

**CITY OF STORM LAKE
REGULAR COUNCIL SESSION MEETING,
CITY HALL
COUNCIL CHAMBERS
JANUARY 2, 2024
5:00 PM**



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

AGENDA

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

BY TELEPHONE:

Dial: 1-312-626-6799 or toll-free: 1-888-475-4499
Zoom Meeting ID: 933-2006-3301

BY COMPUTER:

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

Open the Meeting

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

- A. **Consideration of Changes in Agenda and Setting the Agenda**
- B. **Disclosure by City Council Members**
- C. **Hear the Public**
- D. **Consent Agenda**
 1. [Consent Agenda](#)
 2. [Motion to Appoint City Clerk and City Attorney](#)
 3. [Motion to Approve Lease Agreement for Memorial Ballfield](#)
 4. [Buy Local Information](#)
 5. [SLPD City Code Enforcement Summary](#)
- E. **Unfinished Business**
- F. **New Business**
 1. [Motion to Appoint Mayor Pro-Tem](#)
 2. [Resolution No. 22-R-2023-2024 Adopting Code of Ethics for the City Council](#)
 3. [Motion to Approve the City of Storm Lake 2023 Annual Tourism Report](#)
 4. [Motion Setting the Public Hearing for the 2024 Memorial Road Street & Utilities Improvements Project Plans, Specifications, and Form of Contract](#)
 5. [Resolution No. 23-R-2023-2024 Adopting Fees for the Sunrise Campground](#)

6. [Work Session - Fiscal Year 2025-2029 Proposed Capital Improvement Plan for the General Fund](#)
 7. [City Council Requested Items / City Council Updates](#)
- G. **Adjourn**

Meeting Protocol

If you wish to speak today, please:

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

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

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

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

Staff Summary

01/02/2024
Agenda Item # D.1.



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

REPORT TO: Honorable Mayor & Council

FROM: Mayra Martinez City Clerk

SUBJECT: **Consent Agenda**

BACKGROUND: The Consent Agenda Includes:

- List of Bills
- King's Pointe & Sunrise Pointe Disbursements ,
- Approve December 18, 2023 City Council Minutes
- Approve Application for Garbage Permit for SGS LLC Carroll Refuse Service)
- Approve Appointment of City Clerk and City Attorney
- Approve Lease Agreement for Memorial Ballfield
- Approve Buy Local Information
- Approve Storm Lake Police Department City Code Enforcement Update

FISCAL IMPACT: City Will Pay The Following Expenditures:

- List of Bills: \$1,218,123.41
- King's Pointe & Sunrise Pointe Golf Course Bills: \$162,851.13

RECOMMENDATION: Approve Consent Agenda

ATTACHMENTS:

- [01/04/2024 City Claims Expense Report.pdf](#)
- [01/02/2024 King's Pointe Claims 12-14-2023 to 12-27-2023.xlsx](#)
- [12/18/2023 - City Council Minutes.docx](#)
- [01022024 - SGS ILLC Garbage Permit Application 2024.pdf](#)

Storm Lake, IA

Payment Date Range: 12/21/2023 - 01/04/2024



Vendor Name	Vendor Number	Payable Description	Total Payments
BVC			
Buena Vista County Attorney	001144	Forfeiture of 22-047666	56.92
Buena Vista County Solid Waste	001035	3rd Qtr FY2024 Assessment	95,916.86
Control System Specialists, LLC	001013	Memorial LS Boiler Repairs	103.00
Storm Lake Garage Door Service, LLC	002067	Door Alignment	86.00
		BVC Total:	96,162.78
Contract/Agreement			
Godbersen-Smith Construction Co., Inc	002165	Pay #10 of Hwy 7/110 Intersection	307,720.96
I & S Group, Inc	001103	Design Services	19,470.01
Woodruff Construction, Inc	002132	Well House 4 Door Repairs	1,500.00
		Contract/Agreement Total:	328,690.97
Local			
A & A Automotive	001022	Brake Repairs	933.32
Bomgaars Supply, Inc	001151	Supplies	2,259.66
Bryce Martin Widman	002265	2023 Biosolid Hauling Services	2,971.92
Edwards Storm Lake	001114	Services	76.01
Fastenal Company	001033	Supplies	295.08
Hy-Vee, Inc	001152	Supplies	106.22
Iowa Office Supply Inc	001037	Office Supplies	569.33
Keenan Plbg, Htg & Air Conditioning	001886	Services	75.00
L & G Products, Inc	001099	Supplies	19.14
Larson Oil & Distributing Co, Inc	001178	Propane	1,044.79
Michael P. Reinert	001079	Refill	107.00
MidAmerican Energy Company	001074	91230-94002 Electric Services	53,867.69
Qwest Corporation	001070	Phone Service	259.34
Rebnord Technologies, Inc	001091	VNC Subscription Renewal	949.45
Smith Concrete Service Inc	001134	Concrete	2,849.37
Storm Lake Hydraulics Co, Inc	001089	Assembly Kit	271.12
Vetter Equipment	001098	Rim Sprockets	9.75
Visual Edge Inc	001063	Copier Maintenance Agreement	50.85
WalMart #01-1526	001153	Supplies	619.17
		Local Total:	67,334.21
Non-Local			
ABC Pest Control, Inc	001078	Quarterly Pest Control Services	465.40
Ace Sign Displays	001808	Digital Sign & Installation	47,280.00
Ahlers & Cooney, P.C.	001023	Convenience Store DA	140.50
Alex Air Apparatus 2 LLC	002217	Helmets	2,315.00
Axon Enterprises, Inc	001049	Targets	44.25
Bend Mailing Services, LLC	002013	Bill Printing Services	283.60
BlueTarp Financial, Inc	001338	Supplies	593.94
Buena Vista County Auditor	001777	2023 Election Services	5,019.04
Business Publications Corp., Inc.	002436	Travel Iowa 2024	6,477.00
Central Iowa Distributing, Inc	001026	Cleaning Supplies	485.80
Cintas First Aid & Safety	001094	First Aid Supplies	266.63
City of Pocahontas	002438	12/2023 Chase Law Enforcement Contract	5,325.00
Civic Plus	001706	Annual Subscription	8,268.75
Dale Vitito	001061	Uniforms	224.74
Davis Equipment Corporation	001113	Irrigation GPS Plan	1,999.00
Electric Pump Inc	001032	WTP LS Pump Repairs	6,389.00
Fisher Scientific Company, LLC	001638	Aqua Solutions	467.86
Foundation Analytical Laboratory, Inc	001100	Testing Services	2,438.25

Buy Local_v1

Vendor Name	Vendor Number	Payable Description	Total Payments
General Traffic Controls, Inc	001128	Traffic Signal Supplies	1,012.34
Hawkins, Inc	001112	Chemicals	11,018.94
Iowa Department of Natural Resources	001286	FY2024 NPDES Permit ID 1178001	85.00
Iowa Department of Transportation	001341	Sign Tubing	1,169.50
Iowa Dept of Justice	001350	Forfeiture of 22-047666	25.30
Iowa Lakes Regional Water	001073	Water Service	72.31
Iowa Law Enforcement Academy	001036	MMPI-2 for Chase & Palacios	200.00
Laurens House of Print Ltd	002161	Name Plates	178.48
Linde Inc	001111	Carbon Dioxide	2,857.34
Marcus Lumber Company Corp	002011	Hinges	878.99
Mark R Hansen's Rex Chevrolet - GMC - T	002347	Chevy 2500HD Pickup	50,040.00
MercyOne Iowa Heart Center	001776	11/28/2023 Chase Physical	335.00
Midwest Breathing Air, LLC	001365	Quarterly Air Test	222.00
Midwestern Mechanical of Iowa, Inc	001819	2 MAU/Curbs at the Pool	258,845.00
Mississippi Lime Company	001095	Lime	15,638.03
Municipal Supply, Inc	001391	Smart Points	9,288.00
Pitney Bowes	001182	Postage Machine Agreement	244.50
Schaeffer Manufacturing Company	001469	Oil	2,812.00
SGS, LLC	002126	Garbage Services	1,290.75
Sirchie Acquisition Company, LLC	001437	Trauma Kits	365.86
Specified Design Consultants, Inc.	002437	Booster Pump	35,883.00
St. Paul Stamp Works, Inc	001513	Animal Tags	195.98
Steven A Beeck	001083	Window Cleaning Services	43.00
Streicher's, Inc	002200	Force on Force Supplies	5,940.00
Taylor's Tins LLC	002348	Tins	276.00
Trinity Regional Medical Center - Fort Do	002330	Physical- Chase	878.60
W. W. Grainger, Inc	001085	Radio Transmitters	131.47
Winther, Stave & Co., LLP	001279	Audit Services	7,500.00
		Non-Local Total:	<u>495,911.15</u>
		Grand Total:	988,099.11

King's Pointe Resort

Claims Publication

From 12/14/2023 to 12/27/2023

Vendor	Description	Amount
Altour A&I LLC	Services	\$ 14.90
Amazon Capital Services, Inc	Supplies	\$ 894.50
Amtex Supply Holdings	Services	\$ 435.86
Amy Von Bank	Reimbursement	\$ 521.88
Buena Vista County Journal	Services	\$ 70.00
Carl S Nelson	Refund	\$ 600.00
Central Iowa Distributing	Supplies	\$ 512.90
Christopherson Andavo Travel	Services	\$ 15.40
Cintas Corporation	Supplies	\$ 3,697.11
City of Storm Lake	Utilities	\$ 3,656.67
COMMTRAK	Services	\$ 126.45
Doll Distribution	Beverages	\$ 476.90
ECOLAB	Supplies	\$ 1,303.70
Goodwin Tucker Goup	Services	\$ 637.70
Grainger	Supplies	\$ 459.44
Gray Media Group DBA KTIV	Advertising	\$ 1,378.00
GuestSupply	Supplies	\$ 1,536.09
HyNoon Kiwanis Club	Membership	\$ 55.00
HyVee	Beverages	\$ 1,025.72
Iowa Information Inc.	Services	\$ 70.00
Johnson Brothers	Beverages	\$ 364.85
Laurens House of Print, LTD	Supplies	\$ 339.68
Long Lines LLC	Utilities	\$ 1,133.84
M3 Accounting Services Inc	Services	\$ 500.00
Marcus Lumber Co	Supplies	\$ 295.72
Martin Brothers	Food	\$ 15,039.62
MidAmerican Energy	Utilities	\$ 9,567.31
Office Elements	Supplies	\$ 237.71
Olsen Welding & Machine	Services	\$ 15.00
Pepsi Beverages Company	Beverages	\$ 694.34
Plumbing and Heating Wholesale, Inc.	Supplies	\$ 898.41
Rebnord Technologies, Inc.	Services	\$ 2,988.33
Rent-All Inc.	Supplies	\$ 60.99
Sceptre Hospitality Resources, LLC	Services	\$ 2,174.83
Storm Lake Ace Hardware	Supplies	\$ 659.60
Storm Lake Times	Advertising	\$ 35.00
Symmetry Energy Solutions LLC	Services	\$ 10,345.74
Sysco Iowa, Inc.	Food	\$ 3,446.49
Travel Incorporated	Services	\$ 134.10
TY Inc.	Supplies	\$ 444.31
Visual Edge IT, INC	Services	\$ 48.04
W-O Mgmt Fee- Nov 2023	Contract	\$ 10,775.26

W-O Payroll 12/22	Payroll	\$ 85,163.74
		<u>\$ 162,851.13</u>

CITY OF STORM LAKE REGULAR COUNCIL MEETING, CITY HALL COUNCIL CHAMBERS, DECEMBER 18, 2023, 5:00 PM

Present: Mayor Michael Porsch, Council Members Matt Ricklefs, Maria Ramos (via Zoom), Kevin McKinney, and Maggie Martinez. Absent: Council Member Tyson Rice.

