.7%	1.7%

Consumption by Class

City of Storm Lake, Iowa

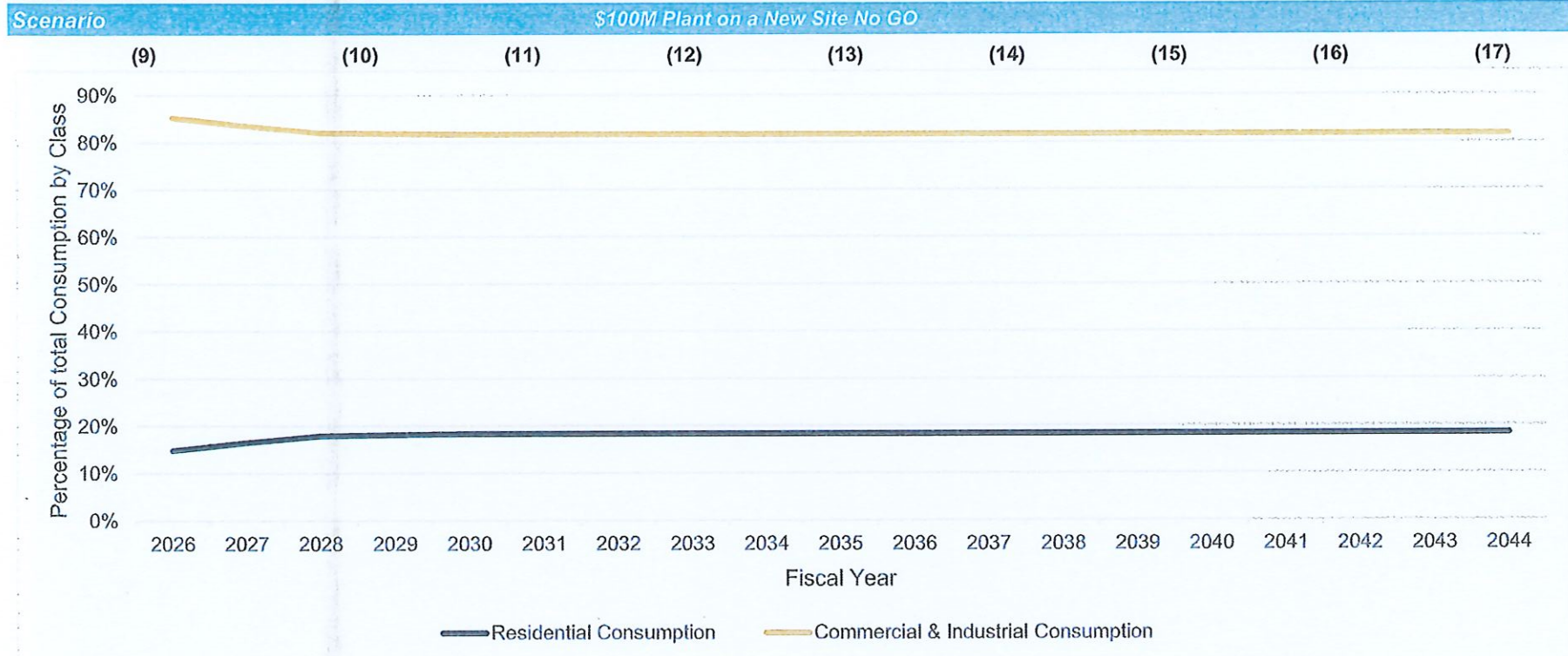
Scenario

\$100M Plant on a New Site No GO



Consumption by Class

City of Storm Lake, Iowa

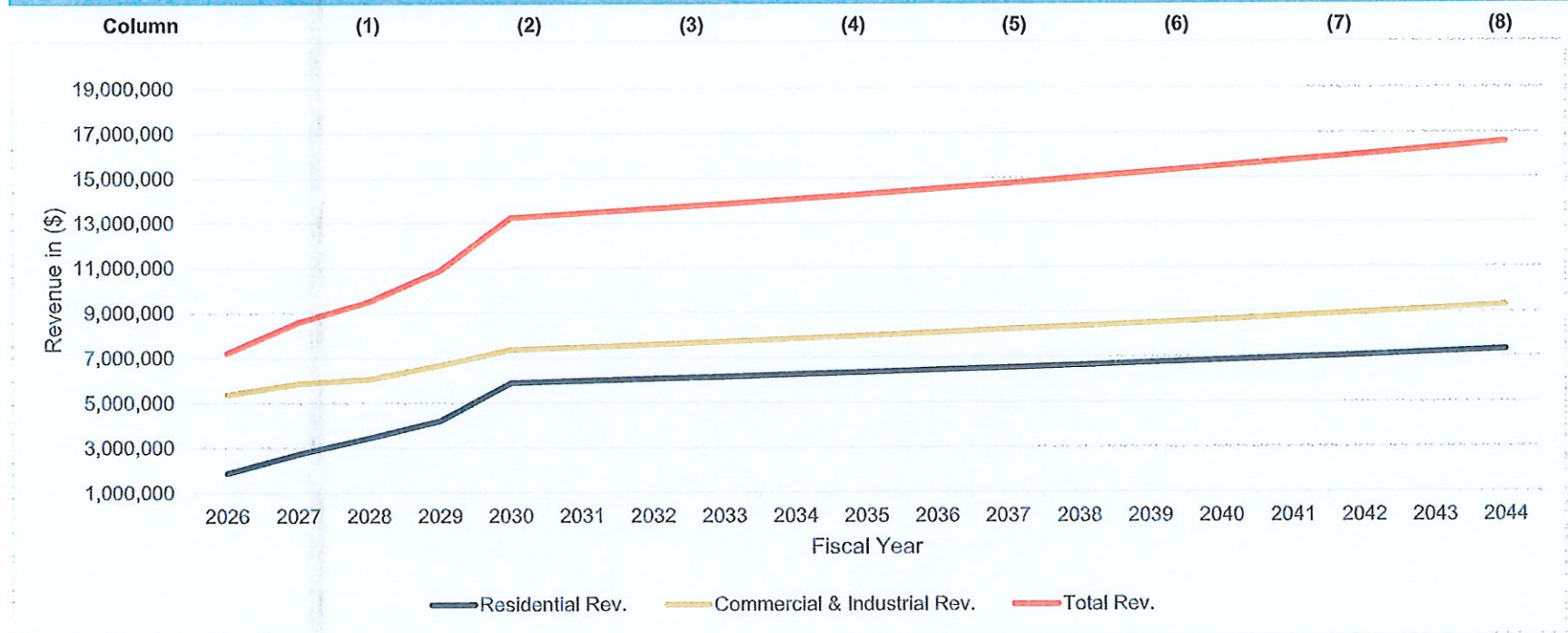


Revenue By Class

City of Storm Lake, Iowa

Scenario

\$100M Plant on a New Site No GO

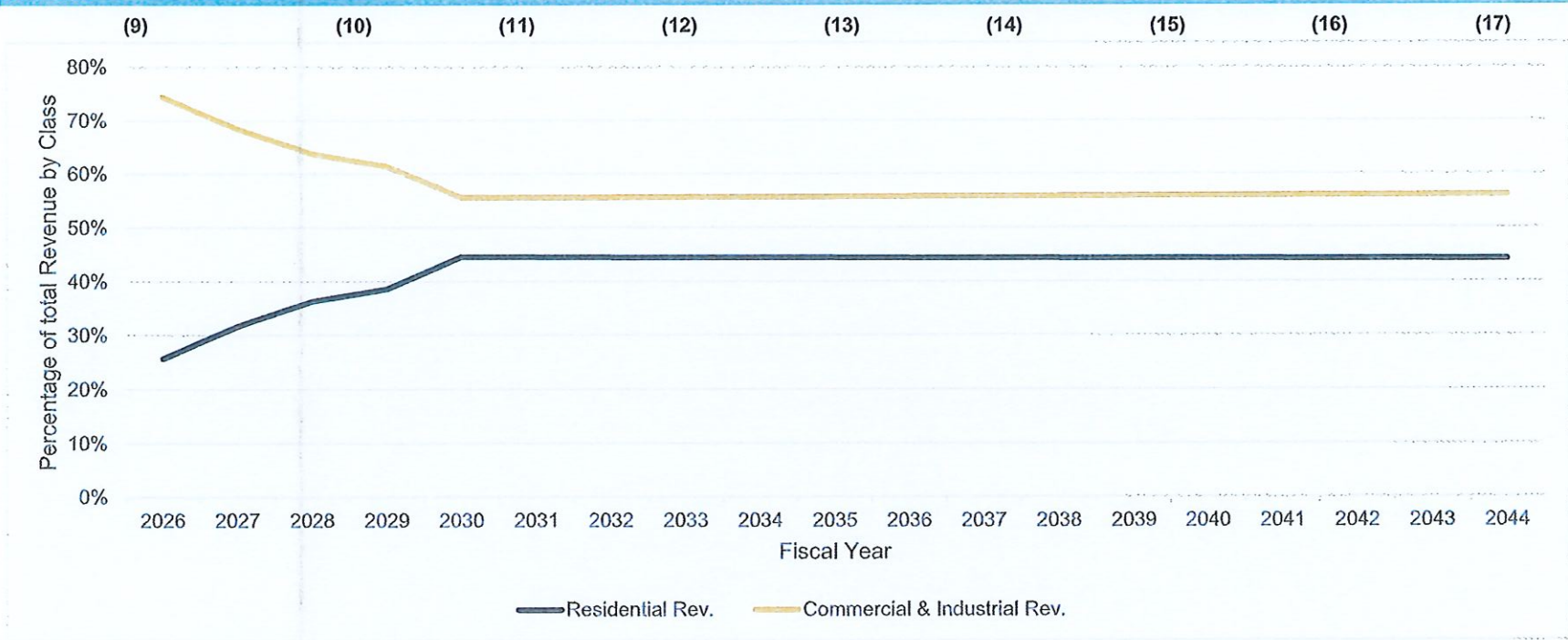


Revenue By Class

City of Storm Lake, Iowa

Scenario

\$100M Plant on a New Site No GO



Summary of Monthly Cost

City of Storm Lake, Iowa

Scenario

\$100M Plant on a New Site No GO

Column	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
Fiscal Year:	6/30/26	6/30/27	6/30/28	6/30/29	6/30/30	6/30/31	6/30/32	6/30/33	6/30/34	6/30/35	6/30/36
Summary of Bond Coverage											
Net Revs available for debt service	2,890,458	4,272,877	4,887,082	6,175,356	8,628,870	8,638,068	8,718,562	8,780,425	8,842,453	8,905,201	8,968,679
Current year revenue secured debt	988,102	990,980	1,495,543	3,038,345	5,805,069	7,841,156	7,614,090	7,545,843	7,537,499	7,548,072	7,540,884
Maximum Future year debt	990,980	990,980	3,041,095	4,772,445	7,841,156	7,841,156	7,841,156	7,841,156	7,841,156	7,841,156	7,841,156
Coverage on current year debt	2.93	4.31	3.27	2.03	1.49	1.10	1.15	1.16	1.17	1.18	1.19
Coverage on Maximum future year debt	2.92	4.31	1.61	1.29	1.10	1.10	1.11	1.12	1.13	1.14	1.14
Ending Cash Balances											
Water Operating Fund	9,234,364	2,112,368	2,384,715	2,612,125	3,329,620	4,015,897	4,037,763	4,061,632	4,086,872	4,112,914	4,139,536
Water CIP Fund		1,553,892	963,085	14,895,686	7,688,992	4,225,626	4,280,232	2,301,944	2,321,659	87,746	649,920
Cost for a typical homeowner using											
<u>4,000 gallons per month of usage</u>											
<i>Includes 1,500 gallons per month as part of base rate</i>											
Base	17.47	22.50	23.50	24.50	38.15	39.10	40.08	41.08	42.11	43.16	44.24
Capital improvement fee base	0.75	5.25	12.25	19.25	26.25	26.25	26.25	26.25	26.25	26.25	26.25
Capital improvement fee flow	1.20	4.00	6.00	8.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
Gallons	13.08	13.40	13.74	14.08	14.43	14.79	15.16	15.54	15.93	16.33	16.74
Total	32.50	45.15	55.49	65.83	88.83	90.15	91.49	92.88	94.29	95.74	97.23
Percentage Increase		39.0%	22.9%	18.6%	34.9%	1.5%	1.5%	1.5%	1.5%	1.5%	1.6%
Property Tax Increase											
<i>Example is based on a value of: 163,600 (Median Home Value)</i>											
Property Taxes Paid	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Residential											
Total Property & Utility Payment	32.50	45.15	55.49	65.83	88.83	90.15	91.49	92.88	94.29	95.74	97.23
Total	32.50	45.15	55.49	65.83	88.83	90.15	91.49	92.88	94.29	95.74	97.23
Cost for Largest Industrial User											
<u>Number of gallons per month of usage:</u>											
<u>80,695,629</u>											
Base	17.47	22.50	23.50	24.50	38.15	39.10	40.08	41.08	42.11	43.16	44.24
Capital improvement fee base	0.75	5.25	12.25	19.25	26.25	26.25	26.25	26.25	26.25	26.25	26.25
Capital improvement fee flow	24,208.69	73,195.63	98,543.44	131,391.26	164,239.07	164,239.07	164,239.07	164,239.07	164,239.07	164,239.07	164,239.07
Gallons step	344,045.92	317,810.28	291,792.81	295,036.56	295,131.95	302,510.25	310,073.00	317,824.83	325,770.45	333,914.71	342,262.58
Total	368,272.83	391,033.66	390,372.01	426,471.57	459,435.42	466,814.67	474,378.41	482,131.23	490,077.88	498,223.19	506,572.14
Percentage Increase		6.2%	-0.2%	9.2%	7.7%	1.6%	1.6%	1.6%	1.6%	1.7%	1.7%

2024 WATER RATE SURVEY
Softening Water Plants Only
Iowa Cities (Population 10,000+)
 Prepared by the City of Ames, Iowa

0 CF		600 CF		1,000 CF		10,000 CF		50,000 CF		100,000 CF	
Burlington	36.90	Pleasant Hill	59.19	Pleasant Hill	91.99	Grimes	824.56	Grimes	4,113.00	Grimes	8,223.54
Spencer	28.00	Spencer	54.93	Grimes	83.83	Oskaloosa	820.00	Oskaloosa	4,100.00	Oskaloosa	8,200.00
Pella	21.37	Grimes	50.95	Oskaloosa	82.00	Pleasant Hill	735.60	Ankeny	3,635.14	Ankeny	7,293.74
Keokuk	18.82	Oskaloosa	49.20	Waukee	74.60	Ankeny	724.93	Waukee	3,512.79	Waukee	7,021.16
Cedar Rapids	17.70	Waukee	46.53	Spencer	72.88	Waukee	706.10	Pleasant Hill	3,500.40	Pleasant Hill	6,956.40
Storm Lake	17.47	Johnston	45.79	Norwalk	69.69	Clive	653.05	Clive	3,265.25	Clive	6,530.49
Ottumwa	16.84	Ottumwa	44.86	Johnston	69.28	Norwalk	633.87	Norwalk	3,155.34	Norwalk	6,314.18
Oskaloosa	16.40	Norwalk	44.61	Ankeny	68.05	Johnston	597.78	Johnston	2,946.66	Indianola	6,111.65
Council Bluffs	14.43	Pella	42.01	Clive	65.30	Indianola	583.99	Indianola	2,902.95	Johnston	5,882.77
Ames	14.20	Fort Madison	41.18	Ottumwa	63.54	Boone	573.16	Boone	2,883.22	Boone	5,770.52
Waukee	13.81	Ankeny	40.78	Indianola	62.22	Altoona	553.07	Altoona	2,743.37	Altoona	5,481.24
Altoona	12.82	Clive	39.18	Fort Madison	61.13	Urbandale	527.85	Urbandale	2,623.61	Urbandale	5,261.15
Boone	12.73	Indianola	39.03	Altoona	60.26	West Des Moines	497.64	West Des Moines	2,474.61	West Des Moines	4,945.70
Marshalltown	12.36	Altoona	38.35	Pella	57.49	Ottumwa	491.53	Ottumwa	2,303.81	Spencer	4,516.31
Indianola	12.00	Burlington	36.90	Urbandale	57.14	Spencer	476.83	Spencer	2,272.16	Ottumwa	4,133.56
Newton	11.45	Urbandale	36.38	West Des Moines	53.95	Des Moines	474.03	Storm Lake	1,965.78	Storm Lake	3,921.94
Fort Madison	11.24	Cedar Rapids	35.82	Des Moines	52.60	Fort Madison	455.13	Pella	1,951.21	Pella	3,881.05
Grimes	10.99	West Des Moines	34.26	Storm Lake	48.75	Dubuque	425.71	Dubuque	1,926.66	Dubuque	3,568.61
Johnston	10.56	Des Moines	33.96	Dubuque	48.70	Pella	403.21	Des Moines	1,895.17	Ames	3,521.03
Ankeny	10.13	Boone	33.91	Burlington	48.11	Storm Lake	400.86	Ames	1,760.56	Fort Madison	3,443.44
Pleasant Hill	10.00	Storm Lake	33.10	Boone	48.03	Ames	363.48	Marshalltown	1,724.27	Marshalltown	3,433.16
Dubuque	9.74	Marshalltown	32.64	Cedar Rapids	47.90	Marshalltown	353.08	Fort Madison	1,592.48	Des Moines	3,193.24
Iowa City	8.78	Ames	30.88	Marshalltown	46.16	Iowa City	335.70	Iowa City	1,530.68	Iowa City	3,026.36
Norwalk	7.00	Iowa City	29.23	Iowa City	45.59	Cedar Rapids	335.05	Newton	1,440.71	Cedar Rapids	2,970.03
Des Moines	6.00	Dubuque	29.22	Council Bluffs	42.40	Burlington	320.34	Council Bluffs	1,335.00	Newton	2,875.71
Urbandale	5.23	Keokuk	28.40	Ames	42.00	Council Bluffs	319.00	Keokuk	1,280.17	Keokuk	2,423.39
West Des Moines	4.73	Council Bluffs	24.24	Keokuk	39.92	Keokuk	313.72	Burlington	1,154.37	Council Bluffs	2,355.00
Clive	0	Newton	22.93	Newton	34.41	Newton	292.71	Cedar Rapids	1,047.92	Burlington	2,068.37
High	36.90	High	59.19	High	91.99	High	824.56	High	4,113.00	High	8,223.54
Median	12.18	Median	37.63	Median	57.32	Median	484.18	Median	2,327.99	Median	4,324.94
Low	0.00	Low	22.93	Low	34.41	Low	292.71	Low	1,047.92	Low	2,068.37

Billed Water Rates - Locally						
				Gallons		
		Billable Consumption:		4,000		
		Iowa Lakes Regional Water	Alta, Iowa	Early, Iowa	Storm Lake, Iowa Current	Storm Lake, Iowa Proposed FY2030
In Gallons per 1,000	Improvement Fee			\$ 33.25		\$ 26.25
	Minimum	\$ 56.00	\$ 74.97	\$ 31.30	\$ 17.47	\$ 38.15
	1,000-3,000	\$ 6.50	\$ 12.58	\$ 15.65	\$ 5.23	\$ 8.27
	4,000-10,000	\$ 11.00				
	11,000-20,000	\$ 8.50				
	21,000-50,000	\$ 8.00				
	50,000+	\$ 6.00				
Water Bill Cost:		\$ 86.50	\$ 125.29	\$ 95.85	\$ 30.55	\$ 88.83
USING CURRENT RATES						
Compared to FY2030:		\$ (2.33)	\$ 36.47	\$ 7.02		

Percentage of Income - Water Utility Only						
Median Household Income:		\$ 58,341.00				
		Source: Census Reporter				
		Iowa Lakes Regional Water	Alta, Iowa	Early, Iowa	Storm Lake, Iowa Current	Storm Lake, Iowa Proposed FY2030
% of Median Income:		1.78%	2.58%	1.97%	0.63%	1.83%

Percentage of Income - Other Utilities						
Sewer	Average Monthly:	\$ 53.18			Cellular Ave Monthly:	\$ 121.00
	% of Median Income:	1.09%			% of Median Income:	2.49%
Gas	Average Monthly:	\$ 72.67			Cable Ave Monthly:	\$ 121.86
	% of Median Income:	1.49%			% of Median Income:	2.51%
Electric	Average Monthly:	\$ 183.36			Internet Ave Monthly:	\$ 75.00
	% of Median Income:	3.77%			% of Median Income:	1.54%