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

Media Present: Ryan Thompson - KAYL Radio and Amber Mohmand - Storm Lake Times Pilot

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

Pledge of Allegiance

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

Disclosure by City Council Members – None at this time.

Hear the Public – King's Pointe Manager Amy VonBank thanked the City, the sponsors Tyson, Hy-Vee, Fareway, and Martin Brothers, Professor Von Air and everyone who came to Breakfast With Santa at King's Pointe to make the morning a wonderful and successful event.

Consent Agenda - Moved by Council Member Martinez to approve List of Bills Check #'s 80778 through 80845, EFT #'s 1278, 4784 through 4840, DF2023,s 2066 through 2077, King's Pointe & Sunrise Pointe Disbursements, approve December 4, 2023, City Council minutes, approve December 4, 2023, Special City Council minutes, approve December 6, 2023, Strategic Planning minutes, approve December 12, 2023, Civil Service minutes which includes certifying the eligibility list of patrol officer rank, acknowledge the November Library and Airport minutes, approve renewal liquor licenses for Brew Oil #33, Smokin Hereford, and Plaza Mexico, appoint to the Board Of Adjustment Board - Amanda Goodenow - Term to expire 6/30/26, approve 28 E Agreement with Santa's Castle, approve Abstract of Votes from The November 7, 2023 Election, approve Buy Local Information, approve Storm Lake Police Department City Code Enforcement Update. Seconded by Council Member Ricklefs. Vote: All ayes with Council Member Rice absent. Motion carried.

Unfinished Business – No items at this time.

New Business

IT Services - Moved by Council Member Ramos to approve selection of professional services with Rebnord Technologies Inc. for managed information technology services. Seconded by Council Member Martinez. Vote: All ayes with Council Member Rice absent. Motion carried.

TIF Mishandling - Moved by Council Member McKinney to adopt Resolution No. 21-R-2023-2024 approving legal action regarding TIF mishandling. Seconded by Council Member Ricklefs. Roll call vote: All ayes with Council Member Rice absent. Motion carried.

RESOLUTION NO. 21-R-2023-2024

A RESOLUTION APPROVING LEGAL ACTION REGARDING TIF MISHANDLING

WHEREAS, the City of Storm Lake undertakes various economic development activities from time to time and, for instance, adopted the Storm Lake Urban Revitalization Plan for the Storm Lake Urban Revitalization Area by action of the City Council on February 21, 2005, which plan was adopted to promote the revitalization of properties in the area, and;

WHEREAS, in furtherance of its economic development activities and acting pursuant to various provisions of Iowa law, the City has identified tax increment financing (TIF) districts within the City and the Storm Lake Urban Revitalization Area more specifically, and;

WHEREAS, Iowa law provides a process and related guidance by which TIF may be utilized within the City, which process the City has followed, and which requires various actions by Buena Vista County and its elected officials, employees, representatives, and other personnel to facilitate or effectuate the City's actions with respect to TIF, and;

WHEREAS, over the course of time, through the County's errors, omissions, and/or negligence, the City's actions, intentions, and goals with respect to TIF have been thwarted, harming the City and its citizens, and;

WHEREAS, the County's errors, omissions, and/or negligence were recently brought to the attention of the County by the City and subsequently identified, documented, and acknowledged by the County, and;

WHEREAS, notwithstanding the County identifying, documenting, and acknowledging its errors, omissions, and/or negligence with respect to the City's TIF activities, and despite multiple requests by the City, the County has offered no plan to make the City whole, and;

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

SECTION 1. The City Council formally approves proceeding with such legal action as its legal counsel recommends at such time as its legal counsel recommends so as to address the County's errors, omissions, and/or negligence with the goal of making the City whole for the harm caused by the County to the City and its citizens.

SECTION 2. The City's legal counsel shall be supervised by the City Manager, with a continuing obligation on the part of legal counsel and the City Manager to keep the City Council generally

informed regarding the progress and outcome of the legal action undertaken pursuant to this Resolution.

PASSED AND APPROVED this 18TH DAY OF DECEMBER 2023.

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

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk

Work Session – Campground – Campground Manager Kim Woltman discussed current long term camping rates and gave suggestions of new rates, camping rate incentives and online reservations. She also discussed changes to the check-in and checkout times and additional charges for early check in and late check out campers. City Council also discussed the one vehicle parking at the campground. Any rate changes will need to be updated and voted on during the month of January.

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

Adjourn - Moved by Council Member Martinez to adjourn at 5:37 pm. Seconded by Council Member Ramos. Vote: All ayes with Council Member Rice absent. Motion carried.



**CITY OF STORM LAKE
APPLICATION FOR GARBAGE COLLECTION SERVICE**

Applicant's Name Carroll Refsue Servcie/ Garbage Hauling Date of Birth _____

DBA SGS LLC
(Legal Name of Business – Legal Description of Business)

Address 326 Carroll Street Carroll IA 51401
(Street Name Mailing/ PO Box City, State, Zip Code)

Phone: 712-792-0101 E-mail carrollrefuseservice@gmail.com
(Business / Cell Number)

Address of Business or Base Operation 1509 E 4th st Storm Lake

For each Vehicle to be used under this permit provide the following:

Make /	Model /	VIN #/	Owner

_____ Proof of proper Vehicle (as described in Section 3-1-11).

_____ Proof of Registration and Licensed Vehicle

_____ Proof of General Liability Insurance **naming the City of Storm Lake, Iowa as an additional insured.** Combined Single Limit for Bodily Injury and Property Damage Liability, Automobile Liability Insurance, plus Worker’s Compensation Insurance (as described in Section 3-1-5)

_____ License Fee: \$100.00

Garbage and yard waste collected shall be bagged in plastic bags; shredded paper collected as recyclable materials must be placed in clear or color transparent plastic bags for readily identification, and all other recyclable materials shall not be bagged. All garbage or recyclable materials stored out of doors or placed out of doors for collection, shall be stored or placed in covered cans that have a capacity of at least thirty-two (32) gallons and will be picked up every 7 days. (as described in Section 3-1-3)

All persons collecting garbage, recyclable materials and yard waste by contract or under permit shall utilize the Sanitary Disposal Project for Buena Vista County, which is the transfer station and recycling center of the Buena Vista County Solid Waste Commission, for the deposit of such collected garbage, recyclable materials and yard waste. (as described in Section 3-1-13) All persons collecting garbage, recyclable materials and yard waste must establish a collection fee to assess the persons utilizing this collection service.

[Signature]
Signature of Applicant

12/11/2023
Date

Staff Summary

01/02/2024
Agenda Item # D.2.



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

REPORT TO: Honorable Mayor & Council

FROM: Keri Navratil City Manager

SUBJECT: **Motion to Appoint City Clerk and City Attorney**

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

FISCAL IMPACT: N/A

RECOMMENDATION: Motion to Appoint Mayra Martinez as City Clerk and Ahlers & Cooney Law firm as City Attorney

ATTACHMENTS:

Staff Summary

01/02/2024
Agenda Item # D.3.



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

REPORT TO: Honorable Mayor & Council

FROM: Keri Navratil City Manager

SUBJECT: **Motion to Approve Lease Agreement for Memorial Ballfield**

BACKGROUND: St. Mary's School has leased Memorial Ballfield for decades. The lease has expired and both parties wish to renew. There are no changes to the lease agreement and per Iowa Code, the agreement will have to be renewed in three years.

FISCAL IMPACT: N/A

RECOMMENDATION: Approve lease agreement

ATTACHMENTS:
[20231212113314.pdf](#)

LEASE AGREEMENT

This Lease Agreement is dated as of December 12th, 2023 ("Effective Date") and is between the City of Storm Lake, Iowa ("Landlord"), whose address for the purpose of this lease is 620 Erie Street, P.O. Box 1086, Storm Lake, Iowa 50588, and St. Mary's Roman Catholic Church ("Tenant"), whose address for the purpose of this lease is 300 E. Third Street, Storm Lake, Iowa 50588.

The parties agree as follows:

1. **Premises.** Landlord shall lease to Tenant the real property locally known as the Memorial Ballfields located at 1406 Park Street, Storm Lake, Iowa (the "Premises"), as more particularly described on Exhibit A attached hereto and made a part hereof. In addition to the Premises, Landlord shall permit Tenant to use adjacent properties owned by Landlord for vehicular and pedestrian ingress and egress access to the Premises, over the established paths between the Premises and the baseball parking lot and the softball parking lot.

2. **Term.** This agreement shall commence on the Effective Date and terminate on the third anniversary of the Effective Date (the "Term"). Notwithstanding the foregoing sentence, either party may terminate this agreement prior to the end of the Term by delivering written notice to the other party; such termination shall be effective ten (10) business days following the other party's receipt of such notice.

3. **Rent.** Tenant shall pay Landlord \$1.00 per year ("Rent") as rent for the Premises. Tenant shall pay Rent on the first day of the Term and on each anniversary thereafter at the address designated in the introductory paragraph, or at such other place as the Landlord may designate in writing.

4. **Possession.** Tenant shall be entitled to possession on the on the first day of the Term and shall yield possession to Landlord at end of the Term.

5. **Use.** Tenant may use the Premises only as a baseball/softball recreational complex. Tenant shall not use, or permit the Premises to be used by Tenant's employees, agents, contractors, or invitees, for any unlawful purpose. Tenant acknowledges and agrees that all staffing and operations associated with its use of the Premises are the sole and exclusive responsibility of Tenant.

6. **Condition and Maintenance.**

- a. Tenant acknowledges that it is currently in possession of the Premises, and this agreement is merely an extension of the Tenant's right to use the Premises. Tenant further acknowledges that, based on its prior and continued use of the Premises, the Premises are acceptable to Tenant in their current condition, and Tenant shall take the Premises "as is, where is, and with all faults."
- b. During the Term, Tenant shall keep the Premises in good repair and in a clean and presentable condition. Tenant shall provide and use suitable covered metal receptacles for all such garbage, trash, and debris on the Premises.

7. **Improvements.** Tenant shall not make any improvements to the Premises without the prior written approval of the Landlord, which may be withheld or conditioned in the Landlord's sole

discretion. Any improvements made to the Premises by Tenant shall remain with the Premises at the end of the Term.

8. **Utilities.** Tenant shall be responsible to contract and pay for utilities needed for its use of the Premises. Landlord agrees it shall not assess sanitary sewer fees for the Premises provided restroom facilities are not installed on the Premises. Landlord will assess normal charges to the Premises for storm water and landfill fees. Tenant shall be responsible for arranging for garbage disposal services for the Premises. Landlord shall not be liable to Tenant based on any allegation that the utilities are insufficient or interrupted.

9. **Signs.** Tenant may place any signs, decorations, or objects on the Premises that are consistent with the usage of the Premises as a baseball/softball complex, which may include advertising signage, either by attaching the same to the building or placing such signs on the adjacent grounds, unless such signage violates city code or regulations, or federal or state law.

10. **Taxes.** The Premises are currently exempt from real estate taxes. However, if any real estate taxes accrue against the Premises during the Term, then the Agreement shall automatically terminate as of the date that such taxes begin to accrue.

11. **Surrender.** Upon the termination or expiration of this agreement, Tenant will surrender the Premises to Landlord in good and clean condition, except for ordinary wear and tear from the careful use of the Premises. The Tenant shall remove its personal property from the Premises and return all keys and access passes to the Landlord at the end of the Term. If Tenant's property is not removed from the Premises before the end of the Term, any remaining property shall be deemed abandoned and disposed of as determined by Landlord.

12. **No Assignment or Subletting.** Tenant shall not transfer to any other person (i) any discretion granted under this agreement, (ii) any right under this agreement, (iii) any remedy under this agreement, or (iv) any obligation imposed under this agreement. Notwithstanding the foregoing, Tenant may permit the Premises to be used on a limited basis for other organized recreational entities, such as Little League.

13. **Insurance.**

a. **Property Insurance.** Landlord and Tenant agree to insure their respective real and personal property for the full insurable value. Such insurance shall cover losses included in the special form causes of loss. To the extent permitted by their policies, the Landlord and Tenant waive all rights of recovery against each other.

b. **Liability Insurance.** Tenant shall obtain commercial general liability insurance in the amounts of \$1,000,000.00 each occurrence and \$2,000,000.00 annual aggregate per location. This policy shall be endorsed to include the Landlord as an additional insured.

14. **Liability for Damage.** Tenant shall be liable to the Landlord for all damage to Landlord's real or personal property caused by an act or omission of Tenant (or its agents, employees, or invitees). Landlord shall not be liable to Tenant for damage to Tenant's equipment or personal property stored on the Premises. Under no circumstances shall either party be entitled to recover special, punitive, or consequential damages from the other party.

15. **Indemnification.** Tenant shall indemnify, defend, and hold Landlord harmless against all liabilities arising out of: (i) Tenant's (or its invitees') use of the Premises, (ii) Tenant's breach of this agreement, (iii) Tenant's (or its invitees') act or omission, or (iv) Tenant's failure to strictly comply with any applicable law. Landlord shall not be liable to Tenant or Tenant's employees, agents, or invitees entering upon the Premises for any loss, claim, damage, or injury, except as caused by the negligence or willful misconduct of Landlord or Landlord's employees or agents. This Section 15 shall survive any termination of this agreement.

16. **Damage.** If the Premises are damaged in a way that prevents Tenant's use, this agreement may be terminated by either party by providing a written termination notice to the other party.

17. **Remedies.**

- a. **Notice of Breach.** Neither party may exercise any remedy for a breach of this agreement without first providing the other party with written notice specifying the alleged breach and giving the breaching party a period of not less than five calendar days to cure the breach.
- b. **Tenant's Remedies.** If Landlord breaches, repudiates, or otherwise fails to perform under this agreement, the Tenant's remedies shall be limited to: (i) termination of this agreement by written notice to the Landlord, and (ii) the recovery of Tenant's actual damages arising out of the breach up to a maximum of \$2,000.00.
- c. **Landlord's Remedies.** If Tenant breaches, repudiates, or otherwise fails to perform under this agreement, the Landlord may exercise any remedies available to it under law. If the Landlord is the prevailing party in any action arising out of this agreement, Landlord shall be entitled to recover its actual damages arising out of the breach.

18. **Notice.** For a notice under this agreement to be valid, it must be in writing and must be delivered either (i) in person, (ii) via certified mail to the address noted in the introductory paragraph, or (iii) via email if the receiving party consents to receiving notice via email. All notices shall be effective upon receipt.

19. **Compliance with Laws.** Tenant does hereby covenant and agree that, with respect to its operations and use of the Premises:

- a. Tenant shall not discriminate against any participant, employee, applicant for employment, contractor, or other person because of race, religion, color, sex, sexual orientation, gender identity, national origin, age, disability, or other basis of illegal discrimination.
- b. Tenant shall comply with all applicable laws, guidance, rules, and regulations, and shall notify the Landlord within 30 days of the initiation of any claims, lawsuits or proceedings brought against the Tenant related to the Premises.

20. **Choice of Law; Forum.** All claims relating to this agreement shall be governed by the laws of the State of Iowa without regard to principles of conflicts of law. The sole and exclusive

jurisdiction for any action arising from or relating to this agreement shall be in the state or federal courts located in Buena Vista County, Iowa.

21. **Entire Agreement.** This agreement constitutes the entire understanding between the parties with respect to the subject matter of this agreement and supersedes all other agreements, whether written or oral, between the parties.

22. **Modification.** No amendment of this agreement will be effective unless it is in writing and signed by both parties.

23. **Waiver.** No waiver under this agreement will be effective unless it is in writing and signed by the party granting the waiver.

24. **Severability.** The parties agree that if a dispute between the parties arises out of this agreement, they would want the court to interpret this agreement as follows: (i) with respect to any provision that it holds to be unenforceable, by modifying that provision to the minimum extent necessary to make it enforceable or, if that modification is not permitted by law, by disregarding that provision; (ii) if an unenforceable provision is modified or disregarded in accordance with this section, by holding that the rest of this agreement will remain in effect; (iii) by holding that any unenforceable provision will remain as written in any circumstances other than those in which the provision is held to be unenforceable; and (iv) if modifying or disregarding the unenforceable provision would result in failure of an essential purpose of this agreement, by holding the entire agreement unenforceable.

The parties are signing this agreement as of the date stated in the introductory clause.

LANDLORD:
CITY OF STORM LAKE, IOWA

TENANT:
**ST. MARY'S ROMAN CATHOLIC
CHURCH**

By: _____

By: Fr. Brent C. Lingle

Name: _____

Name: Fr. Brent C. Lingle

Title: _____

Title: President

Exhibit A
Legal Description of Premises

Lot Seven (7) of the Plat of Huber Extension of Storm Lake City Limits, being a tract of land located in the SW ¼ of Section 2, Township 90 North, Range 37 West of the 5th P.M., and more particularly described as follows: Starting at the Southeast Corner of Section 2, Township 90 North, Range 37 West of the 5th P.M., Thence West for 3,191.5 Feet, thence North for 229.5 Feet, thence North 00° 53' East for 287.2 Feet to the Point of Beginning; Thence South 89° 69' West for 259.1 Feet, thence South 00° 11', East 186.5 Feet to the North Right-of-Way line of Federal Highway No. 71, thence North 67° 36' West along the North Right-of-Way line of Federal Highway No. 71 for 627.6 Feet, Thence North 1° 05' East for 402.65 feet along the West Line of Government Lot 1 of the SW ¼ of Section 2, Township 90 North, Range 37 West of the 5th P.M., Thence South 89° 07' East for 836.9 Feet, Thence South 0° 53' West for 446.45 Feet to the Point of Beginning, and containing 9.5 Acres, more or less; **EXCEPT** three parcels of the above described tract, said excepted parcels are described as follows:

Parcel #1: Beginning at the Southeast corner of the said Lot 7, where the East line of the said Lot 7 intersects the North Right-of-Way line of Federal Highway No. 71, Thence North 67° 36' West for 150 Feet along the said Right-of-Way line, Thence North 0° 11' West for 129.8 Feet, Thence North 89° 39' East for 138.9 Feet, thence South 0° 11' East for 186.5 Feet to the Point of Beginning.

Parcel #2: A strip of land 120 Feet in width along the South side of the said Lot 7 and adjacent to Federal Highway No. 71, from the West line of Parcel #1 as above described to the West line of the said Lot 7.

Parcel #3: A strip of land 190 Feet in width along the West side of the said Lot 7, from the North line of Parcel #2 as above described, to the North line of said Lot 7.

02272922-1\11149-1003

Staff Summary

01/02/2024
Agenda Item # D.4.



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

REPORT TO: Honorable Mayor & Council

FROM: 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 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 Pointe's bills. As the reader reviews the information they should note the following key notes: Costs associated with any major capital project (those bid under the State of Iowa Bid Law) are excluded from the calculation Costs associated with travel is excluded from the calculation and % Costs associated with payroll is excluded from the calculation and % In some cases there is only one vendor or an item is only available from vendors outside of the City limits and/or Buena Vista County – we have not identified these some departments have fairly minor budgets and a major purchase can skew the % and or amount for a given review period (For Example: the Airport may have normally \$4,000 - \$6,000 in expenses until they purchase Jet Fuel or Av Gas which can be \$10,000 + and as a vendor who is not local this can skew the information for that review period) Local has been determined to be has an office front in the area and based on where the office front is located for local vs. BV County (For Example: Wal-Mart is considered local since they have a store in Storm Lake even though their headquarters is not located here) As with all analytical data it is possible to interpret the numbers in a variety of ways and as we move forward we would be happy to provide further detail and or revise the way in which we show the data. Likewise if you have any questions or concerns please don't hesitate to contact city staff.