Billed Water Rates - Locally						
				Gallons		
		Billable Consumption:		4,000		
		Iowa Lakes Regional				Storm Lake, Iowa
		Water	Alta, Iowa	Early, Iowa	Storm Lake, Iowa Current	Proposed FY2030
In Gallons \$ per 1,000	Improvement Fee			\$ 33.25		\$ 26.25
	Minimum	\$ 56.00	\$ 74.97	\$ 31.30	\$ 17.47	\$ 38.15
	1,000-3,000	\$ 6.50	\$ 12.58	\$ 15.65	\$ 5.23	\$ 8.27
	4,000-10,000	\$ 11.00				
	11,000-20,000	\$ 8.50				
	21,000-50,000	\$ 8.00				
	50,000+	\$ 6.00				
Water Bill Cost:		\$ 86.50	\$ 125.29	\$ 95.85	\$ 30.55	\$ 88.83
		USING CURRENT RATES				
Compared to FY2030:		\$ (2.33)	\$ 36.47	\$ 7.02		

Percentage of Income - Water Utility Only						
Median Household Income:		\$ 58,341.00				
Source:		Census Reporter				
		Iowa Lakes Regional				Storm Lake, Iowa
		Water	Alta, Iowa	Early, Iowa	Storm Lake, Iowa Current	Proposed FY2030
% of Median Income:		1.78%	2.58%	1.97%	0.63%	1.83%

Percentage of Income - Other Utilities						
Sewer	Average Monthly:	\$ 53.18				
	% of Median Income:	1.09%				
Gas	Average Monthly:	\$ 72.67				
	% of Median Income:	1.49%				
Electric	Average Monthly:	\$ 183.36				
	% of Median Income:	3.77%				
Cellular	Ave Monthly:	\$ 121.00				
	% of Median Income:	2.49%				
Cable	Ave Monthly:	\$ 121.86				
	% of Median Income:	2.51%				
Internet	Ave Monthly:	\$ 75.00				
	% of Median Income:	1.54%				

Summary of Monthly Cost

City of Storm Lake, Iowa

Scenario \$100M Plant on a New Site No Water Conservation

Column	(1) 6/30/26	(2) 6/30/27	(3) 6/30/28	(4) 6/30/29	(5) 6/30/30	(6) 6/30/31	(7) 6/30/32	(8) 6/30/33	(9) 6/30/34	(10) 6/30/35	(11) 6/30/36
Fiscal Year:											

Summary of Bond Coverage

Net Revs available for debt service	2,890,458	4,754,377	5,958,082	7,345,356	9,888,870	9,918,318	10,019,568	10,102,706	10,186,542	10,271,642	10,358,031
Current year revenue secured debt	988,102	990,980	1,495,543	3,038,345	5,805,069	7,841,156	7,614,090	7,545,843	7,537,499	7,548,072	7,540,884
Maximum Future year debt	990,980	990,980	3,041,095	4,772,445	7,841,156	7,841,156	7,841,156	7,841,156	7,841,156	7,841,156	7,841,156
Coverage on current year debt	2.93	4.80	3.98	2.42	1.70	1.26	1.32	1.34	1.35	1.36	1.37
Coverage on Maximum future year debt	2.92	4.80	1.96	1.54	1.26	1.26	1.28	1.29	1.30	1.31	1.32

Ending Cash Balances

Water Operating Fund	9,234,364	2,112,368	2,384,715	2,612,125	3,329,620	4,015,897	4,037,763	4,061,632	4,086,872	4,112,914	4,139,536
Water CIP Fund		2,035,392	2,515,585	17,618,186	11,671,492	9,488,376	10,843,988	10,187,982	11,551,785	10,684,313	12,635,839

Cost for a typical homeowner using

4,000 gallons per month of usage											
Includes 1,500 gallons per month as part of base rate											
Base	17.47	22.50	23.50	24.50	38.15	39.10	40.08	41.08	42.11	43.16	44.24
Capital improvement fee base	0.75	5.25	12.25	19.25	26.25	26.25	26.25	26.25	26.25	26.25	26.25
Capital improvement fee flow	1.20	4.00	6.00	8.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
Gallons	13.08	13.40	13.74	14.08	14.43	14.79	15.16	15.54	15.93	16.33	16.74
Total	32.50	45.15	55.49	65.83	88.83	90.15	91.49	92.88	94.29	95.74	97.23
Percentage Increase		39.0%	22.9%	18.6%	34.9%	1.5%	1.5%	1.5%	1.5%	1.5%	1.6%

Property Tax Increase											
Example is based on a value of: 163,600 (Median Home Value)											
Property Taxes Paid	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Total Residential	32.50	45.15	55.49	65.83	88.83	90.15	91.49	92.88	94.29	95.74	97.23
Total	32.50	45.15	55.49	65.83	88.83	90.15	91.49	92.88	94.29	95.74	97.23

Cost for Largest Industrial User

Number of gallons per month of usage:											
80,695,629											
Base	17.47	22.50	23.50	24.50	38.15	39.10	40.08	41.08	42.11	43.16	44.24
Capital improvement fee base	0.75	5.25	12.25	19.25	26.25	26.25	26.25	26.25	26.25	26.25	26.25
Capital improvement fee flow	24,208.69	80,695.63	121,043.44	161,391.26	201,739.07	201,739.07	201,739.07	201,739.07	201,739.07	201,739.07	201,739.07
Gallons step	344,045.92	350,435.28	358,542.81	362,536.56	362,631.95	371,697.75	380,990.19	390,514.94	400,277.82	410,284.76	420,541.88
Total	368,272.83	431,158.66	479,622.01	523,971.57	564,435.42	573,502.17	582,795.59	592,321.35	602,085.25	612,093.25	622,351.45
Percentage Increase		17.1%	11.2%	9.2%	7.7%	1.6%	1.6%	1.6%	1.6%	1.7%	1.7%

Staff Summary

1/5/2026

Agenda Item # F.5.



REPORT TO: Honorable Mayor & Council

FROM: Lee Dutfield, Development Services Specialist

SUBJECT: **Ordinance No. 05-O-2025-2026 Amending the Zoning Code of the City Of Storm Lake, Iowa, Title VI, Chapter 6-1, Article 10, Pertaining to Signs Within the Corporate Limits of Storm Lake, Iowa, - Third Reading**

BACKGROUND: The Downtown Master Plan and IEDA's Downtown Assessment Report both touched on recommendations for improving signage in the Central Business District ("CBD"). City Council felt that it was an opportune time to gather recommendations from business owners in the CBD and members of the public as to appropriate signage and what, if any, changes should be made to the current signage ordinance.

On June 17, 2024, City Council approved Resolution No. 62-R-2023-2024 establishing a Downtown Signage Ad Hoc Committee consisting of members from the Central Business District and members of the public at large.

The following members: Terrie Eddie, Laura Hanks, Jeanyleen John, Joe Kelly, Rhonda Ringgenberg, Holly Schipper, Liz Smith, Adilene Soto, Brent Ulrich, Ruth Whitmore and Rick Wimer participated in committee meetings on September 24, 2024, October 8, 2024, October 30, 2024, and February 20, 2025. Development Services Specialist, Lee Dutfield and Building Official, Scott Olesen facilitated the meetings.

On March 17, 2025, staff provided the Mayor and City Council with a summary of the Ad Hoc Downtown Signage Committee's recommendations. It was suggested by the ad hoc committee to update the current sign ordinance (Article 10 — Sign Regulations) by adding

and removing language that takes into consideration new technologies, corrects outdated content and improves accuracy, clarity and coherence. The proposed changes will bring the document into line with current standards and practices best suited for our community. The committee's changes were reflected in the draft version of Article 10 — Sign Regulations presented to the City Council during the work session on June 2, 2025.

At the request of the Mayor and City Council, staff prepared a list of specific questions about the proposed sign regulation changes. Additionally, staff developed a visual presentation to better illustrate the different types of signs under consideration. This led to further work sessions on July 21st., August 4th, September 15th and November 3rd.

The Storm Lake Planning and Zoning Commission held a public hearing on November 20, 2025. There were no public comments received regarding the proposed sign regulation changes during this hearing. The Storm Lake Planning and Zoning Commission then voted unanimously to approve the proposed changes to Zoning Code Article 10 — Sign Regulations.

This document has been developed to incorporate the Ad Hoc Committee's recommendations, align with the City Council's directives, and addresses legal considerations, enforcement, and public impact.

FISCAL IMPACT: N/A

RECOMMENDATION: Move to Adopt Ordinance No. 05-O-2025-2026 Amending The Zoning Code Of The City Of Storm Lake, Iowa, Title VI, Chapter 6-1, Article 10, Pertaining To Signs Within The Corporate Limits Of Storm Lake, Iowa.

~~First Reading: December 1, 2025~~

~~Second Reading: December 15, 2025~~

Third Reading: January 5, 2026

ATTACHMENTS:

1. Ordinance No. 05-O-2025-2026 - Ordinance amending Art. 10, Zoning Code, Signs MASTER

ORDINANCE NO. 05-O-2025-2026

AN ORDINANCE AMENDING THE ZONING CODE OF THE CITY OF STORM LAKE, IOWA, TITLE VI, CHAPTER 6-1, ARTICLE 10, PERTAINING TO SIGNS WITHIN THE CORPORATE LIMITS OF STORM LAKE, IOWA

WHEREAS, the Zoning Code of the City of Storm Lake, Title VI, Chapter 6-1, Article 10, of the 1994 Recodification of the Municipal Code of the City of Storm Lake, Iowa ("Zoning Code"), regulates the placement and design standards for signs within the City of Storm Lake; and

WHEREAS, On June 17, 2024, City Council approved Resolution No. 62-R-2023-2024 establishing a Downtown Signage Ad Hoc Committee consisting of members from the Central Business District and members of the public at large; and

WHEREAS, the ad hoc committee recommended updates to the current sign ordinance (Article 10 — Sign Regulations) within the Zoning Code by adding and removing language that takes into consideration new technologies, corrects outdated content and improves accuracy, clarity and coherence; and

WHEREAS, the Storm Lake Planning and Zoning Commission has considered the recommended amendments and has recommended adoption; and

WHEREAS, the City Council finds amending Article 10 by repealing and replacing it with the recommended updates will be necessary and appropriate and in the best interests of the City of Storm Lake, Iowa.

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

SECTION ONE. Title VI, Chapter 6-1, Article 10, of the 1994 Recodification of the Municipal Code of the City of Storm Lake, Iowa ("Zoning Code") is hereby amended by repealing and replacing it, as follows:

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 and enhance 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 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:** 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.
8. **Banner Sign (Attached):** A sign intended for temporary display composed of fabric, vinyl, mesh or other flexible substrate that is fastened to the exterior of a building, exterior structure, or wall, and secured or mounted so to limit the movement of the sign caused by movement of the atmosphere.
9. **Banner Sign (Detached):** A sign intended for temporary display composed of fabric, vinyl, mesh or other flexible substrate that is fastened to poles or an independent frame and not fastened to the exterior of a building, exterior structure, or wall.
10. **Building Marker:** An historic or commemorative plaque, or a building name or cornerstone carved into a masonry surface.
11. **Business Center Sign:** A sign that identifies a building or group of commercial buildings in single ownership or control, sharing parking and access.

12. Canopy: A projecting non-movable structure cantilevered or suspended from a building, supported by the main structural members to which it is attached, and used only as a roof or fixed shelter.
13. Canopy Sign: Any sign which forms part of or is integrated into a canopy, and which does not extend beyond the limits of the canopy.
14. Clearance: The distance from the bottom of a sign face elevated above grade and the grade below.
15. Detached Sign: A sign, which is self-supporting and structurally independent from any building.
16. Directional Sign: A sign that serves only to designate the location or direction of any area or place.
17. Double-Faced Sign: A sign consisting of no more than two parallel faces supported by a single structure.
18. Electronic Message 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.
19. Feather Sign: A temporary sign constructed of durable cloth, canvas, plastic, weather-resistant fabric or similar lightweight, non-rigid material and supported by a single vertical pole mounted into the ground or on a portable base.
20. 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.
21. Frontage: The length of a property line of any one premises abutting and parallel to a public street, private way, or court.
22. 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 is fifty-five (55) years or older. Often seen on historic buildings from the 1880's to the 1960's and may be kept for its nostalgic appeal or historical significance.
23. Ground Sign: A detached on-premise sign built on a freestanding frame, mast, or pole(s) with a clearance no greater than 3 feet.

24. 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.
25. Human Billboard: Also known as a “sign walker” or “human sign” are signs displayed by a person either holding or wearing a sign.
26. Illumination: Lighting sources installed for the primary purpose of lighting a specific sign or group of signs.
27. Marquee: A permanent roofed structure attached to and supported by a building and extending over public right-of-way.
28. Marquee Sign: A sign other than a projecting sign attached to a marquee.
29. Maximum Permitted Sign Area: The maximum permitted combined area of all signs allowed on a specific property. Window signs, historic signs including ghost signs and temporary detached signs do not count towards the maximum permitted combined area of all signs allowed.
30. 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.
31. Monument 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.
32. Moving Sign: 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.
33. 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.
34. Multiple Tenant Building (Vertical): 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.

35. Nonconforming Sign: A sign that was legally erected prior to the adoption of this chapter but which violates the regulations of this chapter.
36. 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.
37. 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.
38. Premise Identification Sign: 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.
39. Premises: A tract of one or more lots or sites that are contiguous and under common ownership or control.
40. Projecting Signs: A sign other than a wall sign which projects perpendicular to the wall surface of a building or structure, and is supported by a wall of the building or structure.
41. 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.
42. Residential Sign: A small detached or attached sign located on a residential premise, conveying a message communicated by the owner of the property.
43. 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.
44. Sidewalk Graphics: Also known 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.

45. Sign: 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.
46. 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.
47. Sign Type: A functional description of the use of an individual sign. Includes owner identification, advertising, directional, electronic message, and temporary.
48. Special Event Sign: A sign, banner, or device advertising a specific, community-oriented event, festival, fundraiser, or a business grand opening, special sale or promotion and is displayed for a limited time before, during, and after the event. Special Event Signs include but are not limited to: Air-Activated Signs, Banner Sign (detached), Feather-Signs, Human Billboards, and Portable Signs. Such signs shall be removed immediately upon termination of the special event.
49. 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.
50. Temporary Signs: 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.
51. Wall Sign: 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”.
52. 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.
53. Zone Lot: A parcel of land in single ownership that is large enough to meet the minimum zoning requirements of its zoning district and can provide such yards and other open spaces that are required by the site development regulations.

1003 General Sign and Street Graphics Regulations

a. Compliance

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

b. Resolution of Conflicting Regulations

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

c. Prohibited Signs

The following signs are prohibited in all zoning districts.

1. Signs painted on or attached to rocks, trees, or other natural objects. This does not apply to Memorial Signs.
2. 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 60 sixty days 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 ninety (90) 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 Building Official for their review and approval.

8. Any electronically powered digital sign that exceeds a daytime brightness of 5,000 nits and exceeds a nighttime brightness of 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.
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.
14. Any sign not specifically permitted herein including any sign unlawfully installed, erected or maintained in violation of Article 10.

The following signs 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

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.
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. Works of graphic art painted or applied to building walls, which contain no advertising or business identification messages and authorized by the Zoning Administrator.
7. Non-illuminated political campaign signs on private property.
8. Residential signs under 2 square feet in size.
9. Neighborhood or subdivision identification signs under 50 square feet.
10. Street numbers, house numbers or address numbers.
11. 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.
12. Window signs in commercial and industrial zones.

e. Temporary and Civic Signs

1. Temporary signs are allowed by permit, 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 or per each tenant if a Multi-Tenant Building subject to maximum square footage.
 - (c) Temporary signs shall be displayed for no more than 30 days. To be granted an additional 30-day extension for a temporary sign, you must submit a written request to the Building Official for their review and approval.
 - (d) Under no circumstances shall any temporary sign be located on public property or affixed to a utility pole or appurtenance located within a public utility easement.
 - (e) A Temporary Sign cannot be converted to a permanent sign.
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:
- (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. Special Event Signs

- 1. Special Event Signs shall be removed not later than twenty-four hours following the end of the special event. To be granted additional time for a special event you must submit a written request to the Building Official for their review and approval in conjunction with approval by the City Council
- 2. Special Event Signs are not allowed on City Right of Way unless specifically authorized by the Zoning Administrator.
- 3. A-Frame Signs are not considered Special Event Signs.

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. This does not apply to A-Frame Signs which are subject to City Code Ordinance 07-O-2019-2020 Public Ways.
5. A-Frame Signs (sandwich board) signs have a maximum area of 6 square feet with a maximum height of 3-feet and a 2-foot width and must have locking arms or other stabilizing devices to be of sufficient weight to resist wind gusts. A business may have one sandwich board sign. The sign may be displayed during business hours only and must be removed each day.

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.
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

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. Banner 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.

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.

e. Multiple Tenant Building (Horizontal)

The following sign areas shall be allowed

1. One and a half square feet of sign area may be erected for every linear foot of tenant frontage to a maximum of 100 square feet.

2. Tenants frontage shall be measured from demising wall to demising wall.

f. Multiple Tenant Building (Vertical). The following sign areas shall be allowed:

1. In the case of a vertical multiple tenant building, the maximum square footage for each building or tenant signs shall be one square foot of sign area for every linear foot of building or tenant frontage. In the event that a tenant occupies more than one story, they shall not be permitted to count the frontage on both stories.

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	 1,2,3	PO	LC	CC	CBD	LI	GI
**Alphabetical Order												
SIGN TYPES	R E S	R-1	R-2	R-3	R-4	 1,2,3	PO	LC	CC	CBD	LI	GI
Air Activated						P	P	P	P		P	P
A-Frame						P	P	P	P	P	P	P

Banner							P	P	P		P	P
Business Center	P	P	P	P	P	P		P	P	P	P	P
Feather						P	P	P	P		P	P
Flag (Non-Commercial)	P	P	P	P	P	P	P	P	P	P	P	P
Ground	P	P	P	P	P	P	P	P	P	P	P	P
Human Billboard						P	P	P	P			
Monument	P	P	P	P	P	P	P	P	P	P	P	P
Pole								P	P	P	P	P
Political Campaign	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
Projected Image												
Residential	P	P	P	P	P	P		P	P			
Sidewalk Graphics												
SIGN TYPES	RES	R-1	R-2	R-3	R-4	1,2,3	PO	LC	CC	CBD	LI	GI

S	RES	R-1	R-2	R-3	R-4	1,2,3	PO	LC	CC	CBD	LI	GI
ATTACHED SIGNS												
Awning				P	P			P	P	P	P	P

Banner							P	P	P	P	P	P
Bag						P	P	P	P	P	P	P
Building Marker	P	P	P	P	P	P	P	P	P	P	P	P
Canopy								P	P	P	P	P
Business Center	P	P	P	P	P	P		P	P	P	P	P
Electronic Message						P		P	P	P	P	P
Ghost	P	P	P	P	P	P	P	P	P	P	P	P
Marquee						P		P	P	P	P	P
Memorial	P	P	P	P	P	P	P	P	P	P	P	P
Premise Identification	P	P	P	P	P	P	P	P	P	P	P	P
Projecting	P	P	P	P	P	P		P	P	P		
Roof, Integral								P	P	P	P	P
Roof, Above Peak											P	P
Wall	P	P	P	P	P	P	P	P	P	P	P	P
Window						P	P	P	P	P	P	P
MISCELLANEOUS												
Flag, Non Commercial	P	P	P	P	P	P	P	P	P	P	P	P

Portable, Civic Uses Only	P	P	P	P	P	P	P	P	P	P	P	P
DESIGN ELEMENTS – ILLUMINATION												
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						P		P	P	P	P	P
Moving												P
Rotating												P

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

SIGN TYPES	RES	R-1	R-2	R-3	R-4	I-1,2,3	PO	LC	CC*	C-1*	L-1*	G-1*
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 foot of frontage to a maximum of 200 square feet for a detached sign.

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

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

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

1008 General Permit Procedures

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

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

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

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

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

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

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

1009 Nonconforming Signs

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

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

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

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

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

PASSED on its first consideration the 1st day of December, 2025.

PASSED on its second consideration the 15th day of December, 2025.

Requirement of consideration and vote at two (2) prior Council meetings suspended the _____ day of _____, 202_.

PASSED AND APPROVED on its third consideration this 5th day of January, 2026.

CITY OF STORM LAKE, IOWA

By: _____

Margaret J. McKeon, Mayor

_____ No action taken by Mayor.

_____ Vetoed this _____ day of _____, 202__.

Margaret J. McKeon, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

_____ Repassed and adopted over the veto this _____ day of _____, 202__.

_____ Veto affirmed this _____ day of _____, 202__ by failure of vote taken to repass.

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

ATTEST:

Mayra A. Martinez, City Clerk

Staff Summary

1/5/2026

Agenda Item # F.6.