FISCAL IMPACT:	<u>Breakout</u>	<u>Calculated Expenses</u>
	Buena Vista County	\$1,007.80

Contract/Agreement	\$328,690.97
Local	\$67,334.21
Non-Local	\$495,911.15
Payroll/UB Refunds/Pyrl Tax & Ins	<u>\$230,024.30</u>
TOTAL EXPENSES:	\$1,218,123.41

RECOMMENDATION: Review Buy Local Information

ATTACHMENTS:

[01/04/2024 Project Report.pdf](#)

Summary

Project Summary

Project Number	Project Name	Total Budget	Date Range Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining
OP1.122814	Richland Street, Phase 2 Improvem...	174,107.75	174,107.75	174,095.25	0.00	174,095.25	12.50
OP1.125106	BRIC	8,573,638.49	8,573,638.49	212,709.99	0.00	212,709.99	8,360,928.50
OP1.126252	Comprehansive Plan & Zoning Code U...	125,880.00	125,880.00	125,824.50	0.00	125,824.50	55.50
OT5.128791	Runway 17/35 Lighting Replacement	410,741.68	410,741.68	69,810.19	0.00	69,810.19	340,931.49
19-22797	Memorial Lift Station Improvements	2,533,320.00	877.16	2,554,600.96	0.00	2,554,600.96	-21,280.96
20-HSG-022	2021 Housing Sustainability Project	224,994.00	224,994.00	181,283.12	0.00	181,283.12	43,710.88
21-26215	Downtown Master Plan	113,000.00	113,000.00	103,650.00	0.00	103,650.00	9,350.00
22-26698	Storm Lake WTP- Well No. 21	1,769,929.00	1,769,929.00	723,587.09	1,738.75	725,325.84	1,044,603.16
22-26815	W 6th Street Utilities Extension	314,241.49	314,241.49	316,920.08	0.00	316,920.08	-2,678.59
22-27926	Storm Lake WTP- Well #22	149,200.00	149,200.00	63,200.00	202.50	63,402.50	85,797.50
23-29446	WWTP UV Disinfection Building	25,300.00	25,300.00	21,470.00	425.00	21,895.00	3,405.00
23-29447	College & 3rd St Lift Station Replacem...	185,000.00	185,000.00	40,640.00	10,600.00	51,240.00	133,760.00
HTG322020	T-Mobile Hometown Grant Q-3-22	0.00	0.00	39,814.00	0.00	39,814.00	-39,814.00
IA0091	SL Elevated Water Storage- Tower #5	760,100.15	760,100.15	466,782.67	462.50	467,245.17	292,854.98
New	Lead Service Line Replacement Prelim...	15,500.00	15,500.00	0.00	0.00	0.00	15,500.00
New1	King's Pointe Remodel/Refresh	419,800.00	419,800.00	166,040.43	0.00	166,040.43	253,759.57
New3	Memorial Road Street & Utility Impro...	336,980.00	336,980.00	201,889.50	0.00	201,889.50	135,090.50
OP1.125220	4th Street Watermain Improvement P...	553,406.16	553,406.16	581,342.16	0.00	581,342.16	-27,936.00
P11.118940	Oneida Street Reconstruction from RR...	2,526,433.98	-2,121.56	2,513,334.28	0.00	2,513,334.28	13,099.70
P11.120411	Highway 7/110 Traffic Lane/Signalizat...	4,661,065.85	0.00	4,486,416.44	307,720.96	4,794,137.40	-133,071.55
SP21122	SL Library CDBG- COVID (CV) Grant	634,285.27	634,285.27	634,285.27	0.00	634,285.27	0.00
Report Total:		24,506,923.82	14,784,859.59	13,677,695.93	321,149.71	13,998,845.64	10,508,078.18

Group Summary

Group	Total Budget	Date Range Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining
Airport Projects	410,741.68	410,741.68	69,810.19	0.00	69,810.19	340,931.49
ARPA Project	760,100.15	760,100.15	466,782.67	462.50	467,245.17	292,854.98
Building Resilient Infrastructure and C...	8,573,638.49	8,573,638.49	212,709.99	0.00	212,709.99	8,360,928.50
Economic Development	778,115.49	778,115.49	767,491.70	0.00	767,491.70	10,623.79
King's Pointe Resort Projects	419,800.00	419,800.00	166,040.43	0.00	166,040.43	253,759.57
Library Project	634,285.27	634,285.27	634,285.27	0.00	634,285.27	0.00
Sanitary Sewer Projects	2,743,620.00	211,177.16	2,616,710.96	11,025.00	2,627,735.96	115,884.04
Street Construction	7,698,587.58	508,966.19	7,375,735.47	307,720.96	7,683,456.43	15,131.15
Water Project	2,488,035.16	2,488,035.16	1,368,129.25	1,941.25	1,370,070.50	1,117,964.66
Report Total:	24,506,923.82	14,784,859.59	13,677,695.93	321,149.71	13,998,845.64	10,508,078.18

Type Summary

Group	Total Budget	Date Range Budget	Beginning Balance	Total Activity	Ending Balance	Budget Remaining
Construction	13,648,784.23	3,926,720.00	11,843,536.19	320,687.21	12,164,223.40	1,484,560.83

Staff Summary

01/02/2024
Agenda Item # D.5.



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

REPORT TO: Honorable Mayor & Council
FROM: Chris Cole Police Chief
SUBJECT: **SLPD City Code Enforcement Summary**
BACKGROUND: 12/13/2023 to 12/26/2023

Accumulate Junk – 11
Accumulate Trash – 12
Junk Vehicle – 2
Bags of leaves – 2
Parking restricted to hard surfaces – 3
Total: 30

Citations: 0

White Summons - 14

FISCAL IMPACT: None

RECOMMENDATION: None

ATTACHMENTS:

Staff Summary

01/02/2024
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: Mayra Martinez City Clerk

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 or unable to act.

FISCAL IMPACT: No Fiscal Impact

RECOMMENDATION: Appoint a Mayor Pro-Tem

ATTACHMENTS:

Staff Summary

01/02/2024
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: Keri Navratil City Manager

SUBJECT: **Resolution No. 22-R-2023-2024 Adopting Code of Ethics for the 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 desires to adopt 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.

Also, the expectation of appropriate conduct extends to the public attending and participating in a meeting.

The Code of Ethics member statement would be signed by each Council members following adoption of the Code.

FISCAL IMPACT: N/A

RECOMMENDATION: Approve Resolution No. 22-R-22023-2024 Adopting a Code of Ethics for the City Council

ATTACHMENTS:
[Resolution No. 22-R-2023-2024 - Council Code of Ethics](#)
[Code of Ethics - WORD file FINAL 1-2-2024.docx](#)

RESOLUTION NO. 22-R-2023-2024

**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 2nd day of January 2024.

Michael Porsch, Mayor

ATTEST:

Mayra A. Martinez, City Clerk



CODE OF ETHICS FOR MEMBERS OF THE STORM LAKE CITY COUNCIL

Preamble

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.

1. Act in the Public Interest

Recognizing that stewardship of the public interest must be their primary concern, members will work for the common good of the people of Storm Lake and not for any private or personal interest, and they will assure fair and equal treatment of all persons, claims and transactions coming before the Storm Lake City Council.

2. Comply with the Law

Members shall comply with the laws of the nation, the State of Iowa and the City of Storm Lake in the performance of their public duties. These laws include, but are not limited to the United States and Iowa constitutions; laws pertaining to conflicts of interest, election campaigns, financial disclosures, employer responsibilities, and open processes of government; and City ordinances and policies.

3. Conduct of Members

The professional and personal conduct of members must be above reproach and avoid even the appearance of impropriety. Members shall refrain from abusive conduct, personal charges

or verbal attacks upon the character or motives of other members of Council, boards and commissions, the staff or public.

4. Respect for Process

Members shall perform their duties in accordance with the processes and rules of order established by the City Council governing the deliberation of public policy issues, meaningful involvement of the public, and implementation of policy decisions of the City Council by City staff.

5. Conduct of Public Meetings

Members shall prepare themselves for public issues; listen courteously and attentively to all public discussions before the body; and focus on the business at hand. They shall refrain from interrupting other speakers; making personal comments not germane to the business of the body; or otherwise interfering with the orderly conduct of meetings.

The public is expected to conduct themselves in a manner that is respectful to Council members, city staff, consultants and other members of the public in attendance at a meeting. Failure to do so may result in being asked to leave the meeting.

6. Conflict of Interest

To assure their independence and impartiality on behalf of the common good, members shall not use their official positions to influence government decisions in which they have a material financial interest or where they have an organizational responsibility or personal relationship, which may give the appearance of a conflict of interest.

In accordance with the law, no member shall participate in the disposition of any matter in which he or she is interested. For purposes of this section "interested" includes any direct or indirect financial or personal interest held by a member or member of his/ her family. Before any matter is heard, a member having an interest shall state it and withdraw from participation, or he/ she may disclose the facts involved and request a determination by the Council of whether a conflict of interest exists. Any question of the existence or nonexistence of a conflict of interest sufficient to disqualify a member from participating in the disposition of any matter shall be decided by a majority vote of the other members of the Council. In case of a tie, the member shall be disqualified.

7. Gifts and Favors

Members shall not take any special advantage of services or opportunities for personal gain that are not available to the public in general. They shall refrain from accepting any gifts, favors or promises of future benefits, which might compromise their independence of judgment or action or give the appearance of being compromised.

8. Confidential Information

Members shall respect the confidentiality of information concerning the property, personnel

or affairs of the City. They shall neither disclose confidential information without proper legal authorization, nor use such information to advance their personal, financial or other private interests.

9. Use of Public Resources

Members shall not use public resources that are not available to the public in general, such as City staff time, equipment, supplies or facilities, for private gain or personal purposes.

10. Representation of Private Interests

In keeping with their role as stewards of the public interest, members of Council shall not appear on behalf of the private interests of third parties before the Council or any board, commission or proceeding of the City.

11. Advocacy

Members shall represent the official policies or positions of the City Council to the best of their ability when designated as delegates for this purpose. When presenting their individual opinions and positions, members shall explicitly state they do not represent their body or the City of Storm Lake, nor will they allow the inference that they do.

12. Policy Role of Members

Members shall respect and adhere to the mayor- council structure of Storm Lake city government as outlined by the Code of Iowa, City of Storm Lake Charter, and City of Storm Lake Code of Ordinances. In this structure, the City Council determines the policies of the City with the advice, information and analysis provided by the public, boards and commissions, and City staff. The council does not take an active role in day-to-day operations or administration of the city.

The City Manager shall be directly responsible to the Council for the administration of municipal affairs as directed by that body. All departmental activity requiring the attention of the council shall be brought before the body by the City Manager and all Council involvement in administration initiated by the Council must be coordinated through the City Manager.

13. Independence of Boards and Commissions

Because of the value of the independent advice of boards and commissions to the public decision- making process, members of Council shall refrain from using their position to unduly influence the deliberations or outcomes of board and commission proceedings.

14. Positive Workplace Environment

Members shall support the maintenance of a positive and constructive workplace environment for City employees and for citizens and businesses dealing with the City. Members shall recognize their special role in dealings with City employees to in no way

create the perception of inappropriate direction to staff.

15. Implementation

As an expression of the standards of conduct for members expected by the City, the Storm Lake Code of Ethics is intended to be self-enforcing. It therefore becomes most effective when members are thoroughly familiar with it and embrace its provisions.

For this reason, ethical standards shall be included in the regular orientations for candidates for City Council and newly elected and appointed officials. Members entering office shall sign a statement affirming they read and understood the City of Storm Lake code of ethics. In addition, the Code of Ethics shall be annually reviewed by the City Council and the City Council shall update it as necessary.