REPORT TO: Honorable Mayor & Council

FROM: Scott Olesen, Building and Code Compliance Director

SUBJECT: **Motion Setting The Public Hearing For Proposed Change To City Code Section 5-9-2(I)1**

BACKGROUND: This agenda item will set the public hearing for a proposed change to the City Code to modify the requirement for when a fire sprinkler system is required to be installed in a new single-family dwelling as required by the 2024 International Residential Code.

The existing City Code section 5-9-2(I)1 requires that a fire sprinkler system be installed in new single family dwellings when the gross square footage of the dwelling space(s), including all floor levels, whether finished or unfinished, and all basement areas, whether finished or unfinished (exclusive of attached garage areas), that exceed 5,000 square feet. If the City adopted the '24 International Residential Code without an amendment, it would require that all single-family dwellings have fire sprinkler systems, regardless of their size.

Mike and Megan Sullivan are currently constructing a new home in Storm Lake and their home is approximately 600 square feet over the 5,000 square foot limit. During the plan review consultation meetings and initial construction phase, they questioned the reasonableness of the 5,000 square foot limit. The Sullivan's did some of their own research, and they felt that the 5,000 square foot threshold was too low based on what other communities required. Subsequently, the Sullivan's requested a change in the Ordinance to make the requirement 10,000 square feet before a fire sprinkler was required or to remove the requirement all together.

A meeting was set up between Mike Sullivan, Fire Chief Sinner,

Assistant Building and Code Compliance Director Chambers, and Building Code and Compliance Director Olesen, to discuss Sullivan's request after City staff was permitted to review the request and perform their own research. City staff agreed that the 5,000 square foot threshold may have been too restrictive based on other jurisdictions' requirements as well as experience and information that we have gathered since the requirement was first instituted, but removing the requirement completely would not be appropriate for our community. Staff also felt that based on our community's needs, our Fire Department staffing levels, the amount and type of equipment we can deploy, and the logistics of responding to a fire, a 10,000 square foot threshold for requiring fire sprinkler systems is too large. Mr. Sullivan and City staff discussed amending the Ordinance to require a fire sprinkler system at 8,000 square feet and that is what is being proposed.

I have attached a copy of the request for changes to the City Code submitted by Mike and Megan Sullivan for your review.

FISCAL IMPACT: None.

RECOMMENDATION: Set the public hearing for the proposed City Code change for the January 19th, 2026, City Council meeting, at 5:00 p.m.

ATTACHMENTS:

1. Public Hearing Notice
2. Request from Michael Sullivan
3. Title 5 Building Regulations 2024 sprinkler

NOTICE OF PUBLIC HEARING

PUBLIC NOTICE is hereby given that the Council of the City of Storm Lake in the State of Iowa, will hold a public hearing on January 19, 2026, at 5:00 p.m. at Storm Lake City Hall, 620 Erie Street, Storm Lake, Iowa, to consider a proposed ordinance Amending Title V, Chapter 9, Residential Building Code, Of The 1994 Recodification Of The Municipal Code Of The City Of Storm Lake, Iowa, Regarding when Fire Sprinkler systems are required in Single Family Dwellings.

A copy of the full proposed ordinance is on file for public inspection during regular business hours in the office of the City Clerk, City Hall, City of Storm Lake, Iowa.

At the time and place set for the public hearing, interested individuals will be given the opportunity to express their views, both orally and in writing, on the proposed ordinance.

This notice is given by order of the City Council of the City of Storm Lake in the State of Iowa.

Dated this 5th day of January, 2026.

/s/ Mayra A. Mazrtinez
City Clerk, City of Storm Lake
in the State of Iowa

Mayra Martinez

Subject: FW: Ordinance Change Request

From: Michael Sullivan <sullmic@gmail.com>
Sent: Wednesday, December 10, 2025 8:31 AM
To: Scott Olesen <Olesen@stormlake.org>
Subject: Ordinance Change Request

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

Scott

Megan and I would like to formally request a change to the city ordinance referencing suppression systems in residential homes (R313). Our request is specifically for single family homes. We would like to see the total SF adjusted to either 8000SF, as indicated by Chief Sinner, or eliminated all together, which ever the council determines to be most advantageous for future home owners/builders in city limits.

If you need more within this request let me know. I copied the previous email we sent with a request back in Sept, if helps the cause.

Mike

Thanks!

Michael Sullivan, ACSM-CPT



----- Forwarded message -----

From: Michael Sullivan <sullmic@gmail.com>
Date: Mon, Sep 15, 2025 at 10:33 AM
Subject: Fire suppression system ordinance
To: Chris Chambers <Chambers@stormlake.org>
CC: Aaron Ramthun <ramconbuilder@gmail.com>, Scott Olesen <Olesen@stormlake.org>

Scott & Chris

I would like to put in a formal request to have the fire suppression system ordinance changed or eliminated.

I'd like to have the square footage changed to 10,000+ SF and/or eliminate the "non-living" areas from the SF count.

Thanks

Mike

Thanks!

Michael Sullivan, ACSM-CPT



ORDINANCE NO. XX-O-2025-2026

AN ORDINANCE AMENDING TITLE 5, CHAPTER 9, SECTION 2; OF THE 1994 RECODIFICATION OF THE MUNICIPAL CODE OF THE CITY OF STORM LAKE, IOWA BY UPDATING THE RESIDENTIAL BUILDING CODE.

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

Section 1. Section 5-9-2 is hereby amended to read as follows:

Section 5-9-2 Adoption of Residential Building Code

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

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

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

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

1. Any residential dwelling unit in which the gross square footage of the dwelling space(s), including all floor levels whether finished or unfinished and all basement areas whether finished or unfinished (exclusive of attached garage areas), that exceed 5,000 8,000 square feet.
2. Townhouse structures that contain more than 6 dwelling units.
3. Townhouse structures that exceed 14,000 square feet in gross floor area, as determined above for dwelling units.

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

Section 14. Savings Clause: If any section, provision, sentence, clause, phrase, or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not

affect the validity of the Ordinance as a whole or any provision, section, subsection, sentence, clause, phrase, or part thereof not adjudged invalid or unconstitutional.
Section 15. Effective Date: This ordinance shall be in full force and effect from after it's final passage, approval and publication as provided by law.

PASSED on its first consideration the _____.
PASSED on its second consideration the _____.

Requirement of consideration and vote at two (2) prior City Council meetings suspended the _____ day of _____, 2026.

PASSED AND APPROVED on its third consideration this _____, 2026.

CITY OF STORM LAKE, IOWA

By: _____
Margaret McKeon, Mayor

_____ No action taken by Mayor.

_____ Vetoed this _____ day of _____, 2026.

Margaret McKeon, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Staff Summary

1/5/2026

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:

SUBJECT: **Resolution No. 28-R-2025-2026 Fixing Date For A Public Hearing On The Proposed Vacation Of A Portion Of Highview Drive**

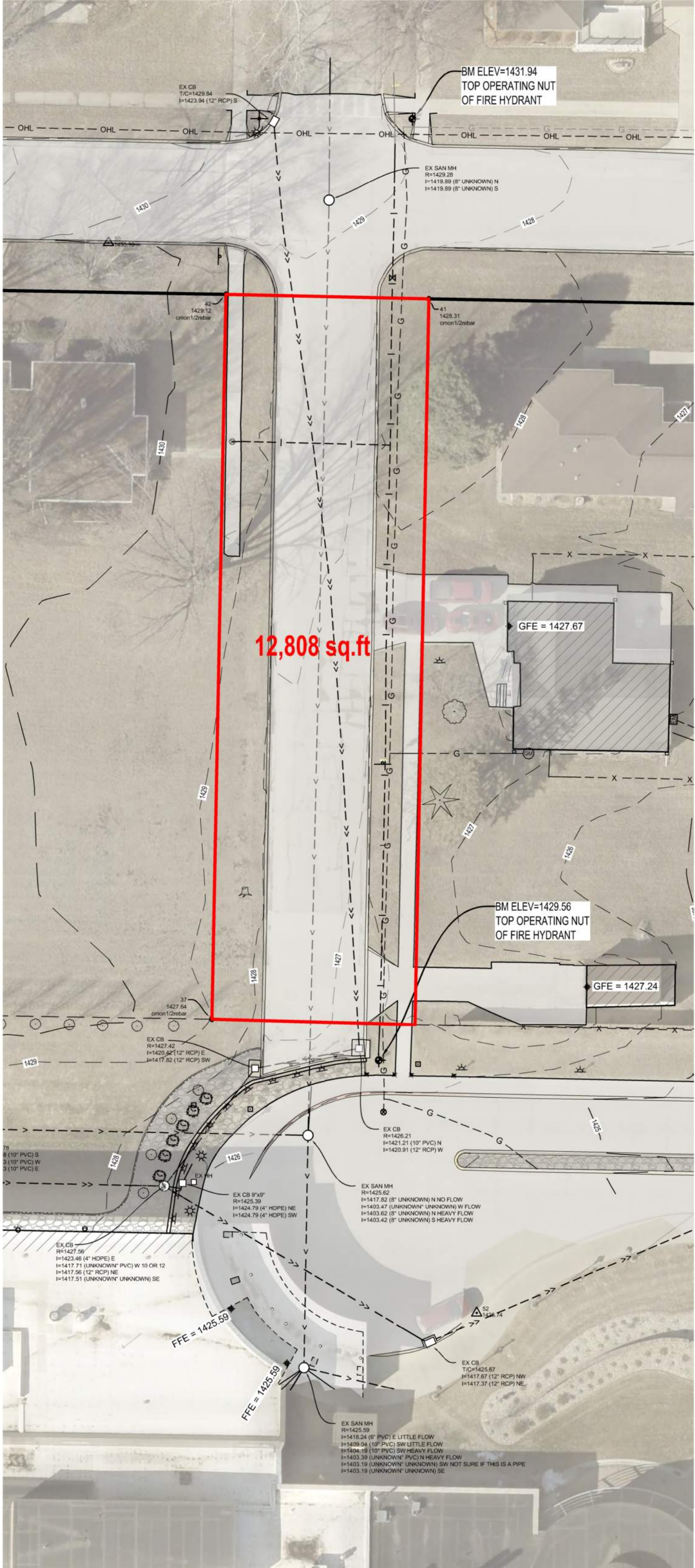
BACKGROUND: Buena Vista Regional Medical Center is requesting that the City Vacate and sell a portion of Highview Drive, approximately 0.29 acres, which is primarily adjacent to property owned by Buena Vista Regional Medical Center. In order to start the process a Public Hearing will need to be set.

FISCAL IMPACT: None

RECOMMENDATION: Motion To Approve Resolution Fixing Date For A Public Hearing For The February 2nd, 2026 City Council Meeting at 5:00 pm On The Proposed Vacation Of A Portion Of Highview Drive

ATTACHMENTS:

1. Highview Drive - BVRMC (9-24-25)
2. Resolution No. 28-R-2025-2026 Fixing Date for A Public Hearing On Proposed Vacation Of A Portion Of Highview Drive
3. PH Notice Fixing Date of Public Hearing On Vacation of Portion of Highview Drive



RESOLUTION NO. 28-R-2025-2026

RESOLUTION FIXING DATE FOR A PUBLIC HEARING ON THE PROPOSED VACATION OF A PORTION OF HIGHVIEW DRIVE LOCATED IN PLEASANT VIEW FIRST ADDITION TO THE CITY OF STORM LAKE, APPROXIMATELY 0.29 ACRES, SUBJECT TO ALL EASEMENTS OF RECORD, AND PRIMARILY ADJACENT TO PROPERTY OWNED BY BUENA VISTA REGIONAL MEDICAL CENTER, WITHIN THE CITY OF STORM LAKE, IOWA

WHEREAS, Iowa Code section 364.12(2)(a) requires that public ways be vacated by ordinance, after published notice and public hearing; and

WHEREAS, Iowa Code section 306.12 requires notice to be provided to adjoining property owners, affected utility companies, the Iowa Department of Transportation and the County Board of Supervisors by certified mail prior to the vacation of road right-of-way; and

WHEREAS, the City proposes to vacate a portion of Highview Drive located in Pleasant View First Addition to the City of Storm Lake, approximately 0.29 acres, subject to all easements of record, and primarily adjacent to property owned by Buena Vista Regional Medical Center, within the City of Storm Lake, described as follows:

Beginning at the Northeast Corner of Lot One of Block Three of said Pleasant View First Addition; thence South 88° 43' 15" East (assumed bearing), on the south line of Lochedem Drive, 59.85 feet to the northwest corner of Lot One of Block Two of said Pleasant View First Addition; thence South 01° 05' 54" West, on the

west line of said Block Two of Pleasant View First Addition, 214.06 feet to the Southwest Corner of Lot Three of said Block Two of Pleasant View First Addition; thence North 88° 26' 16" West, 59.90 feet to the Southeast Corner of Lot Three of said Block Three of Pleasant View First Addition; thence North 01° 06' 40" East, on the east line of said Block Three of Pleasant View First Addition, 213.77 feet to the Point of Beginning.

Tract contains 0.29 acres and is subject to all easements of record.

WHEREAS, the City Council wishes to give proper consideration to such vacation as required by law:

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Storm Lake,

Iowa that:

Section 1. That this Council meet in the Council Chambers, City Hall, 620 Erie St., Storm Lake, Iowa, on February 2, 2026, at 5:00 p.m., for the purpose of taking action on the matter of the proposed vacation.

Section 2. That the City Clerk is hereby directed to send notice by certified mail to adjoining property owners, any affected utility companies, the Iowa Department of Transportation and the Buena Vista County Board of Supervisors regarding the public hearing on the proposed vacation.

Section 2. That the City Clerk is hereby directed to cause at least one publication to be made of a notice of said meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in said City, said publication to be not less than four (4) clear days nor more than twenty (20) days before the date of said public meeting.

Section 3. The notice of the proposed action shall be in substantially the following form:

**NOTICE OF PUBLIC HEARING ON THE PROPOSED VACATION OF A
PORTION OF HIGHVIEW DRIVE LOCATED IN PLEASANT VIEW
FIRST ADDITION TO THE CITY OF STORM LAKE, APPROXIMATELY
0.29 ACRES, SUBJECT TO ALL EASEMENTS OF RECORD, AND
PRIMARILY ADJACENT TO PROPERTY OWNED BY BUENA VISTA
REGIONAL MEDICAL CENTER, WITHIN THE CITY OF STORM LAKE,
IOWA**

The City of Storm Lake hereby gives notice that at the regular meeting of the City Council to be held at the Council Chambers, 620 Erie St., Storm Lake, Iowa, on February 2, 2026, at 5:00 p.m., the City Council will hold a public hearing and consider whether to approve by ordinance the vacation of the following public property, to wit:

Beginning at the Northeast Corner of Lot One of Block Three of said Pleasant View First Addition; thence

South 88° 43' 15" East (assumed bearing), on the south line of Lochedem Drive, 59.85 feet to the northwest

corner of Lot One of Block Two of said Pleasant View First Addition; thence South 01° 05' 54" West, on the

west line of said Block Two of Pleasant View First Addition, 214.06 feet to the Southwest Corner of Lot Three of

said Block Two of Pleasant View First Addition; thence North 88° 26' 16" West, 59.90 feet to the Southeast

Corner of Lot Three of said Block Three of Pleasant View First Addition; thence North 01° 06' 40" East, on the

east line of said Block Three of Pleasant View First Addition, 213.77 feet to the Point of Beginning.

Tract contains 0.29 acres and is subject to all easements of record.

A property area map is available for public inspection in the office of the City Clerk.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of said City to the proposal to vacate the public right-of-way. After all objections have been received and considered, the Council will at this meeting or at any adjournment thereof, take additional action on the proposal or will abandon the proposal to vacate the public property.

This Notice is given by authority of the City Council of the City of Storm Lake.

Dated this _____ day of _____, 2026.

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

(End of Notice)

Dated this 5th day of January, 2026.

Margaret J. McKeon, Mayor

Attest:

Mayra A. Martinez, City Clerk

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF BUENA VISTA)

I, the undersigned City Clerk of Storm Lake, Iowa, do hereby certify that attached is a true and complete copy of the portion of the corporate records of said Municipality showing proceedings of the Council, and the same is a true and complete copy of the action taken by said Council with respect to said matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council (a copy of the face sheet of said agenda being attached hereto) pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by said 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 said 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 said Municipality hereto affixed this _____ day of _____, 2026.

Mayra A. Martinez, City Clerk
Storm Lake, Iowa

SEAL

NOTICE OF PUBLIC HEARING ON THE PROPOSED VACATION OF A PORTION OF HIGHVIEW DRIVE LOCATED IN PLEASANT VIEW FIRST ADDITION TO THE CITY OF STORM LAKE, APPROXIMATELY 0.29 ACRES, SUBJECT TO ALL EASEMENTS OF RECORD, AND PRIMARILY ADJACENT TO PROPERTY OWNED BY BUENA VISTA REGIONAL MEDICAL CENTER, WITHIN THE CITY OF STORM LAKE, IOWA

The City of Storm Lake hereby gives notice that at the regular meeting of the City Council to be held at the Council Chambers, 620 Erie St., Storm Lake, Iowa, on February 2, 2026, at 5:00 p.m., the City Council will hold a public hearing and consider whether to approve by ordinance the vacation of the following public property, to wit:

Beginning at the Northeast Corner of Lot One of Block Three of said Pleasant View First Addition; thence South 88° 43' 15" East (assumed bearing), on the south line of Lochedem Drive, 59.85 feet to the northwest corner of Lot One of Block Two of said Pleasant View First Addition; thence South 01° 05' 54" West, on the west line of said Block Two of Pleasant View First Addition, 214.06 feet to the Southwest Corner of Lot Three of said Block Two of Pleasant View First Addition; thence North 88° 26' 16" West, 59.90 feet to the Southeast Corner of Lot Three of said Block Three of Pleasant View First Addition; thence North 01° 06' 40" East, on the east line of said Block Three of Pleasant View First Addition, 213.77 feet to the Point of Beginning.
Tract contains 0.29 acres and is subject to all easements of record.

A property area map is available for public inspection in the office of the City Clerk.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of said City to the proposal to vacate the public right-of-way. After all objections have been received and considered, the Council will at this meeting or at any adjournment thereof, take additional action on the proposal or will abandon the proposal to vacate the public property.

This Notice is given by authority of the City Council of the City of Storm Lake.

Dated this _____ day of _____, 2026.

City Clerk, City of Storm Lake, Iowa
(End of Notice)

Dated this 5th day of January, 2026.

Margaret J. McKeon, Mayor

Attest:

Mayra A. Martinez, City Clerk

Staff Summary

1/5/2026

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: David Derragon, Assistant City Manager

SUBJECT: **Motion To Approve Selection And Hiring Of Simmering – Cory For Grant Writing And Administration Services For CDBG Funding For The Well #23 Development Project**

BACKGROUND: The City advertised on December 19, 2025 and December 26, 2025 for proposals from qualified firms for grant writing and administration services related to projects eligible for CDBG funding. Advertising occurred in the newspaper, on the City's website, and on the Iowa League of Cities website.

One proposal was received from Simmering-Cory for Grant Writing and Administrative Services.

For Phase 1 Grant Preparation services, the proposal requires a fee of \$1,500.

For Phase 2 Grant Administration services, the fee will not exceed \$22,000.

FISCAL IMPACT: Amount not to exceed \$23,500

RECOMMENDATION: Move to Approve Selection and Hiring of Simmering – Cory for Grant Writing and Administration Services for CDBG funding for the Well #23 Development Project

ATTACHMENTS:

1. PROPOSAL Storm Lake Well No. 23 Grant Administration Services Proposal - December 2025

December 22, 2025

City of Storm Lake
Attn: Mayra Martinez, City Clerk
PO Box 1086
Storm Lake, IA 50588

Ms. Martinez,

Thank you for the opportunity to submit a proposal for grant writing and administration services related to the City's Well No. 23 Development Project. We understand that this will be time sensitive project with funding under the CDBG Opportunities and Threats Program.

Simmering-Cory (SC) is pleased to provide you with the following proposal in response to your RFP for Grant Administration services related to your proposed project as outlined in your request for proposals. SC has been working with the Community Development Block Grant (CDBG) program for over 30 years and has the experience and qualifications to assist the City in the preparation of their application and administration of their grant. If you have any questions, after reviewing our proposal, please don't hesitate to contact us.

Experience with IEDA's CDBG Program

Over the past 30 years, SC has written and administered over 500 CDBG projects in the water/sewer infrastructure, community facilities, housing, Covid, CDBG-DR, and downtown façade revitalization programs. We have successfully written and administered grants for the construction of new water mains, sewer collection service improvements, lift stations, wells, water storage facilities, water treatment plants, wastewater facilities, upper story housing, day care facilities, community health centers, parks, commercial facades, and several other important essential services and quality of life improvements for our clients.

Specific to the Water/Sewer CDBG program, the following is a list of some of the cities that we have worked with and whose grants have been funded in the past few years:

Ainsworth – Water Main Improvements
Alta – Sanitary Sewer Collection System Improvements
Anthon – Water Treatment Plant Improvements
Armstrong – Wastewater Treatment Plant
Bedford – Water Main Improvements
Boone – Ground Water Reservoir
Boone – Wastewater Disinfection System
Cherokee – Beech Street Lift Station Relocation
Cherokee – Sanitary Sewer Collection System

Hartley – Lift Station & Sewer Collection System
Holstein – Wastewater Treatment Plant
Lanesboro – Water Main Improvements
Madrid – Wastewater Treatment Plant
Madrid – Water Main Improvements
Maxwell – Water Main Improvements
Maxwell – Wastewater Treatment Plant
Milford – Water and Sewer Mains
Mingo – Wastewater Treatment Plant

Cherokee – Wastewater Treatment Plant
 Clarion – Well Development
 Clarion – Water Main Improvements
 Clarion – Water Treatment Plant
 Colfax – Water Main Improvements
 Correctionville – Sanitary Sewer Force Main
 Cushing – Lift Station
 Cushing – Water Main Improvements
 Cushing – Water Storage
 Danbury – Wastewater Treatment Facility
 De Soto – Water Treatment Plant, Well, Raw Water Main
 Eagle Grove – Neighborhood Water & Sewer Collection
 Eagle Grove – North Lift Station Replacement
 Farmersburg – Wastewater Treatment Plant
 Gowrie – Well Development
 Guthrie Center – Clear Well
 Guthrie Center – Water Main Improvements
 Hartford – Wastewater Treatment Plant

Mitchellville – Water Main Improvements – Phase 2
 Mitchellville – Water Main Improvement – Phase 3
 Parkersburg – Sanitary Sewer Collection System
 Parkersburg – Water Main Improvements
 Pierson – Sanitary Sewer Collection System
 Pleasantville – Water Main Improvements
 Pocahontas – Water Treatment Plant
 Quimby – Sanitary Sewer Collection / Lift Station
 Randolph – Water Main Improvements
 Renwick – Water Main Improvements
 Rockwell City – Wastewater Treatment Plant
 Spillville – Water System Improvements
 Storm Lake – Lift Station
 Storm Lake – Well Development (No. 22)
 Terrill – Water Treatment Plant
 Titonka – Well & Water Treatment System Improvements
 Washington – Water Main Improvements
 West Bend – Well Development (No. 8)

This experience has led to extensive knowledge of the CDBG program as well as a proven track record. A complete set of references is provided in the reference section of this proposal. Please feel free to contact any of the listed cities or CDBG program staff at the Iowa Economic Development Authority (IEDA) for information about SC's abilities with the CDBG Program.

Description of Past Grant Related Services Provided

SC has a strong history of success in the CDBG Water/Sewer Program. A majority of the applications that we write and administer under the CDBG Program are for water and sewer infrastructure projects.

Our proposal includes two phases. Phase one is for grant writing services related to your Well No. 23 Development Project.

Our grant application preparation services include developing and compiling documentation necessary for you to compete for grant funds. This will include us making recommendations regarding the scope and components of your project in order to strengthen the application and give you the best possible chance of receiving grant funds.

The following services are included in this phase of the work proposal:

- Work with City staff and the selected engineering firm to complete a program budget and compile all required attachments for submitting the grant application, if applicable.
- Write and submit the grant application to the Iowa Economic Development Authority (IEDA) through Iowa Grants Online.
- Assistance in preparing State Revolving Fund Planning and Design Loan reimbursement requests (if the City has a Planning and Design Loan and wants assistance).

- Development of any process of the required environmental assessment for the application, excluding any Phase 1 Archaeological services that may be required as we are not qualified to conduct those services. The required environmental assessment will be completed and ready for publication at the time of grant application submission.

CDBG is accepting applications twice during the 2026 calendar year on May 1 and September 1. We are prepared to work with the City and the project engineer for a May 1 submission if desired. The CDBG OT program doesn't have a deadline but it based on an invitation to apply for specific projects for which the City of Storm Lake has received the invitation.

Phase two of the proposal is for grant administration services related to Well No. 23 Development Project. SC proposes to perform the scope of work as itemized in the Storm Lake's Request for Proposals for CDBG administration and writing including handling Davis-Bacon wage compliance, correspondence between the City and IEDA, handling draws for the City, from the CDBG portion of the project, and for any SRF loans (if applicable) that are part of the project, monitoring, and other key administrative components.

Our administration services include comprehensive technical assistance and program management required from grant award through project completion and close-out.

Description of Organizational Capacity to Complete All Necessary Grant Administration Activities.

SC is well prepared to assist the City of Storm Lake with its Well No. 23 Development Project. For 30 years, Simmering-Cory has provided a variety of community development, planning, technical assistance, and grant writing and administration services to cities and counties in Iowa. SC, and its sister company Iowa Codification, are committed to the success of their clients.

The following Simmering-Cory staff will be involved in the Storm Lake project:

Melanie Mitchell

Melanie has over 30 years of experience in the CDBG program including work in all of the individual categories including the Water/Sewer Program. Melanie's principal responsibilities include grant writing and administration services. Melanie has completed various training programs provided by IEDA and is a grant administrator in good standing. Melanie is a certified grant administrator with the Iowa Economic Development Authority.

Jennifer Movall

Jennifer has over eight years of government finance experience where, in addition to daily administration of the city's finances, she was also responsible for administration of grants including CDBG, FEMA, and Federal Aviation Administration programs. With SC, Jennifer has been involved in the writing and administration of grants in the CDBG program. Jennifer has completed training provided by IEDA and HUD and is a grant administrator in good standing. Jennifer is a certified grant administrator with the Iowa Economic Development Authority.

Justin Yarosevich

Justin has over 17 years of experience in local government administration where he did grant writing and administration as well as project management on various infrastructure and community projects. With SC, Justin has been involved in the writing and administration of grants including CDBG and RISE (Revitalize Iowa's Sound Economy). Justin has completed training provided by IEDA and HUD and is a grant administrator in good standing. Justin is a certified grant administrator with the Iowa Economic Development Authority.

References

The following references provided are current and past clients for whom we have done similar work. Please feel free to contact them directly for a better understanding of our capacity to assist your community.

City of Bedford Tammy Thompson, City Clerk 712-523-2210 city@mchsi.com	City of Parkersburg Chris Luhring, City Administrator 319-346-2262 celuhring@aol.com
City of Eagle Grove Bryce Davis, City Administrator 515-448-4343 b.davis@eaglegrove.gov	City of Clarion Clint Middleton, City Manager 515-532-2847 cmiddleton@clarioniowa.gov

Cost of Services

As noted above, our proposal is broken into two phases. The fees for each phase are provided below.

Phase 1 – SC's grant preparation services, as outlined above in the Description of Services section (with the exception of onsite LMI survey services, the City will not need a survey), are charged as a lump sum fee at the time of grant submittal. The fee to write a CDBG application for Storm Lake's Well No. 23 Development Project would be \$1,500.00.

Our costs for Grant Writing services include all our work related to the submission of a CDBG Application for the proposed project(s).

The costs for Phase 1 services identified in this response to the City's Request for Proposals are eligible for reimbursement from SRF Planning and Design Loan funds if the City desires. These costs are NOT eligible for reimbursement from any CDBG award that may be granted by the State of Iowa.

Phase 2 – SC's grant administration services, as outlined above in the Description of Services section, are charged based on completion of milestones during the project. Our fee for administration of Storm Lake's Well No. 23 Development Project would be \$22,000, invoiced as follows:

Initial Payment 10% (\$2,000) of General Administrative Fee upon Release of Funds.

Progress Payments 10% (\$2,000) of General Administrative Fee every three (3) months after Release of Funds. These progress payments will be limited to a maximum of \$18,000 of the total administration fee.

Final Payment The balance of the General Administrative Fee upon project completion.

SC will contract with the City separately for grant administration services following award of a grant from the CDBG Program.

The grant administration costs, as proposed in this response to the City's Request for Proposals would be funded 100% by the grant award to the City. As a reminder the City is eligible for a maximum award of \$500,000.00 in the Water/Sewer CDBG program.

SC offers a comprehensive package of services related to grant writing and administration to ensure that your project has the best opportunity for funding in a very competitive CDBG program and to ensure that administration of your grant runs smoothly from grant award through project close-out.

SC appreciates your consideration of our proposal for grant writing and administrative services. Should you have any questions please don't hesitate to contact me.

Sincerely,

Justin Yarosevich



Certificate of Achievement

Presented to:

Jennifer Movall

*For successfully passing the 2022 CDBG Certified Administrator's test
with a score greater than 85%.*

Score: 100%

Iowa Economic Development Authority
Community Development
1963 Bell Ave., Suite 200
Des Moines, Iowa 50315

CLQPVSVPSS-HVJHLSHZ-XSPSTWXHTW

Thu 24th Feb 2022



Certificate of Achievement

Presented to:

Melanie Mitchell

*For successfully passing the 2022 CDBG Certified Administrator's test
with a score greater than 85%.*

Score: 100%

Iowa Economic Development Authority
Community Development
1963 Bell Ave., Suite 200
Des Moines, Iowa 50315

FLSLTWTBJS-QGGKHSQQ-WNDBDHKHWD

Mon 28th Feb 2022



Certificate of Achievement

Presented to:

Justin Yarosevich

*For successfully passing the 2022 CDBG Certified Administrator's test
with a score greater than 85%.*

Score: 100%

Iowa Economic Development Authority
Community Development
1963 Bell Ave., Suite 200
Des Moines, Iowa 50315

JLHRPTSKSF-BKKTHVZV-YDGQGBYTSJ

Mon 28th Feb 2022

Staff Summary

1/5/2026

Agenda Item # F.9.



REPORT TO: Honorable Mayor & Council

FROM: David Derragon, Assistant City Manager

SUBJECT: **Resolution No. 29-R-2025-2026 Setting The Time And Place Of A Public Hearing On The Submission Of A CDBG Application For The City Of Storm Lake**

BACKGROUND: The City has a need to make improvements to the City's water system to ensure that the City is able to supply residents with a high quality, safe, and economical supply of water.

The requirements of the CDBG application require the City to hold a public hearing to allow citizens the opportunity to be heard and provide comments on the submission of a grant application.

A public hearing be conducted by the City Council in the Storm Lake City Council Chambers, located at 620 Erie Street, Storm Lake, Iowa on Monday, January 19, 2026, at 5:00 p.m.

FISCAL IMPACT: No fiscal Impact

RECOMMENDATION: Move to Approve Resolution Setting the Time and Place of A Public Hearing on the Submission of a CDBG Application for the City of Storm Lake in the Storm Lake City Council Chambers, located at 620 Erie Street, Storm Lake, Iowa on Monday, January 19, 2026, at 5:00 p.m.

ATTACHMENTS:

1. PH Notice CDBG Application STORM LAKE CM 1.19.2025 Hearing Date
2. Resolution No. 29-R-2025-226 Resolution Setting Public Hearing on Submission of CDBG Application STORM LAKE CM 1.5.2026

PUBLIC HEARING NOTICE

The City of Storm Lake, Iowa, is hereby serving Public Notice that on January 19, 2026, at 5:00 p.m., the City Council will hold a public hearing during the regular City Council meeting to consider the submission of an application for a Community Development Block Grant. The grant application will request funding assistance for improvements to the City's water system.

This meeting will be held to give residents information concerning the proposed project. Citizens are encouraged to attend and express their preferences about the proposed activities. Residents are able to provide comments in writing in advance of the meeting by email to cityclerk@stormlake.org or by mail to PO Box 1086, Storm Lake, IA 50588. Additionally, citizens who wish to participate in the public hearing can do so by attending the meeting on January 19, 2025, at 5:00 PM at Storm Lake City Hall, 620 Erie Street, Storm Lake, Iowa, 50588. Anyone who has questions about this application or that requires special accommodation at the upcoming hearing may contact the City Clerk at 712-732-8000.

Mayra Martinez
City Clerk
City of Storm Lake, Iowa

RESOLUTION NO. 29-R-2025-2026

**A RESOLUTION SETTING THE TIME AND PLACE OF A PUBLIC HEARING
ON THE SUBMISSION OF A CDBG APPLICATION FOR THE
CITY OF STORM LAKE, IOWA**

WHEREAS, the City Council of the City of Storm Lake, Iowa, desires to apply for Community Development Block Grant funding from the Iowa Economic Development Authority, and

WHEREAS, the City has a need to make improvements to the City's water system to ensure that the City is able to supply residents with a high quality, safe, and economical supply of water, and

WHEREAS, the requirements of the CDBG application require the City to hold a public hearing to allow citizens the opportunity to be heard and provide comments on the submission of a grant application;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF STORM LAKE, IOWA, that a public hearing be conducted by the City Council in the Storm Lake City Council Chambers, located at 620 Erie Street, Storm Lake, Iowa on Monday, January 19, 2026, at 5:00 p.m.

BE IT FURTHER RESOLVED, that the City Clerk shall give notice of said public hearing by publication of a notice in the City's official newspaper at least once, not less than four and not more than 20 days before the meeting.

PASSED, APPROVED, AND ADOPTED this 5TH DAY OF JANUARY, 2026

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

Margaret J. McKeon, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Staff Summary

1/5/2026

Agenda Item # F.10.



REPORT TO: Honorable Mayor & Council

FROM: David Derragon, Assistant City Manager

SUBJECT: **Resolution No. 30-R-2025-2026 Setting The Time And Place Of A Public Hearing On The Approval Of A Community Development And Housing Needs Assessment For The City Of Storm Lake, Iowa**

BACKGROUND: The City needs to develop, approve, and submit with the CDBG application a Community Development and Housing Needs Assessment.

The process for approval of the Community Development and Housing Needs Assessment requires that the City hold a public hearing to allow citizens the opportunity to be heard and provide comments on the development and approval of a Community Development and Housing Needs Assessment.

A public hearing be conducted by the City Council in the Storm Lake City Council Chambers, located at 620 Erie Street, Storm Lake, Iowa on Monday, January 19, 2026, at 5:00 p.m.

FISCAL IMPACT: No fiscal impact

RECOMMENDATION: Move to Approve Resolution Setting the Time and Place of a Public Hearing on the Approval of a Community Development and Housing Needs Assessment for the City of Storm Lake, Iowa in the Storm Lake City Council Chambers, located at 620 Erie Street, Storm Lake, Iowa on Monday, January 19, 2026, at 5:00 p.m.

ATTACHMENTS:

1. PH Notice Comm and Housing Needs STORM LAKE CM 1.5.2026
2. Resolution No. 30-R-2024-2Resolution Setting Public Hearing on Development of a Community Development and Housing Needs Assessment STORM LAKE CM 1.19.

PUBLIC HEARING NOTICE

The City of Storm Lake, Iowa, is hereby serving Public Notice that on January 19, 2026, at 5:00 p.m., the City Council will hold a public hearing during its regular City Council meeting to consider a Community Development and Housing Needs Assessment. The assessment will outline projects that the City has identified as community and housing needs over the next few years.

This meeting will be held to give residents information concerning the proposed assessment. Citizens are encouraged to attend and express their preferences about the proposed activities. Residents are able to provide comments in writing in advance of the meeting by email to cityclerk@stormlake.org or by mail to PO Box 1086, Storm Lake, IA 50588. Additionally, citizens who wish to participate in the public hearing can do so by attending the meeting on January 19, 2025, at 5:00 PM at Storm Lake City Hall, 620 Erie Street, Storm Lake, Iowa, 50588. Anyone having questions about this application or that requires special accommodations at the upcoming hearing may contact the City Clerk at 712-732-8000.

Mayra Martinez
City Clerk
City of Storm Lake, Iowa

RESOLUTION NO. 30-R-2025-2026

**A RESOLUTION SETTING THE TIME AND PLACE OF A PUBLIC HEARING
ON THE APPROVAL OF A COMMUNITY DEVELOPMENT AND HOUSING
NEEDS ASSESSMENT FOR THE CITY OF STORM LAKE, IOWA**

WHEREAS, the City Council of the City of Storm Lake, Iowa desires to apply for Community Development Block Grant (CDBG) funding from the Iowa Economic Development Authority, and

WHEREAS, the City needs to develop, approve, and submit with the CDBG application a Community Development and Housing Needs Assessment, and

WHEREAS, the process for approval of the Community Development and Housing Needs Assessment requires that the City hold a public hearing to allow citizens the opportunity to be heard and provide comments on the development and approval of a Community Development and Housing Needs Assessment;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF STORM LAKE, IOWA, that a public hearing be conducted by the City Council in the Storm Lake City Hall, located at 620 Erie Street, Storm Lake, Iowa, on Monday, January 19, 2025, at 5:00 p.m.

BE IT FURTHER RESOLVED, that the City Clerk shall give notice of said public hearing by publication of a notice in the City's official newspaper at least once, not less than four and not more than 20 days before the meeting.

PASSED, APPROVED, AND ADOPTED this 5TH DAY OF JANUARY, 2026

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

Margaret J. McKeon, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Staff Summary

1/5/2026

Agenda Item # F.11.



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

SUBJECT: **Resolution No. 31-R-2025-2026 Approving Code of Conduct**

BACKGROUND: The CDBG grant program and Iowa Economic Development Authority require that the City adopts and maintains a Code of Conduct that is in compliance with the current federal and State guidelines in order to utilize grant funds.

The attached policy is hereby incorporated into and made a part of this resolution.

FISCAL IMPACT: No fiscal impact

RECOMMENDATION: Move to Approve Resolution Approving Code of Conduct

ATTACHMENTS:

1. Resolution No. 31-R-2025-2026 - Resolution Code of Conduct (1)

RESOLUTION NO. 31-R-2025-2026

RESOLUTION ADOPTING CDBG

CODE OF CONDUCT

WHEREAS, the City of Storm Lake has received a Community Development Block Grant from the State of Iowa and the Iowa Economic Development Authority; and

WHEREAS, the City's current Code of Conduct has been determined to be out of date with the most recent federal requirements; and

WHEREAS, the grant program and Iowa Economic Development Authority require that the City adopts and maintains a Code of Conduct that is in compliance with the current federal and State guidelines in order to utilize grant funds; and

WHEREAS, the attached policy which is hereby incorporated into and made a part of this resolution;

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

SECTION 1. That the City hereby adopts the attached Code of Conduct for use by the City for its current and future Community Development Block Grant Program awards.

SECTION 2. That the Mayor is hereby authorized to sign the attached policy in acknowledgement of the adoption of the policy.

PASSED AND APPROVED THIS 5TH DAY OF JANUARY 2026.

Margaret J. McKeon, Mayor

ATTEST

Mayra A. Martinez, City Clerk

**CODE OF CONDUCT
Required for CDBG Projects**

PURPOSE

The purpose of this Code of Conduct is to ensure the efficient, fair, and professional administration of federal grant funds in compliance with the procurement policy and other applicable federal and state standards, regulations, and laws.

APPLICATION

This Code of Conduct applies to all officers, employees, or agents of City of Storm Lake, IA engaged in the award or administration of contracts supported by federal grant funds.

REQUIREMENTS

No officer, employee, or agent of City of Storm Lake shall participate in the selection, award, or administration of a contract supported by federal grant funds, if a conflict of interest, real or apparent, would be involved. Such a conflict would arise when:

- a. The employee, officer, or agent;
 - b. Any member of his/her immediate family;
 - c. His/her partner; or
- An organization which employs or is about to employ any of the above; or, has a financial or other interest in the firm selected for award.

Officers, employees, or agents of City of Storm Lake shall neither solicit nor accept gratuities, favors, or anything of monetary value from contractors, potential contractors, or subcontractors.

FRAUD, WASTE AND ABUSE

City of Storm Lake has zero tolerance for the commission or concealment of acts of fraud, waste, or abuse. All officers, employees, or agents shall notify City of Storm Lake of suspected actions. Allegations of such acts will be investigated and pursued to their logical conclusion, including legal action where warranted. Concerns may be reported to:

Name & Title: Mayra A. Martinez, City Clerk

Phone: 712-732-8000

Address: 620 Erie Street
Storm Lake IA 50588

REMEDIES

To the extent permitted by federal, state, or local laws or regulations, violation of these standards may cause penalties, sanctions, or other disciplinary actions to be taken against (Recipient's) officers, employees, or agents, or the contractors, potential contractors, subcontractors, or their agents.

Passed and adopted this 5th day of January, 2026.

(signature)

Margaret J. McKeon, Mayor
(typed name), (title)

ATTEST:

(signature)

Staff Summary

1/5/2026

Agenda Item # F.12.