16. Compliance and Enforcement

The Storm Lake Code of Ethics expresses standards of ethical conduct expected for members of the Storm Lake City Council. Members themselves have the primary responsibility to assure that ethical standards are understood and met, and that the public can continue to have full confidence in the integrity of government.

City Council members who intentionally and repeatedly do not follow proper ethical standards may be reprimanded or formally censured by the Council. It is the responsibility of the Council to initiate action if, a Council member's behavior may warrant censure. Council members should point out to the offending Council member infractions of the Code of Ethics.

If the offenses continue, then the matter should be referred to the Mayor in private. If the Mayor is the individual whose actions are being challenged, then the matter should be referred to the Mayor Pro-Tem. It is the responsibility of the Mayor to initiate action if a Councilmember's behavior may warrant censure. If no action is taken by the Mayor, the alleged violation(s) can be brought up with the full Council in a public meeting.

If violation of the Code of Ethics is outside of the observed behaviors by the Mayor or Council members, the alleged violation should be referred to the Mayor. The Mayor should ask the City Manager and/ or the Chief of Police to investigate the allegation and report the findings to the Mayor. It is the Mayor's responsibility to take the next appropriate action. These actions can include, but are not limited to, discussing and counseling the individual on the violations or recommending censure to the full Council to consider in a public meeting.

A violation of this Code of Ethics shall not be considered a basis for challenging the validity of a Council decision.



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
-----------	--------------	------

Signature	Printed Name	Date
-----------	--------------	------

Signature	Printed Name	Date
-----------	--------------	------

Signature	Printed Name	Date
-----------	--------------	------

Signature	Printed Name	Date
-----------	--------------	------

Signature	Printed Name	Date
-----------	--------------	------

Staff Summary

01/02/2024
Agenda Item # F.3.



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

REPORT TO: Honorable Mayor & Council

FROM: Dana Larsen Communications Coordinator

SUBJECT: **Motion to Approve the City of Storm Lake 2023 Annual Tourism Report**

BACKGROUND: Tourism is an important component to the City's economic base. During 2023, city staff enhanced tourism promotion efforts. We continued to work with King's Pointe on promotional opportunities. Assistance to Storm Lake United during their transitional time has also occurred.

Dana Larsen, Communications Coordinator, will present the report.

FISCAL IMPACT: N/A

RECOMMENDATION: Approve the City of Storm Lake 2023 Annual Tourism Report

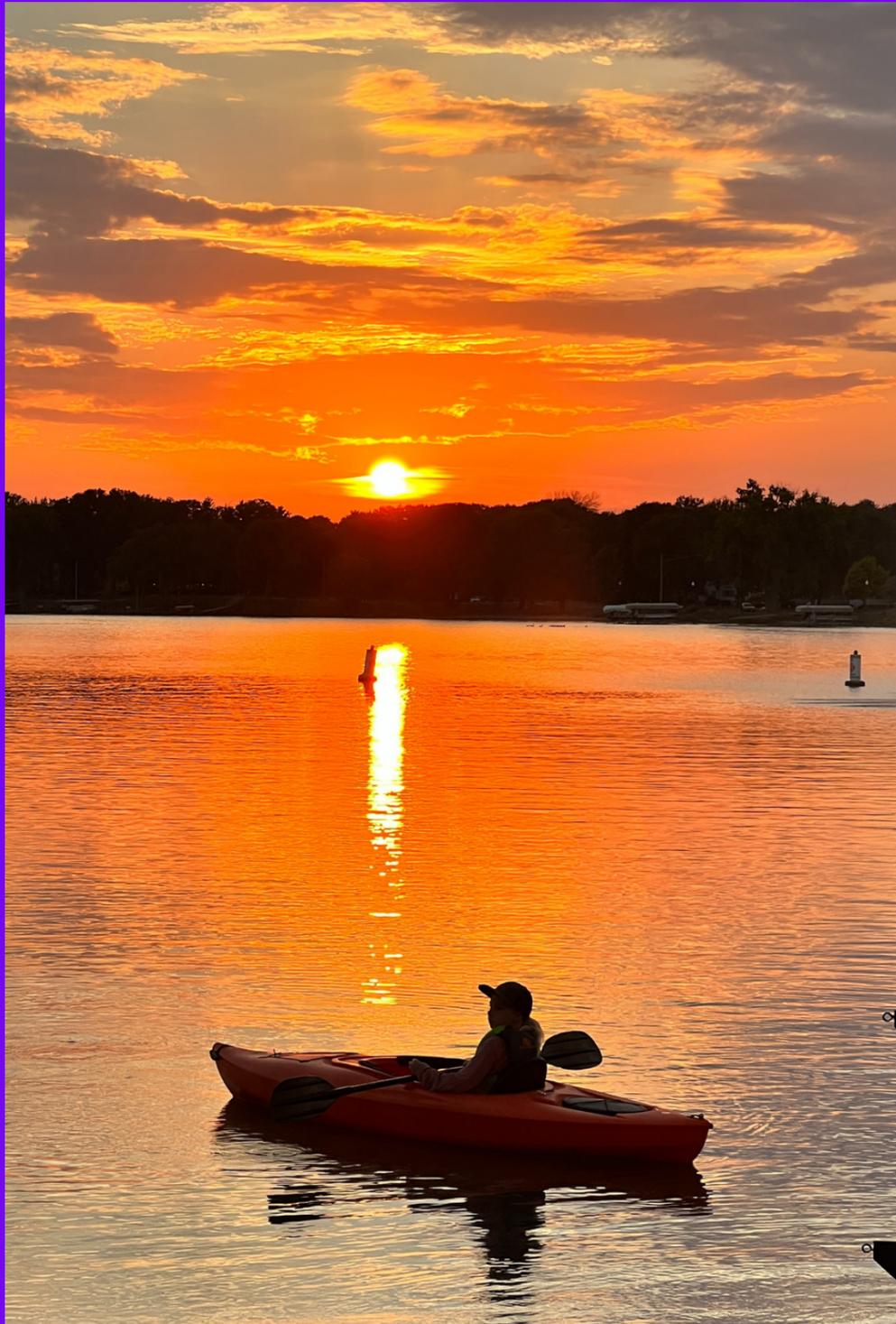
ATTACHMENTS:
[City of Storm Lake Tourism Report 2023.pdf](#)



City of Storm Lake 2023

Tourism Annual Report

Travel Impact



Iowa Travel SUMMARY 2023

After the tremendous negative impact of COVID in 2020, when Iowa visitor spending crashed by almost 30%, newly-released figures show a dramatic turnaround. Travel spending in Iowa has risen 47 percent over the past two years to a record \$6.9 billion.

Tourism accounts for 68,000 jobs in the state and \$1.1 billion in tax revenue. U.S. News & World Report ranks Iowa #3 in the U.S. in Opportunity.

Tourism in BV County

“WE’RE NOT TAKING ENOUGH VACATION TIME. WE’RE NOT UNPLUGGING. DO YOURSELF A FAVOR AND FIND THOSE TIMES TO UNPLUG.”



SPENDING

Tourism spending for our county increased 34.6% in 2021 (rebounding from the COVID year) and an additional 8 percent in 2022, to \$39 million in total traveler revenue.

The breakdown for the past year:

- Transportation - \$10.6 million
- Food/beverage - \$8.4 million
- Lodging - \$8 million
- Retail - \$6.6 million
- Recreation - \$5.3 million

Each of the above categories showed an increase in 2023 from the previous year.

(Source: Iowa Economic Development)

REVENUE

Visitors collectively spend \$106,800 daily in Buena Vista County.

Buena Vista County represents .6 percent of all tourism revenue in Iowa. (Tie for 23rd highest among the 99 counties).

SOCIAL IMPACT

Leisure and hospitality accounts for 759 jobs and \$2.95 million in payroll in Buena Vista County as of March 2023 (Source: U.S. Bureau of Labor Statistics)

Hotel/Motel Tax Impact



STORM LAKE HOTEL/MOTEL TAX DISTRIBUTION

Total hotel/motel sales in Storm Lake from 11/2022-8/2023 = \$8.26 million.

Iowa law provides that each government entity must spend at least fifty percent of its Hotel-Motel Tax Revenue on tourism related activity.

CITY HOTEL/MOTEL TAX IMPACT

For the previous quarter this year, which basically covers the summer months, the City of Storm Lake received \$170,420 in Hotel Motel Tax.

Historically for the same quarter:

2023	\$170,420
2022	\$155,607
2021	\$121,622
2020	\$61,800

TREND IS UPWARD

With one month left in 2023, the City was on track to collect around \$425,000 in Hotel/Motel Tax for the year, which would be an all-time record. This is a dramatic turnaround from pandemic closures, when the City collected under \$200,000 for the year.

King's Pointe Resort



SEASON RESULTS

The Resort pulled in strong revenue this past summer, with income of over \$1.7 million in the three months of June, July and August.

Over the last 12 months, the Resort posted \$4,561,217 in revenue, an 8.9% increase over the previous year and a whopping 84% increase versus the pandemic year of 2020.

Over the last 12 months, the Regatta Grill has seen tremendous revenue growth, up to \$1,530,100 - a 25.4% increase from last year. For comparison, 2020 saw annual Regatta revenues of \$615,395

November 2023 resort revenues were the best November in 6 years, despite the indoor waterpark closure. When compared to last year, November was up 13.4%.

Typically, King's Pointe contributes around 60% of the total Hotel Motel tax dollars.

NOTE: King's Pointe won major tourism honors in 2023, including the Iowa Tourism Outstanding Lodging Award, and the Iowa Lakes Corridor award for Business Excellence.

City Efforts



CITY OF STORM LAKE TOURISM

- Organized/hosted/assisted events including Kids' Fest; Downtown Jam Concert, Wood, Wine & Blues; Chills & Thrills, Sesquicentennial historical opportunities; Miracle on Lake Avenue parade, Breakfast with Santa.
- Increased advertising – including Travel Iowa guide, Western Iowa visitors guide, This Is Iowa economic development magazine. Increasing advertising footprint locally for event promotion. Three-month statewide digital advertising campaign planned for spring 2024.
- Produced several reels promoting Storm Lake to be shared at the state travel level.
- Participated in all Iowa Tourism meetings, and hosted Iowa Tourism podcast. Applying to host a state Travel Insider meeting in 2024. Working with Iowa Tourism Office and Western Iowa Tourism to include Storm Lake information in all opportunities.
- Created advertisements, promotional materials, surveys, etc. as requested for use by King's Pointe resort.
- Developed strong social media campaign including #DestinationStormLake post series, and daily photos creating awareness to all Storm Lake has to offer.
- Participating in "My Town" filming project with Iowa Lakes Corridor.