REPORT TO: Honorable Mayor & Council

FROM: David Derragon, Assistant City Manager

SUBJECT: **Resolution No. 32-R-2025-2026 Approving CDBG Equal Opportunity Policy**

BACKGROUND: The grant program and Iowa Economic Development Authority require that the City adopts and maintains an Equal Opportunity Policy that is in compliance with the current federal and State guidelines in order to utilize grant funds.

It is the policy of the City of Storm Lake to provide equal opportunity to all employees, applicants and program beneficiaries; to provide equal opportunity for advancement of employees; to provide program and employment facilities which are accessible to the handicapped and to administer its programs in a manner that does not discriminate against any person because of race, creed, color, religion, sex, national origin, disability, age, familial status, political affiliation, citizenship or sexual orientation.

The attached policy is hereby incorporated into and made a part of this resolution.

FISCAL IMPACT: No fiscal impact

RECOMMENDATION: Move to Approve Resolution Approving Equal Opportunity Policy

ATTACHMENTS:

1. Resolution No. 32-R-2025-2026 - Resolution Equal Opportunity Policy

RESOLUTION NO. 32-R-2025-2026

RESOLUTION ADOPTING CDBG EQUAL OPPORTUNITY POLICY

WHEREAS, the City of Storm Lake has received a Community Development Block Grant from the State of Iowa and the Iowa Economic Development Authority; and

WHEREAS, the City's current Equal Opportunity Policy has been determined to be out of date with the most recent federal requirements; and

WHEREAS, the grant program and Iowa Economic Development Authority require that the City adopts and maintains a Equal Opportunity Policy that is in compliance with the current federal and State guidelines in order to utilize grant funds; and

WHEREAS, the attached policy which is hereby incorporated into and made a part of this resolution;

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

SECTION 1. That the City hereby adopts the attached Equal Opportunity Policy for use by the City for its current and future Community Development Block Grant Program awards.

SECTION 2. That the Mayor is hereby authorized to sign the attached policy in acknowledgement of the adoption of the policy.

PASSED AND APPROVED THIS 5TH DAY OF JANUARY, 2026.

Margaret J. McKeon, Mayor

ATTEST

Mayra A. Martinez, City Clerk

EQUAL OPPORTUNITY POLICY STATEMENT

It is the policy of City of Storm Lake to provide equal opportunity to all employees, applicants and program beneficiaries; to provide equal opportunity for advancement of employees; to provide program and employment facilities which are accessible to the handicapped and to administer its programs in a manner that does not discriminate against any person because of race, creed, color, religion, sex, national origin, disability, age, familial status, political affiliation, citizenship or sexual orientation.

The City of Storm Lake has ultimate responsibility for the overall administration of the affirmative action/equal opportunity program. The total integration of equal opportunity into all parts of personnel and program management is the City of Storm Lake's responsibility. The City of Storm Lake will review all policies and procedures as they affect equal opportunity and affirmative action and ensure compliance with relevant federal and state statutes.

The right of appeal and recourse is guaranteed by City of Storm Lake. Any person who feels that he or she has been denied employment, participation, representation, or services in any program administer by the City of Storm Lake because of race, creed, color, religion, sex, national origin, age, disability, political affiliation, sexual orientation, or citizenship has the right to file an equal opportunity complaint. Information and assistance relative to equal opportunity complaints shall be provided by the City Clerk, who can be contacted at City Hall.

This Equal Opportunity Policy of the City of Storm Lake shall be posted in conspicuous places within the facility, distributed to all employees, contractors and to the persons of all advisory and policy-making groups.

Mayor/Chairperson Margaret J. McKeon, Mayor

City of Storm Lake
City/County

Adopted on: 01 / 05 / 2026

Staff Summary

1/5/2026

Agenda Item # F.13.



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

SUBJECT: **Resolution No. 33-R-2025-2026 Approving CDBG Affirmative Fair Housing Policy**

BACKGROUND: The grant program and Iowa Economic Development Authority require that the City adopts and maintains an Affirmative Fair Housing Policy that is in compliance with the current federal and State guidelines in order to utilize grant funds.

The attached policy is hereby incorporated into and made a part of this resolution.

FISCAL IMPACT: No fiscal impact

RECOMMENDATION: Move to Approve Resolution Approving CDBD Fair Housing Policy

ATTACHMENTS:

1. Fair Housing Poster
2. Resolution No. 33-R2025-2026 - Resolution Affirmative Fair Housing Policy and Notice



**EQUAL HOUSING
OPPORTUNITY**

**We Do Business in Accordance With the Federal Fair
Housing Law**

(The Fair Housing Amendments Act of 1988)

**It is Illegal to Discriminate Against Any Person
Because of Race, Color, Religion, Sex,
Handicap, Familial Status, or National Origin**

In the sale or rental of housing or
residential lots

In the provision of real estate
brokerage services

In advertising the sale or rental
of housing

In the appraisal of housing

In the financing of housing

Blockbusting is also illegal

**Anyone who feels he or she has been
discriminated against may file a complaint of
housing discrimination:** City of Storm Lake (712-732-8000)
1-800-669-9777 (Toll Free)
1-800-927-9275 (TTY)
www.hud.gov/fairhousing

**U.S. Department of Housing and
Urban Development
Assistant Secretary for Fair Housing and
Equal Opportunity
Washington, D.C. 20410**

RESOLUTION NO. 33-R-2025-2026

RESOLUTION ADOPTING CDBG AFFIRMATIVE FAIR HOUSING POLICY

WHEREAS, the City of Storm Lake has received a Community Development Block Grant from the State of Iowa and the Iowa Economic Development Authority; and

WHEREAS, the City's current Affirmative Fair Housing Policy has been determined to be out of date with the most recent federal requirements; and

WHEREAS, the grant program and Iowa Economic Development Authority require that the City adopts and maintains an Affirmative Fair Housing Policy that is in compliance with the current federal and State guidelines in order to utilize grant funds; and

WHEREAS, the attached policy which is hereby incorporated into and made a part of this resolution;

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

SECTION 1. That the City hereby adopts the attached Affirmative Fair Housing Policy for use by the City for its current and future Community Development Block Grant Program awards.

SECTION 2. That the Mayor is hereby authorized to sign the attached Policy in acknowledgement of the adoption of the policy.

PASSED AND APPROVED THIS 5TH DAY OF JANUARY, 2026.

ATTEST

Margaret J. McKeon, Mayor

Mayra A. Martinez, City Clerk

AFFIRMATIVE FAIR HOUSING POLICY / NOTICE

This notice is published pursuant to the requirements of Executive Order 11063 on equal opportunity in housing and nondiscrimination in the sale or rental of housing built with federal assistance, and with Title VIII of the Civil Rights Act of 1968, as amended, which prohibits discrimination in the provision of housing because of race, color, creed, religion, sex, national origin, disability or familial status.

The City of Storm Lake, Iowa _____ advises the public that it will administer its assisted programs and activities relating to housing and community development in a manner to affirmatively further fair housing in the sale or rental of housing, the financing of housing and the provision of brokerage services.

The City of Storm Lake _____ shall assist individuals who believe they have been subject to discrimination in housing through the resources of the Iowa Civil Rights Commission or the U.S. Department of Housing and Urban Development.

The City of Storm Lake _____ has designated the following (person or office) as the contact to coordinate efforts to comply with this policy. Inquiries should be directed to:

NAME: Mayra A. Martinez

OFFICE: City Clerk

ADDRESS: 620 Erie Street

CITY/STATE/ZIP CODE: Storm Lake IA 50588

PHONE NUMBER: (712) 732-8000

HOURS: 8:00 a.m. to 5:00 p.m., Monday - Friday

Affirmative Fair Housing Policy adopted on: 5th day of January, 20²⁶.

(Signature)

Margaret J. McKeon, Mayor
(typed name, title)

ATTEST:

(signature)

Staff Summary

1/5/2026

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: Honorable Mayor & Council

FROM: David Derragon, Assistant City Manager

SUBJECT: **Resolution No. 34-R-2025-2026 Approving CDBG Procurement Policy**

BACKGROUND: The grant program and Iowa Economic Development Authority require that the City adopts and maintains a Procurement Policy that is in compliance with the current federal and State guidelines in order to utilize grant funds.

The attached policy is hereby incorporated into and made a part of this resolution.

FISCAL IMPACT: No fiscal impact

RECOMMENDATION: Move to Approve Resolution Approving CDBD Procurement Policy

ATTACHMENTS:

1. Resolution No. 34-R-2025-2026 - Resolution Procurement Policies and Procedures (w-Resolution)

RESOLUTION NO. 34-R-2025-2026

RESOLUTION ADOPTING CDBG AFFIRMATIVE RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN (RARA)

WHEREAS, the City of Storm Lake has received a Community Development Block Grant from the State of Iowa and the Iowa Economic Development Authority; and

WHEREAS, the City's current Affirmative Residential Anti-Displacement and Relocation Assistance Plan (RARA) has been determined to be out of date with the most recent federal requirements; and

WHEREAS, the grant program and Iowa Economic Development Authority require that the City adopts and maintains an Affirmative Residential Anti-displacement and Relocation Assistance Plan (RARA) that is in compliance with the current federal and State guidelines in order to utilize grant funds; and

WHEREAS, the attached policy which is hereby incorporated into and made a part of this resolution;

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

SECTION 1. That the City hereby adopts the attached Affirmative Residential Anti-Displacement and Relocation Assistance Plan (RARA) for use by the City for its current and future Community Development Block Grant Program awards.

SECTION 2. That the Mayor is hereby authorized to sign the attached Policy in acknowledgement of the adoption of the policy.

PASSED AND APPROVED THIS 5TH DAY OF JANUARY, 2026.

ATTEST

Margaret J. McKeon, Mayor

Mayra A. Martinez, City Clerk

RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN

This Residential Anti-displacement and Relocation Assistance Plan is prepared by the City of Storm Lake, IA in accordance with the Housing and Community Development Act of 1974, as amended; and HUD regulations at 24 CFR 42.325 and is applicable to our CDBG-assisted projects.

Minimize Displacement

Consistent with the goals and objectives of activities assisted under the Act, the City of Storm Lake will take the following steps to minimize the direct and indirect displacement of persons from their homes:

- Coordinate code enforcement with rehabilitation and housing assistance programs.
- Evaluate housing codes and rehabilitation standards in reinvestment areas to prevent undue financial burden on established owners and tenants.
- Stage rehabilitation of apartment units to allow tenants to remain in the building/complex during and after the rehabilitation, working with empty units first.
- Arrange for facilities to house persons who must be relocated temporarily during rehabilitation.
- Adopt policies to identify and mitigate displacement resulting from intensive public investment in neighborhoods.
- Adopt policies which provide reasonable protections for tenants faced with conversion to a condominium or cooperative.
- Adopt tax assessment policies, such as deferred tax payment plans, to reduce impact of increasing property tax assessments on lower income owner-occupants or tenants in revitalizing areas.
- Establish counseling centers to provide homeowners and tenants with information on assistance available to help them remain in their neighborhood in the face of revitalization pressures.
- Where feasible, give priority to rehabilitation of housing, as opposed to demolition, to avoid displacement.
- If feasible, demolish or convert only dwelling units that are not occupied or vacant occupiable dwelling units (especially those units which are "lower-income dwelling units" (as defined in 24 CFR 42.305).
- Target only those properties deemed essential to the need or success of the project.

Relocation Assistance to Displaced Persons

The City of Storm Lake will provide relocation assistance for lower-income tenants who, in connection with an activity assisted under the CDBG Program, move permanently or move personal property from real property as a direct result of the demolition of any dwelling unit or the conversion of a lower-income dwelling unit in accordance with the requirements of 24 CFR 42.350. A displaced person who is not a lower-income tenant, will be provided relocation assistance in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR Part 24.

One-for-One Replacement of Lower-Income Dwelling Units

The City of Storm Lake will replace all occupied and vacant occupiable lower-income dwelling units demolished or converted to a use other than lower-income housing in connection with a project assisted

with funds provided under the CDBG Program in accordance with 24 CFR 42.375. Before entering into a contract committing the City of Storm Lake to provide funds for a project that will directly result in demolition or conversion of lower-income dwelling units, the City of Storm Lake will make public by publication in a newspaper of general circulation and submit to the Iowa Economic Development Authority (IEDA) the following information in writing:

A description of the proposed assisted project;

The address, number of bedrooms, and location on a map of lower-income dwelling units that will be demolished or converted to a use other than as lower-income dwelling units as a result of an assisted project;

A time schedule for the commencement and completion of the demolition or conversion;

To the extent known, the address, number of lower-income dwelling units by size (number of bedrooms) and location on a map of the replacement lower-income housing that has been or will be provided.

NOTE: See also 24 CFR 42.375(d).

The source of funding and a time schedule for the provision of the replacement dwelling units;

The basis for concluding that each replacement dwelling unit will remain a lower-income dwelling unit for at least 10 years from the date of initial occupancy; and

Information demonstrating that any proposed replacement of lower-income dwelling units with smaller dwelling units (e.g., a 2-bedroom unit with two 1-bedroom units), or any proposed replacement of efficiency or single-room occupancy (SRO) units with units of a different size, is appropriate and consistent with the housing needs and priorities identified in the HUD-approved Consolidated Plan and 24 CFR 42.375(b).

To the extent that the specific location of the replacement dwelling units and other data in items 4 through 7 are not available at the time of the general submission, the City of Storm Lake will identify the general location of such dwelling units on a map and complete the disclosure and submission requirements as soon as the specific data is available.

Replacement not Required Based on Unit Availability

Under 24 CFR 42.375(d), the City of Storm Lake may submit a request to IEDA for a determination that the one-for-one replacement requirement does not apply based on objective data that there is an adequate supply of vacant lower-income dwelling units in standard condition available on a non-discriminatory basis within the area.

Contacts

The City Clerk's Office of the City of Storm Lake is responsible for tracking the replacement of lower income dwelling units and ensuring that they are provided within the required period. The City Clerk's Office of the City of Storm Lake is responsible for providing relocation payments and other relocation assistance to any lower lower-income person displaced by the demolition of any dwelling unit or the conversion of lower-income dwelling units to another use.

Adopted by the City of Storm Lake this 5th day of January, 2026.

Signed: Margaret J. McKeon, Mayor

Staff Summary

1/5/2026

Agenda Item # F.15.



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

SUBJECT: **Resolution No. 35-R-2025-2026 Approving CDBG Prohibition On Use Of Excessive Force Policy**

BACKGROUND: The grant program and Iowa Economic Development Authority require that the City adopts and maintains a Prohibition on Use of Excessive Force Policy that is in compliance with the current federal and State guidelines in order to utilize grant funds.

The attached policy is hereby incorporated into and made a part of this resolution.

FISCAL IMPACT: No fiscal impact

RECOMMENDATION: Move to Approve Resolution Approving CDBG Prohibition on Use of Excessive Force Policy

ATTACHMENTS:

1. Resolution No. 35-R-2025-2026 Resolution Prohibition of Use of Excessive Force

RESOLUTION NO. 35-R-2025-2026

**RESOLUTION ADOPTING CDBG PROHIBITION ON USE OF EXCESSIVE FORCE
POLICY**

WHEREAS, the City of Storm Lake has received a Community Development Block Grant from the State of Iowa and the Iowa Economic Development Authority; and

WHEREAS, the City's current Prohibition on Use of Excessive Force Policy has been determined to be out of date with the most recent federal requirements; and

WHEREAS, the grant program and Iowa Economic Development Authority require that the City adopts and maintains a Prohibition on Use of Excessive Force Policy that is in compliance with the current federal and State guidelines in order to utilize grant funds; and

WHEREAS, the attached policy which is hereby incorporated into and made a part of this resolution;

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

SECTION 1. That the City hereby adopts the attached Prohibition on Use of Excessive Force Policy for use by the City for its current and future Community Development Block Grant Program awards.

SECTION 2. That the Mayor is hereby authorized to sign the attached policy in acknowledgement of the adoption of the policy.

PASSED AND APPROVED THIS 5TH DAY OF JANUARY, 2026.

Margaret J. McKeon, Mayor

ATTEST

Mayra A. Martinez, City Clerk

POLICY ON THE PROHIBITION OF THE USE OF EXCESSIVE FORCE

WHEREAS, City of Storm Lake, IA has received federal funding through the Community Development Block Grant (CDBG) program; and,

WHEREAS, Section 519 of the Department of Veteran Affairs and U.S. Department of Housing and Urban Development, and Independent Agencies Appropriations Act of 1990 requires that all CDBG recipients adopt and enforce a policy to prohibit the use of excessive force by law enforcement agencies within the recipient's jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

WHEREAS, all recipients of CDBG funds are further required to follow a policy of enforcing applicable state and local laws against physically barring entrances or exits to a facility that is the subject of a nonviolent protest demonstration; and

WHEREAS, City of Storm Lake endorses a policy prohibiting the use of excessive force and will inform all law enforcement agencies within its jurisdiction of this policy,

NOW, THEREFORE, BE IT RESOLVED, City of Storm Lake hereby prohibits any law enforcement agency operating within its jurisdiction from using excessive force against any individuals engaged in nonviolent civil rights demonstrations. In addition, City of Storm Lake agrees to enforce any applicable state or local laws against physically barring entrances or exits from a facility or location that is the subject of a non-violent protest demonstration. City of Storm Lake further pledges enforcement of this policy within its jurisdiction and encourages any individual or group who feels that City of Storm Lake has not complied with this policy to file a complaint.

Information and assistance relative to excessive force complaints shall be provided by:

Name: Mayra Martinez, City Clerk

Phone Number: 712-732-8000

Adopted by City of Storm Lake this 5th day of January, 2026

Signed *{chief elected official}* _____

Margaret J. McKeon, Mayor

Staff Summary

1/5/2026

Agenda Item # F.16.



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

SUBJECT: **Resolution No. 36-R-2025-2026 Approving CDBG Affirmative Residential Anti-Displacement And Relocation Assistance Plan (RARA)**

BACKGROUND: The grant program and Iowa Economic Development Authority require that the City adopts and maintains an Affirmative Residential Anti-displacement and Relocation Assistance Plan (RARA) that is in compliance with the current federal and State guidelines in order to utilize grant funds.

The attached policy is hereby incorporated into and made a part of this resolution.

FISCAL IMPACT: No fiscal impact

RECOMMENDATION: Move to Approve Resolution Approving CDBG Affirmative Residential Anti-Displacement and Relocation Assistance Plan (RARA)

ATTACHMENTS:

1. Resolution No. 36-R-20252026 - Residential Anti-Displacement and Relocation Assistance (RARA) Plan

RESOLUTION NO. 36-R-2025-2026

RESOLUTION ADOPTING CDBG AFFIRMATIVE RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN (RARA)

WHEREAS, the City of Storm Lake has received a Community Development Block Grant from the State of Iowa and the Iowa Economic Development Authority; and

WHEREAS, the City's current Affirmative Residential Anti-Displacement and Relocation Assistance Plan (RARA) has been determined to be out of date with the most recent federal requirements; and

WHEREAS, the grant program and Iowa Economic Development Authority require that the City adopts and maintains an Affirmative Residential Anti-displacement and Relocation Assistance Plan (RARA) that is in compliance with the current federal and State guidelines in order to utilize grant funds; and

WHEREAS, the attached policy which is hereby incorporated into and made a part of this resolution;

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

SECTION 1. That the City hereby adopts the attached Affirmative Residential Anti-Displacement and Relocation Assistance Plan (RARA) for use by the City for its current and future Community Development Block Grant Program awards.

SECTION 2. That the Mayor is hereby authorized to sign the attached Policy in acknowledgement of the adoption of the policy.

PASSED AND APPROVED THIS 5TH DAY OF JANUARY, 2026.

ATTEST

Margaret J. McKeon, Mayor

Mayra A. Martinez, City Clerk

RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN

This Residential Anti-displacement and Relocation Assistance Plan is prepared by the City of Storm Lake, IA in accordance with the Housing and Community Development Act of 1974, as amended; and HUD regulations at 24 CFR 42.325 and is applicable to our CDBG-assisted projects.

Minimize Displacement

Consistent with the goals and objectives of activities assisted under the Act, the City of Storm Lake will take the following steps to minimize the direct and indirect displacement of persons from their homes:

- Coordinate code enforcement with rehabilitation and housing assistance programs.
- Evaluate housing codes and rehabilitation standards in reinvestment areas to prevent undue financial burden on established owners and tenants.
- Stage rehabilitation of apartment units to allow tenants to remain in the building/complex during and after the rehabilitation, working with empty units first.
- Arrange for facilities to house persons who must be relocated temporarily during rehabilitation.
- Adopt policies to identify and mitigate displacement resulting from intensive public investment in neighborhoods.
- Adopt policies which provide reasonable protections for tenants faced with conversion to a condominium or cooperative.
- Adopt tax assessment policies, such as deferred tax payment plans, to reduce impact of increasing property tax assessments on lower income owner-occupants or tenants in revitalizing areas.
- Establish counseling centers to provide homeowners and tenants with information on assistance available to help them remain in their neighborhood in the face of revitalization pressures.
- Where feasible, give priority to rehabilitation of housing, as opposed to demolition, to avoid displacement.
- If feasible, demolish or convert only dwelling units that are not occupied or vacant occupiable dwelling units (especially those units which are "lower-income dwelling units" (as defined in 24 CFR 42.305).
- Target only those properties deemed essential to the need or success of the project.

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The City of Storm Lake will provide relocation assistance for lower-income tenants who, in connection with an activity assisted under the CDBG Program, move permanently or move personal property from real property as a direct result of the demolition of any dwelling unit or the conversion of a lower-income dwelling unit in accordance with the requirements of 24 CFR 42.350. A displaced person who is not a lower-income tenant, will be provided relocation assistance in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR Part 24.

One-for-One Replacement of Lower-Income Dwelling Units

The City of Storm Lake will replace all occupied and vacant occupiable lower-income dwelling units demolished or converted to a use other than lower-income housing in connection with a project assisted

with funds provided under the CDBG Program in accordance with 24 CFR 42.375. Before entering into a contract committing the City of Storm Lake to provide funds for a project that will directly result in demolition or conversion of lower-income dwelling units, the City of Storm Lake will make public by publication in a newspaper of general circulation and submit to the Iowa Economic Development Authority (IEDA) the following information in writing:

A description of the proposed assisted project;

The address, number of bedrooms, and location on a map of lower-income dwelling units that will be demolished or converted to a use other than as lower-income dwelling units as a result of an assisted project;

A time schedule for the commencement and completion of the demolition or conversion;

To the extent known, the address, number of lower-income dwelling units by size (number of bedrooms) and location on a map of the replacement lower-income housing that has been or will be provided.

NOTE: See also 24 CFR 42.375(d).

The source of funding and a time schedule for the provision of the replacement dwelling units;

The basis for concluding that each replacement dwelling unit will remain a lower-income dwelling unit for at least 10 years from the date of initial occupancy; and

Information demonstrating that any proposed replacement of lower-income dwelling units with smaller dwelling units (e.g., a 2-bedroom unit with two 1-bedroom units), or any proposed replacement of efficiency or single-room occupancy (SRO) units with units of a different size, is appropriate and consistent with the housing needs and priorities identified in the HUD-approved Consolidated Plan and 24 CFR 42.375(b).

To the extent that the specific location of the replacement dwelling units and other data in items 4 through 7 are not available at the time of the general submission, the City of Storm Lake will identify the general location of such dwelling units on a map and complete the disclosure and submission requirements as soon as the specific data is available.

Replacement not Required Based on Unit Availability

Under 24 CFR 42.375(d), the City of Storm Lake may submit a request to IEDA for a determination that the one-for-one replacement requirement does not apply based on objective data that there is an adequate supply of vacant lower-income dwelling units in standard condition available on a non-discriminatory basis within the area.

Contacts

The City Clerk's Office of the City of Storm Lake is responsible for tracking the replacement of lower income dwelling units and ensuring that they are provided within the required period. The City Clerk's Office of the City of Storm Lake is responsible for providing relocation payments and other relocation assistance to any lower lower-income person displaced by the demolition of any dwelling unit or the conversion of lower-income dwelling units to another use.

Adopted by the City of Storm Lake this 5th day of January, 2026.

Signed: Margaret J. McKeon, Mayor _____

Staff Summary

1/5/2026

Agenda Item # F.17.



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

REPORT TO: Honorable Mayor & Council

FROM: Keri Navratil, City Manager

SUBJECT: **Motion To Approve 2026 Strategic Plan**

BACKGROUND: The City of Storm Lake Strategic Planning Retreat was held on December 6, 2025 at King's Pointe Resort from 8:00 AM – 1:00 PM. The retreat's primary goal was to identify specific community goals and objectives for 2026.

In a visioning exercise, the City Council identified their priorities for Storm Lake:

- Streets
- Neighborhood Committees
- Fire Department
- Police Department
- Water Plant

FISCAL IMPACT: N/A

RECOMMENDATION:

ATTACHMENTS:

1. Storm Lake 2026 Strategic Plan

City of Storm Lake 2026 Strategic Planning Retreat

The City of Storm Lake Strategic Planning Retreat was held on December 6, 2025 at King's Pointe Resort from 8:00 AM – 1:00 PM. The retreat's primary goal was to identify specific community goals and objectives for 2026. In attendance was Mayor Mike Porsch, City Council Members: Meg McKeon (Mayor-Elect), Maggie Martinez, Maria Ramos, Matt Ricklefs and Don Piercy Jr. Unavailable: Council-Elect Richard Riner. 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 2025 Progress Report and Department Directors' Strategic Plan with City Manager Navratil.

In a visioning exercise, the City Council identified their priorities for Storm Lake in the next five years:

- **Streets**
- **Neighborhood Committees**
- **Fire Department**
- **Police Department**
- **Water Plant**

The following items and initiatives were identified as the most important "strategic goals and objectives" for 2026. After listing their priorities, the Mayor and Council provided details on the steps that would be necessary to implement the goals and objectives.

Street Resurfacing & Maintenance

- Continue to focus on proactive resurfacing and maintenance
- Educate the public on the cost of street maintenance

Neighborhood Committees

- Utilize the Police Department to jump start Neighborhood Committees
- Contact neighborhood members that organize National Night Out

Fire Department Modernization and Expansion

- Staffing- Change of interest affecting volunteerism-may need more full-time staff

Police Recruitment and Retention

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

Water Plant

- Continue planning and education of new water plant
- Water Treatment Plant Water Rates and Design Advisory Ad Hoc Committee will provide a recommendation to Council

Other Issues

- Contact Tyson Foods asking them to educate their drivers to not use 5th Street
- Fix Sidewalks in Park system
- Use of Hometown Pride Group for development of goals
- Include Spanish on all Social Media Posts
- Purchase Electronic Traffic Speed limit signs
- Media relationship management, including Hola America Media Group
- Continue with nuisance and property maintenance code enforcement
- Youth City Council- work with IJAG and Leadership Class at SLCSD

Staff Summary

1/5/2026

Agenda Item # F.18.



REPORT TO: Honorable Mayor & Council

FROM: Tyler Gibbins, Finance Director

SUBJECT: **Fiscal Year 2027-2031 Proposed Capital Improvement Plan Work Session**

BACKGROUND: This work session is to discuss the Fiscal Year 2027-2031 Enterprise Fund Capital Improvement Plan.

1. Water Fund
2. Sewer Fund
3. Storm Water Fund

FISCAL IMPACT:

RECOMMENDATION:

ATTACHMENTS:

1. Water Fund
2. Sewer Fund
3. Storm Water Fund

2027 through 2031
Water Sum - Capital Improvement Plan
Storm Lake, IA
Projects By Department

Department	Project #	Priority	2027	2028	2029	2030	2031	Total
Water Distribution								
Backhoe Replacement	WD-17-04	3			188,000			188,000
Cast Main Replacement	WD-23-03	1	52,000	52,000	104,000	104,000	104,000	416,000
Hydro Excavation Truck	WD-28-01	1			600,000			600,000
Insertion Valves	WD-26-01	3	100,000	100,000	100,000	100,000	100,000	500,000
Lead & Copper Line Replacement	WD-24-02	1				100,000		100,000
New Pickup	WD-21-01	2			65,000			65,000
Water Line Replacement Set-A-Side	WD-17-01	1	180,000	180,000	180,000	180,000	180,000	900,000
Water Distribution Total			332,000	332,000	1,237,000	484,000	384,000	2,769,000
Water Meters								
Water Meter Truck	WM-21-01	2					55,000	55,000
Water Meters Total			0	0	0	0	55,000	55,000
Water Plant								
Dakota Well (New Well 24)	WP-25-11	1	504,000	2,800,000				3,304,000
Jordan Well (New Well 25)	WP-25-03	1	816,000	4,800,000				5,616,000
Land Acquisition	WP-27-02	1	60,000					60,000
Service Truck	WP-26-05	2		68,000				68,000
Shallow Well (New Well 23)	WP-25-10	1	1,000,000					1,000,000
Shallow Well (New Well 26)	WP-37-02	1				297,000	1,650,000	1,947,000
Test Well Exploration	WP-24-06	1	120,000		110,000			230,000
Tower 1 Removal or Recoating	WP-26-01	3			1,300,000			1,300,000
Tower 2 Recoating	WP-26-02	3		1,058,000				1,058,000
Tower 4 Recoating	WP-26-03	3					1,300,000	1,300,000
Tower Mgmt Set-A-Side	WP-26-07	1		85,000	85,000	85,000	85,000	340,000
Truck Replacement #138 (Plow)	WP-24-05	2		75,000				75,000
Water Plant Expansion	WP-28-01	1	7,850,000	7,850,000	42,543,000	44,670,000		102,913,000
Well Rehab	WP-23-17	1	100,000	70,000	225,000	225,000	100,000	720,000
Water Plant Total			10,450,000	16,806,000	44,263,000	45,277,000	3,135,000	119,931,000
GRAND TOTAL			10,782,000	17,138,000	45,500,000	45,761,000	3,574,000	122,755,000

2027

Water Detail - Capital Improvement Plan

Storm Lake, IA

Project # WD-23-03
Project Name Cast Main Replacement

Total Project Cost	\$1,040,000	Contact	Kolby Struchen
Department	Water Distribution	Type	Construction
Category	Water	Priority	1 Critical
Status	Active	Useful Life	20 years

Description

Replace cast iron mains with C-900 plastic. Cast iron mains are under-sized and have reached useful service life. Suspect many have lead joints.

Justification

Administrative Goal: Maintain City-wide Infrastructure Improvements

City Council Goal: Utility Infrastructure

Prior	Expenditures	2027	Total	Future
104,000	Construction/Maintenance	50,000	50,000	884,000
	Engineering	2,000	2,000	
	Total	52,000	52,000	

Prior	Funding Sources	2027	Total	Future
104,000	Water Fund	52,000	52,000	884,000
	Total	52,000	52,000	



2027

Water Detail - Capital Improvement Plan

Storm Lake, IA

Project # WD-26-01
Project Name Insertion Valves

Total Project Cost	\$1,100,000	Contact	Kolby Struchen
Department	Water Distribution	Type	Improvement
Category	Water	Priority	3 Important
Status	Active	Useful Life	10 years

Description

These valves are able to be installed live without disruption to the distribution system. An insertion valve can be placed in critical areas where we cannot control a section of the distribution system.

FY207- With tower 5 located on the 12" main, we need to add an insertion valve to the west as there is a long stretch of main without a valve. This valve would allow us to not shut down the line consumers and do a boil order.

Justification

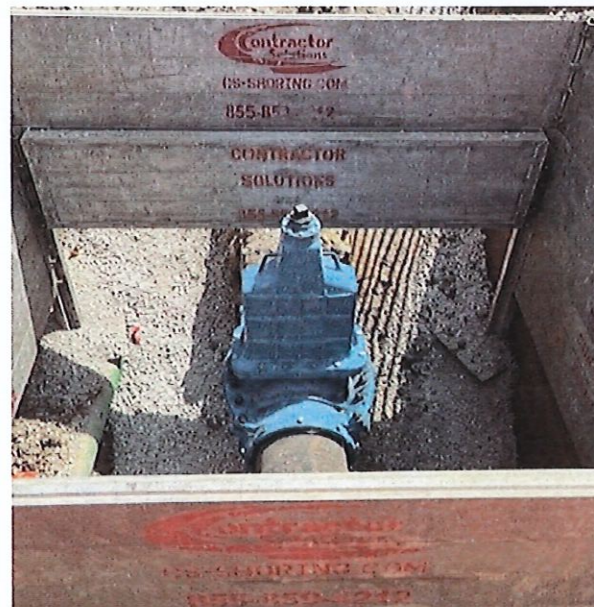
Administrative Goal: Maintain City-wide Infrastructure Improvements

Department Goals: Provide and replaced equipment for staff to serve the public

City Council Goal: Utility Infrastructure

Prior	Expenditures	2027	Total	Future
100,000	Construction/Maintenance	100,000	100,000	900,000
	Total	100,000	100,000	

Prior	Funding Sources	2027	Total	Future
100,000	Water Fund	100,000	100,000	900,000
	Total	100,000	100,000	



2027

Water Detail - Capital Improvement Plan

Storm Lake, IA

Project # WD-17-01
Project Name Water Line Replacement Set-A-Side

Total Project Cost	\$1,800,000	Contact	Kolby Struchen
Department	Water Distribution	Type	Construction
Category	Water	Priority	1 Critical
Status	Active	Useful Life	40 years

Description

Replacement of water lines throughout the City. This sets aside \$\$\$ for large replacements:

5th Street between Vestal & Grand: \$103,695 Construction, \$10,000 Contingency, \$21,000 Engineering (2025 Estimate)

Option A: Loop Water Main on W 6th St & Barton to Hyland Drive through Rockwell Court: \$185,391 Construction, \$19,000 Contingency, \$38,000 Engineering (2025 Estimate)

Option B: Replace Water Line on W 6th Street & Barton to Rockwell Court: \$162,991 Construction, \$16,000 Contingency, \$33,000 Engineering (2025 Estimate)

Barton Street from 5th to 6th Street: \$59,690 Construction, \$6,000 Contingency, \$12,000 Engineering (2025 Estimate)

Water Main on East Side of Lake Ave from 1st to 3rd Street: \$89,100 Construction, \$9,000 Contingency, \$18,000 Engineering (2025 Estimate)

West Side of College Ave: \$35,500 Construction, \$4,000 Contingency, \$8,000 Engineering (2025 Estimate)

Phillips Street & Roberts Street Connection to 3rd Street Main: \$100,500 Construction, \$10,000 Contingency, \$21,000 Engineering (2025 Estimate)

Irving Street from 1st to 3rd Street: \$329,750 Construction, \$33,000 Contingency, \$66,000 Engineering (2025 Estimate)

5th Street from Michigan to Geneseo Street: \$161,850 Construction, \$16,000 Contingency, \$33,000 Engineering (2025 Estimate)

Justification

Administrative Goal: Maintain City-wide Infrastructure Improvements

City Council Goal: Utility Infrastructure

Prior	Expenditures	2027	Total	Future
-	Construction/Maintenance	180,000	180,000	1,620,000
	Total	180,000	180,000	

Prior	Funding Sources	2027	Total	Future
-	Water Fund	180,000	180,000	1,620,000
	Total	180,000	180,000	



Replace water main in alley of 5th Street between Vestal & Grand

Engineer's Opinion of Probable Cost

No.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
1	MOBILIZATION	LS	1	\$9,500.00	\$9,500.00
2	TAPPING VALVE, GATE VALVE AND VALVE BOX, 4"	EA	1	\$4,000.00	\$4,000.00
3	WATER MAIN, TRENCHED, C900 PVC, 4"	LF	336	\$60.00	\$20,160.00
4	WATER MAIN ABANDONMENT, CAP, 2"	LS	1	\$3,000.00	\$3,000.00
5	WATER SERVICE PIPE, CONNECT TO EXISTING	EA	5	\$900.00	\$4,500.00
6	WATER SERVICE PIPE, POLYETHYLENE, 1" TRENCHED	LF	50	\$55.00	\$2,750.00
7	WATER SERVICE CURB STOP AND BOX, 1"	EA	5	\$1,200.00	\$6,000.00
8	FLUSHING DEVICE (BLOWOFF) 4"	EA	1	\$7,000.00	\$7,000.00
9	FULL DEPTH PATCH, HMA	SY	110	\$125.00	\$13,750.00
10	REMOVAL OF SIDEWALK	SY	7	\$15.00	\$105.00
11	SIDEWALK, PCC, 4"	SY	7	\$90.00	\$630.00
12	REMOVAL OF DRIVEWAY, PCC	SY	100	\$18.00	\$1,800.00
13	DRIVEWAY, PAVED, PCC, 6"	SY	100	\$100.00	\$10,000.00
14	TRAFFIC CONTROL	LS	1	\$8,000.00	\$8,000.00
15	SWPPP	LS	1	\$4,000.00	\$4,000.00
16	SEEDING, FERTILIZING, & MULCHING	LS	1	\$5,000.00	\$5,000.00
17	TESTING	LS	1	\$3,500.00	\$3,500.00
Construction Costs					\$103,695.00
10% Contingency					\$10,000.00
Non-Construction Costs					\$21,000.00
TOTAL PROJECT COST					\$135,000.00



OPTION A: Loop water main on W 6th St. & Barton to Hyland drive through Rockwell Court

Engineer's Opinion of Probable Cost

No.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
1	MOBILIZATION	LS	1	\$16,900.00	\$16,900.00
2	WATER MAIN ABANDONMENT, CAP, 2"	LS	1	\$3,000.00	\$3,000.00
3	VALVE, GATE VALVE AND VALVE BOX, 6"	EA	3	\$2,500.00	\$7,500.00
4	WATERMAIN, TRENCHLESS, C900 PVC, 6"	LF	880	\$70.00	\$61,600.00
5	WATER MAIN WITH CASING PIPE, TRENCHED, C900, 6"	LF	10	\$200.00	\$2,000.00
6	WATER SERVICE PIPE, CONNECT TO EXISTING	EA	11	\$900.00	\$9,900.00
7	WATER SERVICE PIPE, POLYETHYLENE, 1" TRENCHED	LF	50	\$55.00	\$2,750.00
8	WATER SERVICE PIPE, POLYETHYLENE, 1" TRENCHLESS	LF	400	\$50.00	\$20,000.00
9	WATER SERVICE CURB STOP AND BOX, 1"	EA	11	\$1,200.00	\$13,200.00
10	FIRE HYDRANT ASSEMBLY	EA	2	\$9,700.00	\$19,400.00
11	FULL DEPTH PATCHES, PCC, 10"	SY	45	\$125.00	\$5,625.00
12	REMOVAL OF SIDEWALK	SY	20	\$15.00	\$300.00
13	SIDEWALK, PCC, 4"	SY	20	\$90.00	\$1,800.00
14	REMOVAL OF DRIVEWAY, PCC	SY	12	\$18.00	\$216.00
15	DRIVEWAY, PAVED, PCC, 6"	SY	12	\$100.00	\$1,200.00
16	TRAFFIC CONTROL	LS	1	\$6,000.00	\$6,000.00
17	SWPPP	LS	1	\$5,000.00	\$5,000.00
18	SEEDING, FERTILIZING, & MULCHING	LS	1	\$6,500.00	\$6,500.00
19	TESTING	LS	1	\$2,500.00	\$2,500.00
				Construction Costs	\$185,391.00
				10% Contingency	\$19,000.00
				Non-Construction Costs	\$38,000.00
				TOTAL PROJECT COST	\$242,000.00