The Latest Research



Highlights from Destination Analytics State of the American Traveler report 2023 and True Global Intelligence study 2023

- 85% of travelers say they will prioritize leisure travel above food and dining, education, home improvement and shopping.
- Two-thirds of U.S. adults say they have seriously considered moving somewhere after a travel visit.
- American travelers expect to take 2.9 leisure trips to other cities this year. Average annual spend of \$4,677.
- Almost 50% of travelers now use online video in some part of their travel planning. Facebook is the most utilized online media resource for travelers, followed by website and Instagram.
- Google remains the most common source used by potential travelers searching for information, followed by YouTube.
- Among the attributes travelers are looking for: food, romantic atmosphere, meeting and convention spaces, safety, and communities that are “welcoming to people like me.”

The Latest Research: Ecotourism



ECO TOURISM ON THE RISE: WATER MATTERS

- Surveys into motivation for travel show that that spending time with friends and family, creating memories, experiencing new places, escaping the pressure of daily life, recharging and nature experiences were the highest travel factors, in that order. Sports, culture, shopping and nightlife were ranked much lower.
- 60% of people planning to travel in the next 12 months want a beach or resort location near water – ranking much higher than metro areas, national parks, foreign countries, theme parks, or cruise ships.

It was recently estimated that eco tourism markets will grow from \$194 billion in 2022 to over \$880 billion by 2032. The main causes of this increase are the increased popularity of solo travel, immersive travel, outdoor recreation, and fast urbanization. Ecotourism has flourished due to increased public and government awareness of environmental issues.

- Source: *The Brainy Insights*

The Latest Research: Opportunities



TRAVEL DECISION MAKING BECOMES FLUID

- Travel decisions are being made much more quickly. In the past, people planned vacations on average 6-8 months ahead. Recent studies show 50 percent of travelers are planning their trips less than two months ahead. We will need to adapt to reach potential impulse travelers.

EXPANDING OUTREACH

- Solo travel is the fastest segment of the marketplace. We will need to appeal to this group and others who might have been overlooked in the past.
- LGBTQ+ travel represents 7 percent of the market and growing.
- 25% of travel spending is by people from “minority” groups.

MARKET DYNAMICS

- Almost 16% have used an AI tool to plan their trips; ChatGPT is the most used tool, followed by TripPlanner AI and Trip Advisor's AI assistant.
- New means for hotel reservations and use of emerging marketplace booking channels will be important. The manner that travellers book their hotels and tours has changed as a result of the increased use of cellphones, the internet, and social media.

The Latest Research: Know the traveler



The State of the American Traveler 2023 survey highlights

- 34.8% say they're better off financially now than a year ago - opportunity for the travel industry.
- 51.8% feel they will be better off financially a year from now; 54.4% intend to make leisure travel a priority in their future budget.
- 32.8% say now is a good time to spend on travel.
- High costs remain as the top impediment to travel; 80% cite at least one deterrent to trips (airfares, gas prices, hotels and amenities, etc.).
- Overnight trip volume has grown; up 4 points from September, a record for post-pandemic era.
- Day trip volume remains strong; 70.3% have taken one in last month.
- Preferred sources of information are email, Facebook, website and Instagram.
- Trip planning windows continue to get shorter; for example, most plan a week-long vacation nine weeks out, or plan an overnight trip just over six weeks out.

For more information:

[2022 Economic Impact Report](#)
[The State of the American Traveler](#)

Recent city travel advertising

Created in-house



GREETINGS FROM
STORM LAKE
IOWA

A colorful past **150** An exciting future

Happy Sesquicentennial from Storm Lake City Government

KING'S POINTE RESORT
WATERPARKS
BEACHES
PLAYGROUNDS
SHOPPING & DINING
WATERSPORTS
FUN EVENTS
COLLEGE SPORTS
ART & CULTURE

Storm Lake!

ESCAPE. EXPLORE. DISCOVER.

STORMLAKE.ORG ★ VISITSTORMLAKE.COM

WALKED
KICKED
SANG

STORM LAKE

SO... WHAT ARE YOU DOING THIS WEEKEND?



Recent city travel advertising



Staying in the Winter
Wonderland

King's Pointe
A WATERPARK RESORT

STORM LAKE'S COZY COTTAGES ARE AVAILABLE ALL WINTER LONG! ICE FISH, SHOWSHOE, CROSS COUNTRY SKI, SNOWMOBILE... OR JUST KICK BACK AND ENJOY A FAMILY GET-TOGETHER TO REMEMBER. EVERYTHING YOU NEED INCLUDING FULL KITCHENS, BIG SCREEN TV, COMFY FURNISHINGS AND OUR WATERPARK AND RESTAURANT STEPS AWAY. CALL 866.552.5960 TODAY.

Sunrise Pointe
GOLF COURSE

TAKE A SWING!

2023 SPECIAL RATE
JUST \$150

FOR NEW SEASON
SINGLE PASS PURCHASE

CATCH THE WAVE

EPIC SUNSETS

WILD WATERPARKS

KIDS' FEST - JUNE 25

GREAT CAMPING & CABINS

Storm Lake
wish you were here!

WILDLIFE

CULTURE

GOLF & MINI GOLF

BOATING

BEACHES GALORE

BIKING TRAILS

STORMLAKE.ORG * TOURISM INFO: 712-732-3780 * KINGSPONTERESORT.COM

We'd love to hear your thoughts!

King's Pointe Waterpark Resort was created in 2007, with help from the Vision Iowa program. Our rare community-owned resort is dedicated to providing all you need for a great getaway. Please fill out our survey on the back of this card to help us make this home-away-from-home even better!

King's Pointe
A WATERPARK RESORT



Recent city travel advertising



King's Pointe
A WATERPARK RESORT

WE SPECIALIZE IN SPECIAL DAYS

King's Pointe Resort in Storm Lake has everything you need for your personal or professional event, all under one roof. Featuring fine lakefront accommodation, dining, ballroom and meeting rooms, banquet facilities, and a staff that is attentive to every detail to make your day a very special one.

Let us do the planning for you!



Weddings,
Quinceañeras,
birthdays,
anniversaries,
reunions



✉ info@kingspointeresort.com
☎ 712.213.4500
🌐 kingspointeresort.com



Business meetings,
conferences,
conventions,
workshops

LET US BE YOUR HOME AWAY FROM HOME!

Storm Lake

Happy 150th

King's Pointe
A WATERPARK RESORT



- 100 ROOM RESORT HOTEL
- SUNRISE POINTE GOLF COURSE
- PIRATE'S POINTE MINI GOLF
- REGATTA RESTAURANT
- INDOOR/OUTDOOR WATERPARKS
- RENTAL BIKES & KAYAKS
- FAMILY COTTAGES
- BANQUETS & EVENTS FACILITIES

712-213-4500 / WWW.KINGSPONTERESORT.COM

King's Pointe
A WATERPARK RESORT

2023 IOWA TOURISM AWARDS
OUTSTANDING LODGING PROPERTY

IOWA TOURISM 2023 AWARD WINNER

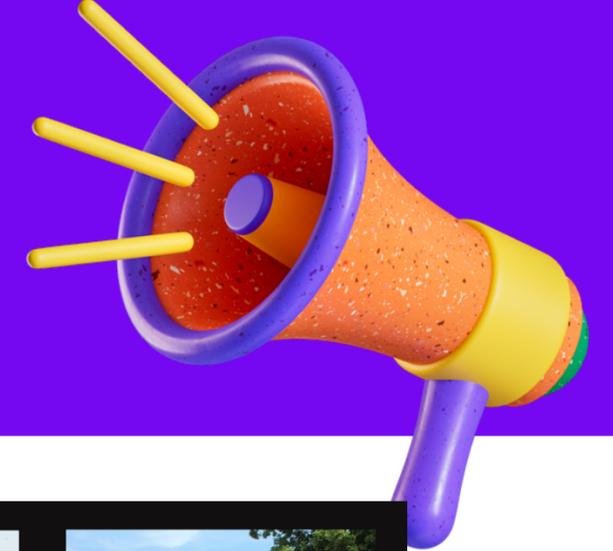
Book your getaway now!

King's Pointe
A WATERPARK RESORT

kingspointeresort.com
712-213-4500



Recent city travel advertising



MAKE STORM LAKE
YOUR DESTINATION

IOWA
**free
fishing**
Weekend!

JUNE 2-4, 2023

**ENJOY YOUR VISIT?
COME BACK FOR MORE!**

- WATERPARKS
- LUXURY RESORT
- CULTURE EVENTS
- COLLEGE SPORTS
- ART GALLERIES
- GREAT BEACHES
- UNIQUE DINING
- BIKING TRAILS
- SHOPPING
- KAYAK RENTALS
- LIGHTHOUSE
- PLAYGROUNDS

**RISE IN
ROLL BACK**
Storm Lake

Staff Summary

01/02/2024
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: Lee Dutfield Development Services Sepcialist

SUBJECT: **Motion Setting the Public Hearing for the 2024 Memorial Road Street & Utilities Improvements Project Plans, Specifications, and Form of Contract**

BACKGROUND: A proposed commercial development is expected to notably increase vehicle traffic within the Memorial Road corridor, particularly at and north of its intersection with Lakeshore Drive (Highway 7). The roadway is currently gravel and does not have the structural capacity to accommodate the anticipated traffic loading. Additionally, this area is prone to inundation during notable rain events.

The proposed project will replace the gravel roadway with a new concrete/curb and gutter roadway. A new storm system will be constructed to minimize flooding events and sanitary sewer will be extended from Lakeshore Drive to serve future development within the corridor. A recent water system assessment revealed the watermain is in a sufficient condition to serve future development and therefore watermain improvements are not intended.

The Engineer's Opinion of Probable Cost is \$2,565,300.00.

To move forward with the bidding process, a public hearing is planned for February 5, 2024 at 5:00 p.m. in City Council Chambers.

FISCAL IMPACT: Cost of publication and the engineer's opinion of probable construction cost in the amount of \$2,565,300.00 for this project.

RECOMMENDATION: Approve setting a Public Hearing for 5:00 p.m. on February 5, 2024 in City Council Chambers.

ATTACHMENTS:
[Notice of Public Hearing - Memorial Road Street and Utilities Improvements.docx](#)

NOTICE OF PUBLIC HEARING

2024 Memorial Road Street & Utilities Improvements City of Storm Lake

Public Hearing on Proposed Contract Documents and Estimated Costs for Repair or Improvement.
A public hearing will be held by the City Council of City of Storm Lake on the proposed contract documents (plans, specifications and form of contract) and estimated cost for the improvement at its meeting at 5:00 P.M. on February 5, 2024, at 620 Erie Street, in Storm Lake, Iowa.

Project Description: Grading, Aggregate Base, Concrete Pavement, Curb and Gutter, Sanitary Sewer, Storm Sewer, and related improvements. The project is predominantly located within Memorial Road between its intersections with 3rd Street and Lakeshore Drive in Storm Lake, Iowa.

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

Mayra A. Martinez
City Clerk

Staff Summary

01/02/2024
Agenda Item # F.5.



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

REPORT TO: Honorable Mayor & Council

FROM: David Derragon Assistant City Manager

SUBJECT: **Resolution No. 23-R-2023-2024 Adopting Fees for the Sunrise Campground**

BACKGROUND: At the Council Work Session on December 18, 2023, possible changes were presented regarding operations and fees for the 2024 campground season.

Comparison of rates for area campgrounds is attached.

Potential fee changes can be approved either at the January 2nd or January 15th Council meeting to be implemented on February 1, 2024.

Suggested fee changes to include in the resolution are:

- o Remove 10% discount from Long Term Stay Rate
- o Add Early check in prior to noon charge - \$20.00
- o Add Early check in after noon and prior to 3:00 PM charge - \$10.00
- o Add Late check out after 1:00 PM charge - \$10.00

FISCAL IMPACT: N/A

RECOMMENDATION: Approve Resolution No. 23-R-2023-2024 Adopting Fees for the Sunrise Campground

ATTACHMENTS:

[2023 Campground Rate Comparison.pdf](#)
[MAP with site prices.pdf](#)

	A	B	C	D	E	F	G	H	I	J	K
1	2023 Season Rate Comparison										
2											
3					Hamilton IA	Rivers Bend	Koser Spring Lake	Swan Lake	Straight Park	5 Island	
4		Storm Lake	Lake View	Denison	Briggs Woods	Rock Valley	Cherokee	Carroll	Fonda	Emmetsburg	Pomeroy
5	Class A	\$ 30.00	\$ 28.00								
6	Class C	\$ 28.00			\$30.00	\$ 27.00					
7	Class E	\$ 25.00	\$ 24.00				\$20.00	\$20.00		\$25.00	\$20.00
8	Class F	\$ 20.00	\$ 20.00	\$ 20.00	\$25.00	\$ 20.00		\$18.00	\$22.00		
9	Class G	\$ 12.00			\$20.00	\$ 15.00	\$10.00	\$10.00		\$10.00	\$10.00
10											
11		yes wifi	no wifi	no wifi	no cable	no wifi	no wifi	no wifi	no sewer	no wifi	no wifi
12		yes cable	no cable	no cable	14 day max stay	no cable	no cable	no cable	no wifi	no cable	no cable
13		yes sewer	no sewer**	no sewer	no patio		no reservations		no cable	no reservations	
14		yes water	no patio		move every 2 wks	move every 2 wks		move every 2 weeks	does have water		
15		yes patio									
16		dump station	dump station			dump station	dump station		dump station	dump station	dump station
17											
18			**only 74 out of 167 have sewer								
19											
20											
21	Class A = patio, water, sewer, electric, cable tv, wifi, 50 amp										
22	Class C = patio, water, sewer, electric, wifi										
23	Class E = patio, water, sewer, electric, wifi, 30amp										
24	Class F = no patio, electric only, wifi										
25	Class G = tent only										
26											
27	Reservatons are either made via online, in person or phone.										
28											



www.sunrisecampgrounds.com
online reservations available

1001 Sunrise Road
Storm Lake, IA 50588
Phone: (712)732-8023

www.stormlake.org

restrooms	laundry
dumpster	beach volleyball
bench	playground
fish cleaning station	dump station
showers	

- Class A Site: patio, water, sewer, electric, cable TV, Wi-Fi, fire pit **\$30**
- Class C Site: patio, water, sewer, electric, Wi-Fi, fire pit **\$28**
- Class E Site: water, sewer, electric, Wi-Fi, fire pit **\$25**
- Class F Site: electric, Wi-Fi, fire pit **\$20**
- Class G Site: tent, Wi-Fi, fire pit **\$12**
- Host Site **\$30**
- Long-term camp sites **\$30**



Staff Summary

01/02/2024
Agenda Item # F.6.



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

REPORT TO: Honorable Mayor & Council

FROM: Keri Navratil City Manager

SUBJECT: **Work Session - Fiscal Year 2025-2029 Proposed Capital Improvement Plan for the General Fund**

BACKGROUND: This Work Session is to discuss the Fiscal Year 2025-2029 General Fund Capital Improvement Plan. Presentation order follows:

Economic Development
Public Services
Administration
Building
Library
Police Department
Fire Department

FISCAL IMPACT: N/A

RECOMMENDATION: Review proposed General Fund Capital Improvement Plan for 2025-2029 and recommend modifications.

ATTACHMENTS:

[Economic Development.pdf](#)
[Public Services.pdf](#)
[Admin.pdf](#)
[Building.pdf](#)
[Library.pdf](#)
[Police.pdf](#)
[Fire.pdf](#)
[Complete FY25-29 CIP General Fund.pdf](#)

City of Storm Lake, Iowa
Capital Improvement Plan
 2025 thru 2029

PROJECTS BY DEPARTMENT

Department	Project #	Priority	2025	2026	2027	2028	2029	Total
Economic/Community Development								
Spoil Site Commercial Development Urban Renewal	ED-24-04	1	450,000	2,480,000				2,930,000
Replacement of Downtown Holiday Lights	ED-24-05	4	40,000					40,000
Lake Ave Sidewalk & Streetscape	ED-25-07	3	300,000	2,576,000				2,876,000
Housing Study	ED-25-09	1	25,000					25,000
Lake Ave Blade Signs	ED-25-10	2	65,000	65,000	50,000	50,000	50,000	280,000
Daycare Incentive	ED-25-11	1	100,000					100,000
Economic/Community Development Total			980,000	5,121,000	50,000	50,000	50,000	6,251,000
GRAND TOTAL			980,000	5,121,000	50,000	50,000	50,000	6,251,000

Capital Improvement Plan
City of Storm Lake, Iowa

2025 *thru* 2029

Project # ED-24-04
Project Name Spoil Site Commercial Development Urban Renewal
Type Construction
Useful Life 40 years
Category Unassigned
Department Economic/Community Develop
Contact Keri Navratil
Priority I Critical



Description **Total Project Cost:** \$2,930,000
 Funds for the Development of the Spoil site and surrounding properties. Utility infrastructure followed by additional commercial development.

Justification
 Department Objective: Provide quality recreational opportunities for residents and visitors to the City of Storm Lake; Replace, upgrade, and improve aging infrastructure throughout the parks and recreation system.
 City Council Goal: Community Recreation
 City Council Goal: Economic Development
 Comprehensive Plan Goal
 Industrial Park Urban Renewal Plan

Expenditures	2025	2026	2027	2028	2029	Total
Planning/Design	450,000					450,000
Construction/Maintenance		2,480,000				2,480,000
Total	450,000	2,480,000				2,930,000

Funding Sources	2025	2026	2027	2028	2029	Total
Industrial Park TIF		480,000				480,000
Sewer Fund	225,000	1,000,000				1,225,000
Water Fund	225,000	1,000,000				1,225,000
Total	450,000	2,480,000				2,930,000

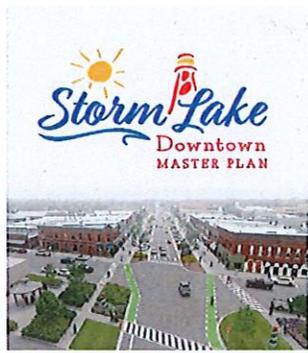
Budget Impact/Other

Capital Improvement Plan

Data in Year 2025

City of Storm Lake, Iowa

Project # ED-25-07
Project Name Lake Ave Sidewalk & Streetscape



Type Construction **Department** Economic/Community Develop
Useful Life 40 years **Contact** Keri Navratil
Category Unassigned **Priority** 3 Important

Description

Total Project Cost: \$2,876,000

The Connectivity project explores opportunities for enhancing connectivity between downtown and adjoining areas, while also balancing the needs and safety of vehicular, pedestrian, and bicyclist users. Also included are recommendations for a variety of elements that contribute to connectivity including streetscape improvements, sidewalk improvements, gateway enhancements, parking considerations, and wayfinding.

Current engineer's cost estimate for the sidewalk improvements on Lake Ave are \$2,876,000.

Justification

Downtown Master Plan

Expenditures	2025	2026	2027	2028	2029	Total
Planning/Design	300,000					300,000
Construction/Maintenance		2,126,000				2,126,000
Engineering		450,000				450,000
Total	300,000	2,576,000				2,876,000

Funding Sources	2025	2026	2027	2028	2029	Total
Franchise Fee	300,000					300,000
Undetermined		2,576,000				2,576,000
Total	300,000	2,576,000				2,876,000

Budget Impact/Other

Capital Improvement Plan

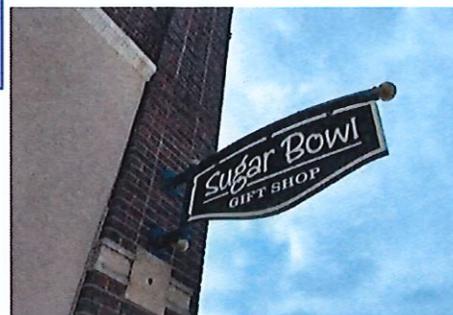
Data in Year 2025

City of Storm Lake, Iowa

Project # ED-25-10
Project Name Lake Ave Blade Signs

Type Construction
Useful Life 10 years
Category Unassigned

Department Economic/Community Develop
Contact Keri Navratil
Priority 2 Very Important



Description

Total Project Cost: \$280,000

This project is part of the Downtown Master Plan and includes the installation of Blade Signs on businesses on Lake Avenue. This project includes the design, brackets, & signs for each participating business.