OPTION B: Replace water main on W 6th St. & Barton to Rockwell Court

Engineer's Opinion of Probable Cost

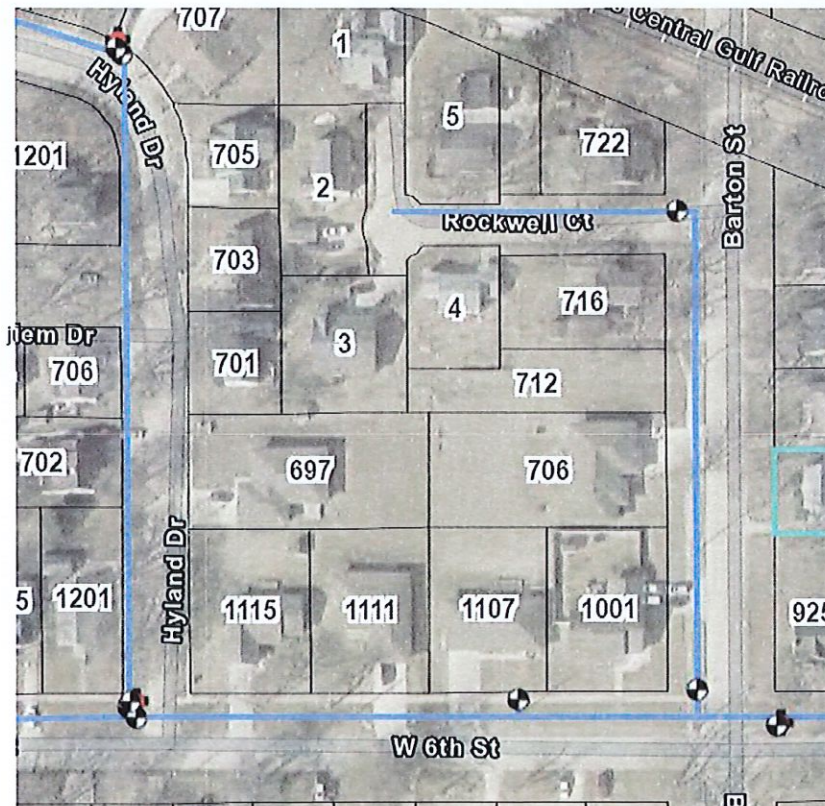
No.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
1	MOBILIZATION	LS	1	\$14,900.00	\$14,900.00
2	WATER MAIN ABANDONMENT, CAP, 2"	LS	1	\$3,000.00	\$3,000.00
3	VALVE, GATE VALVE AND VALVE BOX, 6"	EA	2	\$2,500.00	\$5,000.00
4	WATERMAIN, TRENCHLESS, C900 PVC, 6"	LF	660	\$70.00	\$46,200.00
5	WATER MAIN WITH CASING PIPE, TRENCHED, C900, 6"	LF	10	\$200.00	\$2,000.00
6	WATER SERVICE PIPE, CONNECT TO EXISTING	EA	11	\$900.00	\$9,900.00
7	WATER SERVICE PIPE, POLYETHYLENE, 1" TRENCHED	LF	50	\$55.00	\$2,750.00
8	WATER SERVICE PIPE, POLYETHYLENE, 1" TRENCHLESS	LF	400	\$50.00	\$20,000.00
9	WATER SERVICE CURB STOP AND BOX, 1"	EA	11	\$1,200.00	\$13,200.00
10	FIRE HYDRANT ASSEMBLY	EA	2	\$9,700.00	\$19,400.00
11	FULL DEPTH PATCHES, PCC, 10"	SY	45	\$125.00	\$5,625.00
12	REMOVAL OF SIDEWALK	SY	20	\$15.00	\$300.00
13	SIDEWALK, PCC, 4"	SY	20	\$90.00	\$1,800.00
14	REMOVAL OF DRIVEWAY, PCC	SY	12	\$18.00	\$216.00
15	DRIVEWAY, PAVED, PCC, 6"	SY	12	\$100.00	\$1,200.00
16	TRAFFIC CONTROL	LS	1	\$5,000.00	\$5,000.00
17	SWPPP	LS	1	\$5,000.00	\$5,000.00
18	SEEDING, FERTILIZING, & MULCHING	LS	1	\$5,000.00	\$5,000.00
19	TESTING	LS	1	\$2,500.00	\$2,500.00

Construction Costs **\$162,991.00**

10% Contingency **\$16,000.00**

Non-Construction Costs **\$33,000.00**

TOTAL PROJECT COST \$212,000.00



Replace water main on Barton Street from 5th Street to 6th Street

Engineer's Opinion of Probable Cost

No.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
1	MOBILIZATION	LS	1	\$5,500.00	\$5,500.00
2	WATER MAIN ABANDONMENT, CAP, 2"	LS	1	\$3,000.00	\$3,000.00
3	VALVE, GATE VALVE AND VALVE BOX, 6"	EA	2	\$2,500.00	\$5,000.00
4	WATER MAIN, TRENCHLESS, C900 PVC, 6"	LF	300	\$70.00	\$21,000.00
5	WATER SERVICE PIPE, CONNECT TO EXISTING	EA	2	\$900.00	\$1,800.00
6	WATER SERVICE PIPE, POLYETHYLENE, 1" TRENCHED	LF	30	\$55.00	\$1,650.00
7	WATER SERVICE CURB STOP AND BOX, 1"	EA	2	\$1,200.00	\$2,400.00
8	FULL DEPTH PATCH, HMA	SY	12	\$125.00	\$1,500.00
9	REMOVAL OF SIDEWALK	SY	8	\$15.00	\$120.00
10	SIDEWALK, PCC, 4"	SY	8	\$90.00	\$720.00
11	TRAFFIC CONTROL	LS	1	\$5,000.00	\$5,000.00
12	SWPPP	LS	1	\$5,000.00	\$5,000.00
13	SEEDING, FERTILIZING, & MULCHING	LS	1	\$5,000.00	\$5,000.00
14	TESTING	LS	1	\$2,000.00	\$2,000.00

Construction Costs **\$59,690.00**

10% Contingency **\$6,000.00**

Non-Construction Costs **\$12,000.00**

TOTAL PROJECT COST \$78,000.00



Connect water services to watermain on east side of Lake Avenue from 1st Street to 3rd Street

Engineer's Opinion of Probable Cost

No.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
1	MOBILIZATION	LS	1	\$8,100.00	\$8,100.00
2	WATER MAIN ABANDONMENT, CAP, 2"	LS	1	\$3,000.00	\$3,000.00
3	WATER SERVICE PIPE, CONNECT TO EXISTING	EA	10	\$900.00	\$9,000.00
4	WATER SERVICE PIPE, POLYETHYLENE, 1" TRENCHLESS	LF	900	\$50.00	\$45,000.00
5	WATER SERVICE CURB STOP AND BOX, 1"	EA	10	\$1,200.00	\$12,000.00
6	TRAFFIC CONTROL	LS	1	\$4,000.00	\$4,000.00
7	SWPPP & SEEDING	LS	1	\$6,000.00	\$6,000.00
8	TESTING	LS	1	\$2,000.00	\$2,000.00
Construction Costs					\$89,100.00
10% Contingency					\$9,000.00
Non-Construction Costs					\$18,000.00
TOTAL PROJECT COST					\$116,000.00



Connect water services to water main on west side of College Avenue

Engineer's Opinion of Probable Cost

No.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
1	MOBILIZATION	LS	1	\$3,300.00	\$3,300.00
2	WATER MAIN ABANDONMENT, CAP, 2"	LS	1	\$3,000.00	\$3,000.00
3	WATER SERVICE PIPE, CONNECT TO EXISTING	EA	2	\$900.00	\$1,800.00
4	WATER SERVICE PIPE, POLYETHYLENE, 1" TRENCHLESS	LF	150	\$100.00	\$15,000.00
5	WATER SERVICE CURB STOP AND BOX, 1"	EA	2	\$1,200.00	\$2,400.00
6	TRAFFIC CONTROL	LS	1	\$3,000.00	\$3,000.00
7	SWPPP & SEEDING	LS	1	\$5,000.00	\$5,000.00
8	TESTING	LS	1	\$2,000.00	\$2,000.00
Construction Costs					\$35,500.00
10% Contingency					\$4,000.00
Non-Construction Costs					\$8,000.00
TOTAL PROJECT COST					\$48,000.00



Connect water mains on Phillips Street & Roberts Street to 3rd Street water main

Engineer's Opinion of Probable Cost

No.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
1	MOBILIZATION	LS	1	\$9,200.00	\$9,200.00
2	TAPPING VALVE ASEMBLY, 6"	EA	2	\$5,000.00	\$10,000.00
3	WATER MAIN, TRENCHED, C900 PVC, 6"	LF	190	\$60.00	\$11,400.00
4	FIRE HYDRANT ASSEMBLY	EA	2	\$9,700.00	\$19,400.00
5	FULL DEPTH PATCHES, PCC, 6"	SY	280	\$125.00	\$35,000.00
6	TRAFFIC CONTROL	LS	1	\$5,000.00	\$5,000.00
7	SWPPP	LS	1	\$3,500.00	\$3,500.00
8	SEEDING, FERTILIZING, & MULCHING	LS	1	\$5,000.00	\$5,000.00
9	TESTING	LS	1	\$2,000.00	\$2,000.00
				Construction Costs	\$100,500.00
				10% Contingency	\$10,000.00
				Non-Construction Costs	\$21,000.00
				TOTAL PROJECT COST	\$132,000.00



Replace water main on Irving Street from 1st Street to 3rd Street

Engineer's Opinion of Probable Cost

No.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
1	MOBILIZATION	LS	1	\$30,000.00	\$30,000.00
2	VALVE, GATE VALVE AND VALVE BOX, 6"	EA	1	\$2,500.00	\$2,500.00
3	TAPPING VALVE ASEMBLY, 6"	EA	2	\$5,000.00	\$10,000.00
4	WATER MAIN, TRENCHED, C900 PVC, 6"	LF	1100	\$60.00	\$66,000.00
5	WATER MAIN ABANDONMENT, CAP, 2"	LS	1	\$3,000.00	\$3,000.00
6	WATER SERVICE PIPE, CONNECT TO EXISTING	EA	15	\$900.00	\$13,500.00
7	WATER SERVICE PIPE, POLYETHYLENE, 1" TRENCHED	LF	60	\$55.00	\$3,300.00
8	WATER SERVICE PIPE, POLYETHYLENE, 1" TRENCHLESS	LF	255	\$50.00	\$12,750.00
9	WATER SERVICE CURB STOP AND BOX, 1"	EA	15	\$1,200.00	\$18,000.00
10	FIRE HYDRANT ASSEMBLY	EA	2	\$9,700.00	\$19,400.00
11	FULL DEPTH PATCH, HMA	SY	773	\$125.00	\$96,625.00
12	REMOVAL OF SIDEWALK	SY	85	\$15.00	\$1,275.00
13	SIDEWALK, PCC, 4"	SY	85	\$90.00	\$7,650.00
14	REMOVAL OF DRIVEWAY, PCC	SY	125	\$18.00	\$2,250.00
15	DRIVEWAY, PAVED, PCC, 6"	SY	125	\$100.00	\$12,500.00
16	UTILITY COORDINATION	LS	1	\$10,000.00	\$10,000.00
17	TRAFFIC CONTROL	LS	1	\$8,500.00	\$8,500.00
18	SWPPP	LS	1	\$4,000.00	\$4,000.00
19	SEEDING, FERTILIZING, & MULCHING	LS	1	\$5,000.00	\$5,000.00
20	TESTING	LS	1	\$3,500.00	\$3,500.00

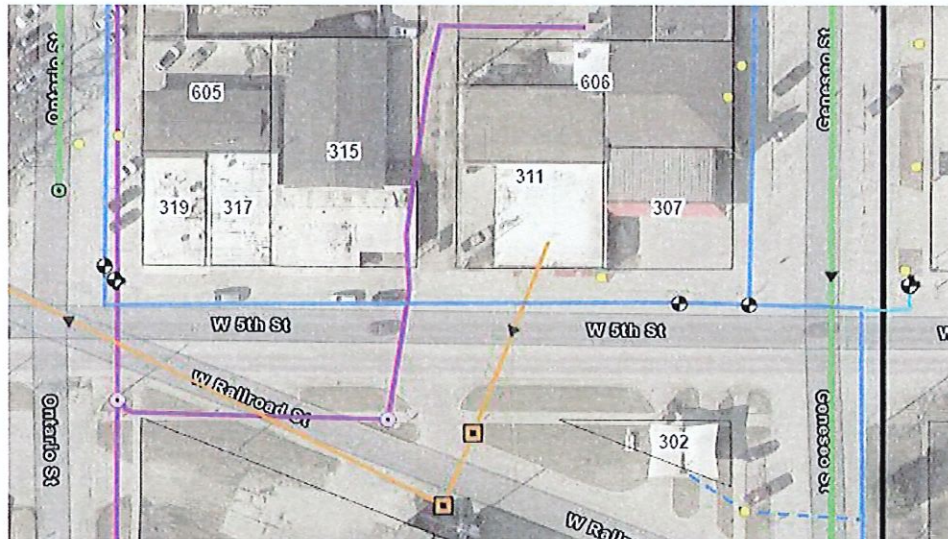
Construction Costs	\$329,750.00
10% Contingency	\$33,000.00
Non-Construction Costs	\$66,000.00
TOTAL PROJECT COST	\$429,000.00



Replace water main on 5th Street from Michigan Street to Genesee Street

Engineer's Opinion of Probable Cost

No.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
1	MOBILIZATION	LS	1	\$14,800.00	\$14,800.00
2	VALVE, GATE VALVE AND VALVE BOX, 6"	EA	3	\$2,500.00	\$7,500.00
3	WATER MAIN, TRENCHED, C900 PVC, 6"	LF	400	\$60.00	\$24,000.00
4	WATER MAIN ABANDONMENT, CAP	LS	1	\$3,000.00	\$3,000.00
5	WATER SERVICE PIPE, CONNECT TO EXISTING	EA	2	\$900.00	\$1,800.00
6	WATER SERVICE PIPE, POLYETHYLENE, 1" TRENCHED	LF	30	\$55.00	\$1,650.00
7	WATER SERVICE CURB STOP AND BOX, 1"	EA	2	\$1,200.00	\$2,400.00
8	FIRE HYDRANT ASSEMBLY	EA	2	\$9,700.00	\$19,400.00
9	FULL DEPTH PATCH, PCC	SY	540	\$120.00	\$64,800.00
10	TRAFFIC CONTROL	LS	1	\$15,000.00	\$15,000.00
11	SWPPP	LS	1	\$4,000.00	\$4,000.00
12	TESTING	LS	1	\$3,500.00	\$3,500.00
Construction Costs					\$161,850.00
10% Contingency					\$16,000.00
Non-Construction Costs					\$33,000.00
TOTAL PROJECT COST					\$211,000.00



2027

Water Detail - Capital Improvement Plan

Storm Lake, IA

Project # WP-25-11
Project Name Dakota Well (New Well 24)

Total Project Cost	\$3,304,000	Contact	Kolby Struchen
Department	Water Plant	Type	Construction
Category	Water	Priority	1 Critical
Status	Active	Useful Life	20 years

Description

Well 24 is a new Dakota well that will assist in daily production of the water main and be a redundant well so we can do routine maintenance on the other Dakota wells. This well should be able to produce 800-1100 gpm.

Justification

Administrative goal: Maintain City-wide Infrastructure Improvements

City Council Goal: Utility Infrastructure

Department Objective: Maintenance and up keep of City owned Facilities

Prior	Expenditures	2027	Total	Future
-	Planning/Design	504,000	504,000	2,800,000
	Total	504,000	504,000	

Prior	Funding Sources	2027	Total	Future
-	Water Fund	504,000	504,000	2,800,000
	Total	504,000	504,000	



2027

Water Detail - Capital Improvement Plan

Storm Lake, IA

Project # WP-25-03
Project Name Jordan Well (New Well 25)

Total Project Cost	\$5,616,000	Contact	Kolby Struchen
Department	Water Plant	Type	Construction
Category	Water	Priority	1 Critical
Status	Active	Useful Life	20 years

Description

Well 25 is a new well in the Jordan aquifer. This well is a deep and a reliable source of water. It has a different water chemistry and requires more treatment at the plant. This well should be able to produce 1,000 to 1,400 gpm

Justification

Administrative Goal: Maintain City-wide Infrastructure Improvements

City Council Goal: Utility Infrastructure

IDNR Water Treatment Report

Prior	Expenditures	2027	Total	Future
-	Planning/Design	816,000	816,000	4,800,000
	Total	816,000	816,000	

Prior	Funding Sources	2027	Total	Future
-	Water Fund	816,000	816,000	4,800,000
	Total	816,000	816,000	



2027

Water Detail - Capital Improvement Plan

Storm Lake, IA

Project # WP-27-02
Project Name Land Acquisition

Total Project Cost	\$120,000	Contact	Kolby Struchen
Department	Water Plant	Type	Unassigned
Category	Water	Priority	1 Critical
Status	Active	Useful Life	100 years

Description

We are needing 10-15 acres depending on the property and well site. Water Ad Hoc Committee's recommendation is north of the early elementary school.

Prior	Expenditures	2027	Total	Future
-	Land Acquisition	60,000	60,000	60,000
	Total	60,000	60,000	

Prior	Funding Sources	2027	Total	Future
-	Water Fund	60,000	60,000	60,000
	Total	60,000	60,000	



2027

Water Detail - Capital Improvement Plan

Storm Lake, IA

Project # WP-25-10
Project Name Shallow Well (New Well 23)

Total Project Cost	\$1,000,000	Contact	Kolby Struchen
Department	Water Plant	Type	Construction
Category	Water	Priority	1 Critical
Status	Active	Useful Life	20 years

Description

Adding a shallow well. Our existing shallow wells are old and running on their last bit of life. Shallow wells provide the best water quality to help even out our deeper wells water quality.

This project includes the construction of additional Raw Water Lines. Up sizing raw water line to be able to run Well 20, Well 22, and Well 23 at the same time. The current line is an 8" line and needs to be unsized. This was outlined in ISG's Water Supply Study.

Justification

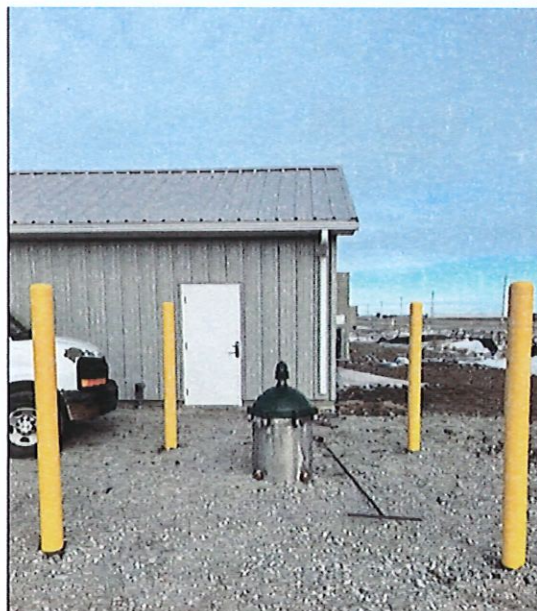
Administrative goal: Maintain City-wide Infrastructure Improvements

City Council Goal: Utility Infrastructure

Department Objective: Maintenance and up keep of City owned Facilities

Expenditures	2027	Total
Construction/Maintenance	1,000,000	1,000,000
Total	1,000,000	1,000,000

Funding Sources	2027	Total
Water Fund	500,000	500,000
Federal Grant- Other	500,000	500,000
Total	1,000,000	1,000,000



2027

Water Detail - Capital Improvement Plan

Storm Lake, IA

Project # WP-24-06
Project Name Test Well Exploration

Total Project Cost	\$230,000	Contact	Kolby Struchen
Department	Water Plant	Type	Construction
Category	Water	Priority	1 Critical
Status	Active	Useful Life	2 years

Description

Testing potential site location for a new well. The WTP will need additional wells. This service will determine feasible locations depending on final plant location.

Justification

Administrative Goal: Maintain City-wide Infrastructure Improvements

City Council Goal: Utility Infrastructure

IDNR Water Treatment Report

Prior	Expenditures	2027	Total	Future
-	Construction/Maintenance	120,000	120,000	110,000
	Total	120,000	120,000	

Prior	Funding Sources	2027	Total	Future
-	Water Fund	120,000	120,000	110,000
	Total	120,000	120,000	

2027

Water Detail - Capital Improvement Plan

Storm Lake, IA

Project # WP-28-01
Project Name Water Plant Expansion

Total Project Cost	\$102,913,000	Contact	Kolby Struchen
Department	Water Plant	Type	Improvement
Category	Water	Priority	1 Critical
Status	Active		

Description

New Water Plant Expansion/Land Acquisition Acquire 10-15 acres of land to build a new water treatment facility and add wells. The current plant was built in 1978 and had a major expansion in 2003. Plant is coming to the point where it can no longer meet system demands and needs replaced. Current property is inadequate for the major expansion of treatment that is required to meet current and future water demand. Market will set price for the property and could range wildly from current estimate.

Justification

Administrative goal: Maintain City-wide Infrastructure Improvements

City Council Goal: Utility Infrastructure

Department Objective: Maintenance and up keep of City owned Facilities

Prior	Expenditures	2027	Total	Future
-	Planning/Design	7,850,000	7,850,000	95,063,000
	Total	7,850,000	7,850,000	

Prior	Funding Sources	2027	Total	Future
-	USDA	7,850,000	7,850,000	95,063,000
	Total	7,850,000	7,850,000	



2027

Water Detail - Capital Improvement Plan

Storm Lake, IA

Project # WP-23-17
Project Name Well Rehab

Total Project Cost	\$2,475,000	Contact	Kolby Struchen
Department	Water Plant	Type	Construction
Category	Water	Priority	1 Critical
Status	Active	Useful Life	40 years

Description

Well rehab. Well contractors recommend maintenance every 3-5 years. Our wells run almost continuous without much of a break. We have 9 wells and need to maintenance two per year to keep a five year rotation. Preventative maintenance is more economical than emergency repairs. Having the wells pulled will also help us determine the conditions of the well itself for future planning.

Note this number will change each year due to the different wells being serviced. For FY2027, the plan is to rehab Well 14 & 8.

Justification

Administrative Goal: Maintain City-wide Infrastructure Improvements

Department Objective: Maintenance and upkeep of City owned Facilities

City Council Goal: Utility Infrastructure

Prior	Expenditures	2027	Total	Future
-	Construction/Maintenance	100,000	100,000	2,375,000
	Total	100,000	100,000	

Prior	Funding Sources	2027	Total	Future
-	Water Fund	100,000	100,000	2,375,000
	Total	100,000	100,000	



2027 through 2031
Sewer Sum- Capital Improvement Plan
Storm Lake, IA
Projects By Department

Department	Project #	Priority	2027	2028	2029	2030	2031	Total
Sewer Collection								
1st Street CIPP	SEWCL-25-01	1		614,250	614,250			1,228,500
Camera Van	SEWCL-25-04	3			260,000			260,000
Force Main Evaluation	SEWCL-25-02	1				1,500	380,000	381,500
Iowa St & Parkview Dr CIPP	SEWCL-26-02	2		80,000				80,000
Jet/Vac Truck	SEWCL-26-01	1	620,000					620,000
Sewer Collection Total			620,000	694,250	874,250	1,500	380,000	2,570,000
Wastewater Treatment Facility								
A-Basin Diffusers	WWTP-23-05	2				80,000		80,000
Blowers/Valve Replacement	WWTP-19-01	1				1,652,000		1,652,000
Clarifier Covers	WWTP-28-01	5				708,000		708,000
Clarifier Scraper Blades	WWTP-24-10	2			65,000			65,000
Crane Truck	WWTP-25-05	3	220,000					220,000
Dumping Site	WWTP-25-20	3			108,000	600,000		708,000
Emerald Park LS Replacement	WWTP-23-17	1	195,000	1,508,000				1,703,000
Fume Hood	WWTP-27-03	1	25,000					25,000
Golf Course LS Replacement	WWTP-24-05	1			260,000	1,950,000		2,210,000
Headworks Building Gas Sensors	WWTP-27-05	1	12,000					12,000
Huber Rebuild Screen & Auger	WWTP-26-02	2					55,000	55,000
MCC & Panel Replacement	WWTP-25-12	2				250,000		250,000
Mixer Control Panel Replacement	WWTP-26-05					80,000		80,000
Parking Lot Expansion	WWTP-24-04	4				40,000		40,000
Pickup Truck (#128 Replacement)	WWTP-24-01	2		65,000				65,000
Portable Generator Replacements	WWTP-25-17	3				100,000	50,000	150,000
Protective Coating Application	WWTP-25-18	3	100,000					100,000
Sampler	WWTP-27-04	1	12,000					12,000
Sample Station/NW LS Comm	WWTP-24-06	1	50,000					50,000
Thickener Tanks (2)	WWTP-21-06	1				826,000		826,000
Trailer	WWTP-25-22	2		30,000				30,000
Trailer Mounted Generator	WWTP-24-09	3			100,000			100,000
Trojan UV SCC Upgrade	WWTP-26-03	2	45,000					45,000
VFD Compressor	WWTP-23-02	2					40,000	40,000
WWTP New Permit Requirement Set-A-Side	WWTP-23-09	1	150,000	150,000	150,000	150,000	150,000	750,000
WWTP Nutrient Reduction Strategy	WWTP-30-01	1					5,502,400	5,502,400
WWTP RR/Locker Rehab	WWTP-25-14	2				150,000		150,000
Wastewater Treatment Facility Total			809,000	1,753,000	683,000	6,586,000	5,797,400	15,628,400
GRAND TOTAL			1,429,000	2,447,250	1,557,250	6,587,500	6,177,400	18,198,400

2027

Sewer Detail- Capital Improvement Plan

Storm Lake, IA

Project # SEWCL-26-01
Project Name Jet/Vac Truck

Total Project Cost \$620,000
Department Sewer Collection
Category Vehicles
Status Active

Contact Jorge Tarin
Type Vehicle
Priority 1 Critical
Useful Life 7 years

Description

Replace current jet/vac truck. Chassis is a 2013. Current truck is having issues with the jet and vac sometimes not wanting to work and sometimes not working properly. We have invested a lot of time and money in troubleshooting and repairs. We have spent more then \$40,000 in repairs and service in the past year and half.

Justification

Department Goals: Provide and replace equipment for staff to serve the public

Expenditures	2027	Total
Equip/Vehicles/Furnishings	620,000	620,000
Total	620,000	620,000

Funding Sources	2027	Total
Sewer Fund	620,000	620,000
Total	620,000	620,000



2027

Sewer Detail- Capital Improvement Plan

Storm Lake, IA

Project # WWTP-25-05
Project Name Crane Truck

Total Project Cost	\$220,000	Contact	Jorge Tarin
Department	Wastewater Treatment Facility	Type	Vehicle
Category	Vehicles	Priority	3 Important
Status	Active	Useful Life	7 years

Description

The crane truck we used now is too big and the crane is too small for servicing the lift stations. When Electric pump is called to pull a pump it usually runs the city \$2,000 to \$3,000 for them to come and pull a pump. It does not include any services to the pump it's self. With the new crane/liftstation truck we can better service your lift station and pumps, easier to pull pumps, trash baskets, easier to maneuver in town and in tight spaces, and have the ability to maintain with our maintenance programs on lift station and at the plant. DNR requires the city service and inspect pumps at least twice per year. The City has 18 lift station that we need a the crane truck to lift pumps and 46 pumps that need service twice a year. If we have Electric pump pull pumps once we would spend about \$92,000 to \$138,000. If we have them pull all pumps twice a year it would cost about \$184,000 to \$276,000.

Justification

Department Goals: Provide and replace equipment for staff to serve the public.

Department Goals: Acquire equipment for efficient, cost-effective repairs.

DNR requires the city service and inspect pumps at least twice per year.

Expenditures	2027	Total
Equip/Vehicles/Furnishings	220,000	220,000
Total	220,000	220,000

Funding Sources	2027	Total
Sewer Fund	220,000	220,000
Total	220,000	220,000



2027

Sewer Detail- Capital Improvement Plan

Storm Lake, IA

Project # WWTP-23-17
Project Name Emerald Park LS Replacement

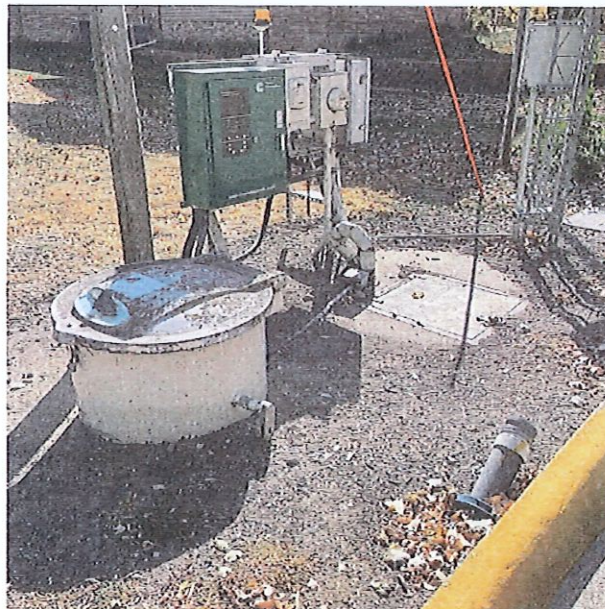
Total Project Cost	\$1,703,000	Contact	Jorge Tarin
Department	Wastewater Treatment Facility	Type	Construction
Category	Wastewater	Priority	1 Critical
Status	Active	Useful Life	25 years

Description

Full replacement of Emerald Park LS. Station was built in the 60's and has exceeded its design life

Prior	Expenditures	2027	Total	Future
-	Planning/Design	195,000	195,000	1,508,000
	Total	195,000	195,000	

Prior	Funding Sources	2027	Total	Future
-	Sewer Fund	195,000	195,000	1,508,000
	Total	195,000	195,000	



2027

Sewer Detail- Capital Improvement Plan

Storm Lake, IA

Project # WWTP-27-03

Project Name Fume Hood

Total Project Cost \$25,000

Department Wastewater Treatment Facility

Category Equipment -Wastewater Treatment Plant

Status Active

Contact

Jorge Tarin

Type

Equipment

Priority

1 Critical

Useful Life

30 years

Description

Replace old Fume Hood in lab. Old Fume Hood is old and not working properly, rusty and falling apart. Fume hood is from the 80's. This helps with the flumes and gas that are produced when they are performing our in-house lab testing coming out muffin furnace.

Justification

Department Goals: Provide and replace equipment for staff to serve the public.

Expenditures	2027	Total
Equip/Vehicles/Furnishings	25,000	25,000
Total	25,000	25,000

Funding Sources	2027	Total
Sewer Fund	25,000	25,000
Total	25,000	25,000



2027

Sewer Detail- Capital Improvement Plan

Storm Lake, IA

Project #	WWTP-27-05		
Project Name	Headworks Building Gas Sensors		
Total Project Cost	\$12,000	Contact	Jorge Tarin
Department	Wastewater Treatment Facility	Type	Equipment
Category	Equipment -Wastewater Treatment Plant	Priority	1 Critical
Status	Active	Useful Life	20 years

Description

Gas Sensors not working properly and cannot be calibrated. All meters need to be replaced. (Methane, H2S, Carbon, and Oxygen meters). This is a key component safety procedure. This notifies operator when there is an issues with oxygen, H2s, Carbon, and Methane level to high and low that will prevent us from safely perform our daily rounds of equipment and be able to enter with exposing our operators to deadly gases.

Justification

Department Goals: Provide and replace equipment for staff to serve the public.

Expenditures	2027	Total
Equip/Vehicles/Furnishings	12,000	12,000
Total	12,000	12,000

Funding Sources	2027	Total
Sewer Fund	12,000	12,000
Total	12,000	12,000



2027

Sewer Detail- Capital Improvement Plan

Storm Lake, IA

Project # WWTP-25-18
Project Name Protective Coating Application

Total Project Cost	\$185,000	Contact	Jorge Tarin
Department	Wastewater Treatment Facility	Type	Building Maintenance
Category	Wastewater Builidngs	Priority	3 Important
Status	Active	Useful Life	20 years

Description

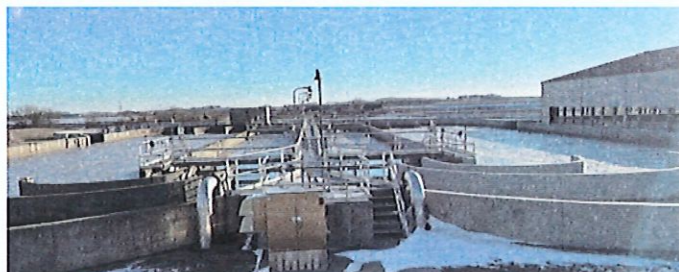
A-Basins protective coating application to help with corrosion and deterioration of floors and walls due to hydrogen sulfide. Repair cracks, leaks, and refurbish concrete. Concrete is falling apart, almost like sand textured crumbling apart. With the protective coating applied increase the life of the concrete for the next 15 to 20 years. The West A-basin protective coating was completed 2024.

Justification

Department Objective: Maintenance and upkeep of City owned Facilities.

Prior	Expenditures	2027	Total	Future
85,000	Construction/Maintenance	100,000	100,000	-
	Total	100,000	100,000	

Prior	Funding Sources	2027	Total	Future
85,000	Sewer Fund	100,000	100,000	-
	Total	100,000	100,000	



2027

Sewer Detail- Capital Improvement Plan

Storm Lake, IA

Project # WWTP-27-04
Project Name Sampler

Total Project Cost \$12,000
Department Wastewater Treatment Facility
Category Equipment -Wastewater Treatment Plant
Status Active

Contact Jorge Tarin
Type Equipment
Priority 1 Critical
Useful Life 20 years

Description

New Sampler(Spare). We recently don't have a spare sampler on hand, and we need to have one available in case a sampler is not working or broken to continue to collect composite samples to meet with our dally DNR permit requirements for sampling wastewater at the Influent and Effluent flow and also for Hillshire. DNR is very strict on sampling requirements that the city need to comply with. This piece of equipment usually takes a couple of months for delivery.

Justification

Department Goals: Provide and replace equipment for staff to serve the public.

Expenditures	2027	Total
Equip/Vehicles/Furnishings	12,000	12,000
Total	12,000	12,000

Funding Sources	2027	Total
Sewer Fund	12,000	12,000
Total	12,000	12,000



2027

Sewer Detail- Capital Improvement Plan

Storm Lake, IA

Project # WWTP-24-06
Project Name Sample Station/NW LS Comm

Total Project Cost	\$50,000	Contact	Jorge Tarin
Department	Wastewater Treatment Facility	Type	Construction
Category	Wastewater	Priority	1 Critical
Status	Active	Useful Life	20 years

Description

Extension of existing fiber to the NW Lift Station. Currently northwestern lift station is on radio satellite instead of being on fiber. This would be an upgrade to communication back to SCADA without having to deal with radio satellite not working properly at the current lift station for losing communication. NW Lift Station went through some renovations in 2022 so was not included in the Fiber Phase II project.

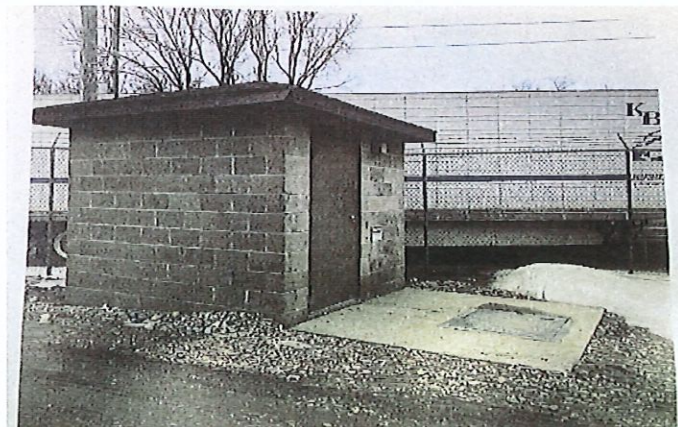
Justification

Administrative Goal: Maintain City-wide Infrastructure Improvements

City Council Goal: Utility Infrastructure

Expenditures	2027	Total
Equip/Vehicles/Furnishings	50,000	50,000
Total	50,000	50,000

Funding Sources	2027	Total
Sewer Fund	50,000	50,000
Total	50,000	50,000



Sewer Detail- Capital Improvement Plan

Storm Lake, IA

Project # WWTP-26-03
Project Name Trojan UV SCC Upgrade

Total Project Cost	\$45,000	Contact	Jorge Tarin
Department	Wastewater Treatment Facility	Type	Improvement
Category	Wastewater	Priority	2 Very Important
Status	Active	Useful Life	10 years

Description

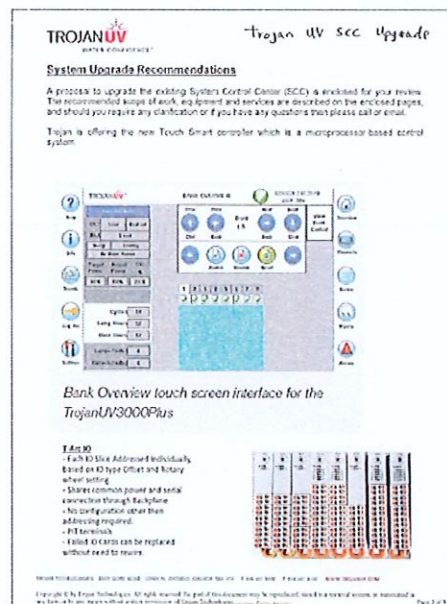
System upgrade recommendations by Trojan UV. Upgrade the existing System Control Center (SCC). Need to be updated because system control center is outdated and with the new system features we can have the new sytem control center be tied in with SCADA, so we can get alarm when the system goes down or it has a problem. Right now we do not have that ability.

Justification

Department Goals: Provide and replace equipment for staff to serve the public

Expenditures	2027	Total
Construction/Maintenance	45,000	45,000
Total	45,000	45,000

Funding Sources	2027	Total
Sewer Fund	45,000	45,000
Total	45,000	45,000



2027

Sewer Detail- Capital Improvement Plan

Storm Lake, IA

Project #	WWTP-23-09		
Project Name	WWTP New Permit Requirement Set-A-Side		
Total Project Cost	\$1,200,000	Contact	Jorge Tarin
Department	Wastewater Treatment Facility	Type	Building Maintenance
Category	Wastewater	Priority	1 Critical
Status	Active		

Description

WWTP new permit requirements. Nutrient Reduction requires major plants to reduce nitrogen and phosphorus discharge, EPA & IDNR mandate

Justification

Administrative Goal: Maintain City-wide Infrastructure Improvements

City Council Goal: Utility Infrastructure

IDNR Sanitary Survey Findings

Prior	Expenditures	2027	Total	Future
150,000	Planning/Design	150,000	150,000	900,000
	Total	150,000	150,000	

Prior	Funding Sources	2027	Total	Future
150,000	Sewer Fund	150,000	150,000	900,000
	Total	150,000	150,000	

2027 through 2031
Capital Improvement Plan
Storm Lake, IA
Projects By Department

Department	Project #	Priority	2027	2028	2029	2030	2031	Total
Storm Water								
Aux Engines	STW-22-02				18,000			18,000
Lakeshore Dr Bio Swell Replacement	STW-26-01	3			50,000			50,000
Lincoln Road SW Improvements	STW-29-01	2			101,000			101,000
Street Sweeper	STW-30-01	1				475,000		475,000
Vestal St SW Improvements	STW-27-01	2	109,000					109,000
W 10th Street SW Improvements	STW-27-02	2		50,000				50,000
Storm Water Total			109,000	50,000	169,000	475,000	0	803,000
GRAND TOTAL			109,000	50,000	169,000	475,000	0	803,000

2027

Storm Water - Capital Improvement Plan

Storm Lake, IA

Project # STW-27-01
Project Name Vestal St SW Improvements

Total Project Cost	\$109,000	Department	Storm Water
Type	Construction	Category	Storm Sewer/Drainage
Priority	2 Very Important	Status	Active
Useful Life	20 years		

Description

Vestal Street between Milwaukee and 9th Street floods with heavy rains, Beck Engineering has estimated the cost to correctly install storm sewer improvements. This project will connect 2 existing intakes in the 800 block of Vestal to the existing storm water system. The intakes are currently just French drains which are constantly plugging causing water to stand on the roadway.

Justification

Department Goals: Maintain City-Wide Infrastructure.

Expenditures	2027	Total
Construction/Maintenance	109,000	109,000
Total	109,000	109,000

Funding Sources	2027	Total
Storm Water	109,000	109,000
Total	109,000	109,000



BECK ENGINEERING, INC



Civil Engineering • Land Surveying

Project: 2022 City of Storm Lake Drainage Project

BEI Project No.: E21049

Owner: City of Storm Lake

Engineer: Beck Engineering, Inc.

Date: February 8, 2022

Vestal Street Storm Sewer Improvements				Engineer's Estimate	
Item No.	Item	Unit	Quantity	Price/Unit	Total Price
1	Storm Sewer Trenched, RCP, 15"	LF	150	\$75.00	\$11,250.00
2	Storm Sewer, Trenched, HDPE, 15"	LF	1200	\$55.00	\$66,000.00
3	Connection to Existing Storm Sewer	EA	1	\$1,500.00	\$1,500.00
4	Intake, SW-507	EA	2	\$4,000.00	\$8,000.00
5	Driveway, Granular	SY	250	\$5.00	\$1,250.00
6	Full Depth Patches	SY	74	\$100.00	\$7,400.00
7	Pavement Removal	SY	74	\$25.00	\$1,850.00
8	Curb Removal	LF	90	\$10.00	\$900.00
9	Silt Fence or Silt Fence Ditch Check	LF	300	\$3.00	\$900.00
10	Silt Fence or Silt Fence Ditch Check, Removal of Sediment	LF	100	\$1.00	\$100.00
11	Silt Fence or Silt Fence Ditch Check, Removal of Device	LF	300	\$3.00	\$900.00
12	Inlet Protection Device	EA	2	\$10.00	\$20.00
13	Inlet Protection Device, Maintenance	EA	2	\$5.00	\$10.00
14	Mobilization	LS	1	\$8,000.00	\$8,000.00
				Total=	\$108,080.00

Staff Summary

1/5/2026

Agenda Item # F.19.



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

REPORT TO: Honorable Mayor & Council

FROM: Mayra Martinez, City Clerk

SUBJECT: City Council Requested Items / City Council Updates

BACKGROUND:

1. Nuisance Code - March 15
2. Truck Routes- April 6

FISCAL IMPACT:

RECOMMENDATION:

ATTACHMENTS:

None