Justification

Downtown Master Plan

Expenditures	2025	2026	2027	2028	2029	Total
Planning/Design	20,000					20,000
Equip/Vehicles/Furnishings	45,000	65,000	50,000	50,000	50,000	260,000
Total	65,000	65,000	50,000	50,000	50,000	280,000

Funding Sources	2025	2026	2027	2028	2029	Total
Bargloff TIF	65,000	65,000				130,000
Undetermined			50,000	50,000	50,000	150,000
Total	65,000	65,000	50,000	50,000	50,000	280,000

Budget Impact/Other

Funding for this project is yet to be determined but may include:

1. City Funded
2. Business Owner Funded
3. A combination of 50% Business Owner and 50% City

Any City funds towards this project will require a funding source determined by council:

1. Development & Implementation of a Self-Supported Municipal Improvement District (SSMID).
2. Property Tax Assessment

City of Storm Lake, Iowa
Capital Improvement Plan
 2025 thru 2029

PROJECTS BY DEPARTMENT

Department	Project #	Priority	2025	2026	2027	2028	2029	Total
Campground								
Cable Box/Service Line Replacement	CG-21-07	n/a		10,000				10,000
Seal Coat	CG-25-02	2		60,000				60,000
Security Cameras	CG-25-04	3	10,000					10,000
14 Site Renovation	CG-27-01	2				25,000		25,000
Middle Campground Renovation	CG-27-02	2				25,000		25,000
Concrete Pads	CG-27-03	2			15,000			15,000
Campground Mower	CG-28-01	1				10,000		10,000
Utility Vehicle- Workhorse	CG-29-01	n/a					10,000	10,000
Campground Total			10,000	70,000	15,000	60,000	10,000	165,000
Golf Course								
Rough Mower	GOLF-18-01	1		85,000				85,000
Under Counter Cooler	GOLF-20-01	1	12,000					12,000
Pro Core 648 Aerifier	GOLF-20-02	2			30,000			30,000
Fairway Mower	GOLF-22-02	2					60,000	60,000
Toro Mower	GOLF-22-03	1				50,000		50,000
Replacement of Club Cars	GOLF-24-05	2	20,000		20,000			40,000
Gator Pro/Sprayer	GOLF-25-02	2	65,000					65,000
Shop Insulation	GOLF-29-01	4					30,000	30,000
Golf Course Total			97,000	85,000	50,000	50,000	90,000	372,000
Parks Department								
Dock Replacement/New	PARKS-17-04	n/a			30,000	30,000	30,000	90,000
Trail- Set-Aside	PARKS-18-02	n/a	25,000	25,000	25,000	25,000	25,000	125,000
Utility Vehicle	PARKS-20-03	4			48,000			48,000
W9th Ballfield Fence	PARKS-24-01	2					35,000	35,000
Replace 3 Large Area Mowers	PARKS-24-05	n/a			75,000			75,000
Emerald Park Tennis Court Lights	PARKS-24-09	4			85,000			85,000
W9th Ballfield Lighting Replacement	PARKS-24-10	5			235,000			235,000
Alwaysis Park Lighthouse Paint/Stain	PARKS-24-14	1				55,000		55,000
Spoil Site Study- Site Restoration	PARKS-25-03	2	885,000					885,000
Spoil Site Study- Parking Lot & Access Roads	PARKS-25-04	2		1,888,000				1,888,000
Spoil Site Study- Trails	PARKS-25-05	2			420,000			420,000
Spoil Site Study- Shelter/Restroom Building	PARKS-25-06	2				814,200		814,200
Spoil Site Study- Natural Play Area	PARKS-25-07	2					235,000	235,000
We-Go-Swing	PARKS-25-12	2	45,000					45,000
Playground Equipment	PARKS-26-02	n/a		100,000	100,000			200,000
King's Pointe Area Mower	PARKS-26-04	n/a	10,000					10,000
Bobcat Toolcat Attachments	PARKS-26-05	3		25,000				25,000
Park RR Epoxy Coating	PARKS-26-06	2		25,000				25,000
Seneca Park Play Equipment	PARKS-26-07	3		225,000				225,000
Parks Shop Addition	PARKS-27-01	4			185,000			185,000
Seneca Park RR	PARKS-29-02	4					100,000	100,000

Department	Project #	Priority	2025	2026	2027	2028	2029	Total
Parks Department Total			965,000	2,288,000	1,203,000	924,200	425,000	5,805,200
Street Department								
East 4th Street	ST-18-04	1			627,000			627,000
North Lake Ave. Overlay	ST-18-05	2				1,268,500		1,268,500
Oneida Street- Lakeshore	ST-21-01	n/a		184,000	2,228,000	2,228,000		4,640,000
Storage Building	ST-21-03	1					500,000	500,000
Building Upgrades	ST-22-02	2		220,000				220,000
Plow Truck #59	ST-23-04	n/a		175,000				175,000
Infrastructure Plan Management	ST-23-06	2		250,000	250,000	250,000	250,000	1,000,000
Plow Truck #60	ST-24-02	n/a		250,000				250,000
Tree Truck #20	ST-24-03	n/a			135,000			135,000
Water Truck #7	ST-24-04	n/a			135,000			135,000
Mower #19	ST-25-01	n/a	100,000					100,000
Plow Truck #24	ST-25-02	n/a			150,000			150,000
Skidload w/ Attachments	ST-25-04	2	135,000					135,000
Equipment Trailer	ST-25-05	3	20,000					20,000
Toolcat Auger for Skidloader	ST-25-06	3	8,500					8,500
Shop HVAC Replacement	ST-25-08	1	20,000					20,000
Signal Light Battery Backup	ST-25-09	2	70,000					70,000
Fork Lift	ST-26-01	n/a		30,000				30,000
Towable Air Compressor	ST-26-02	3		30,000				30,000
1 Ton Dump Truck	ST-26-03	2		70,000				70,000
Holiday Décor Light Poles	ST-27-02	4			45,000			45,000
Scissor Lift	ST-28-01	2				20,000		20,000
Truck Storage Building	ST-28-02	3					200,000	200,000
Boom/Bucket Truck	ST-28-03	2				100,000		100,000
Drum Mulcher Attachment	ST-28-04	4				52,000		52,000
Street Department Total			353,500	1,209,000	3,570,000	3,918,500	950,000	10,001,000
GRAND TOTAL			1,425,500	3,652,000	4,838,000	4,952,700	1,475,000	16,343,200

Capital Improvement Plan

Data in Year 2025

City of Storm Lake, Iowa

Project # GOLF-20-01
Project Name Under Counter Cooler



Type Improvement **Department** Golf Course
Useful Life 40 years **Contact** Brian Oakleaf
Category Unassigned **Priority** 1 Critical

Description

Total Project Cost: \$12,000

The basement walk-in cooler appears to be from the original construction and is showing its age. Leaks and inconsistent functionality is causing operational issues.

Justification

Department Objective: Maintenance and upkeep of City owned Facilities

City Council Goal: Community Recreation

Expenditures	2025	2026	2027	2028	2029	Total
Equip/Vehicles/Furnishings	12,000					12,000
Total	12,000					12,000

Funding Sources	2025	2026	2027	2028	2029	Total
LOST	12,000					12,000
Total	12,000					12,000

Budget Impact/Other

Capital Improvement Plan

Data in Year 2025

City of Storm Lake, Iowa

Project # GOLF-24-05
Project Name Replacement of Club Cars

Type Unassigned

Department Golf Course

Useful Life 20 years

Contact Brandon Ripke

Category Equipment: PW Equip

Priority 2 Very Important



Description

Total Project Cost: \$40,000

Replacement of Club Car Golf Carts used by City Staff. Two (2) 1999 Units, Unknown Hrs

Justification

Department Objective: Provide and replace equipment for staff to serve the public
 City Council Goal: Community Recreation

Expenditures	2025	2026	2027	2028	2029	Total
Equip/Vehicles/Furnishings	20,000		20,000			40,000
Total	20,000		20,000			40,000

Funding Sources	2025	2026	2027	2028	2029	Total
LOST	20,000		20,000			40,000
Total	20,000		20,000			40,000

Budget Impact/Other

Capital Improvement Plan
City of Storm Lake, Iowa

2025 *thru* 2029

Project # GOLF-25-02
Project Name Gator Pro/Sprayer



Type Unassigned
Useful Life 15 years
Category Vehicles
Department Golf Course
Contact Brandon Ripke
Priority 2 Very Important

Description **Total Project Cost:** \$65,000
 Gator Pro 2020 Series. Current gator has 1,300 hours on it in 2020. Need replacement with 200 Gallon Sprayer

Justification
 Department Objective: Provide and replace equipment for staff to serve the public
 City Council Goal: Community Recreation

Expenditures	2025	2026	2027	2028	2029	Total
Equip/Vehicles/Furnishings	65,000					65,000
Total	65,000					65,000

Funding Sources	2025	2026	2027	2028	2029	Total
LOST	65,000					65,000
Total	65,000					65,000

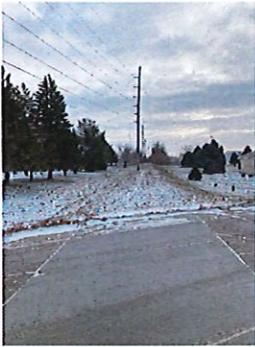
Budget Impact/Other

Capital Improvement Plan

City of Storm Lake, Iowa

Data in Year 2025

Project # PARKS-18-02
Project Name Trail- Set-Aside



Type Unassigned **Department** Parks Department
Useful Life **Contact**
Category Unassigned **Priority** n/a

Description **Total Project Cost:** \$438,000
 Funds to add on to the City's existing trail system. Kading Development agreement requires the City to install a trail system to the development.

Justification
 Department Objective: Provide quality recreational opportunities for residents and visitors to the City of Storm Lake; Replace, upgrade, and improve aging infrastructure throughout the parks and recreation system.
 City Council Goal: Community Recreation
 City Council Goal: Economic Development

Prior	Expenditures	2025	2026	2027	2028	2029	Total
313,000	Construction/Maintenance	25,000	25,000	25,000	25,000	25,000	125,000
Total	Total	25,000	25,000	25,000	25,000	25,000	125,000

Prior	Funding Sources	2025	2026	2027	2028	2029	Total
313,000	Franchise Fee	25,000	25,000	25,000	25,000	25,000	125,000
Total	Total	25,000	25,000	25,000	25,000	25,000	125,000

Budget Impact/Other
 \$50-\$100 ft.

Capital Improvement Plan

City of Storm Lake, Iowa

Data in Year 2025

Project # PARKS-25-12
Project Name We-Go-Swing



Type Equipment
Useful Life 10 years
Category Park Improvements
Department Parks Department
Contact Brandon Ripke
Priority 2 Very Important

Description

Total Project Cost: \$45,000

We-Go-Swing - this swing has one accessible handicap bay and bench seat on the other side for wheelchair bound kids to swing. Unit will be placed in Chautauqua park with concrete sidewalk installed to it.

Justification

Departmental Objective: to upgrade existing parks

Council Goal: To provide handicap accessible equipment in the parks

Expenditures	2025	2026	2027	2028	2029	Total
Equip/Vehicles/Furnishings	45,000					45,000
Total	45,000					45,000

Funding Sources	2025	2026	2027	2028	2029	Total
LOST	45,000					45,000
Total	45,000					45,000

Budget Impact/Other

Capital Improvement Plan

City of Storm Lake, Iowa

Data in Year 2025

Project # PARKS-26-04
Project Name King's Pointe Area Mower

Type Unassigned **Department** Parks Department
Useful Life **Contact** David Derragon
Category Vehicles **Priority** n/a



Description **Total Project Cost:** \$10,000
 Zero Turn Mower. Current mower has 200 hours on it. This mows Kings Pointe, Awaysis Park, Cottages, and the Great Lawn.

Justification
 Department Objective: Provide and replace equipment for staff to serve the public
 City Council Goal: Community Recreation

Expenditures	2025	2026	2027	2028	2029	Total
Equip/Vehicles/Furnishings	10,000					10,000
Total	10,000					10,000

Funding Sources	2025	2026	2027	2028	2029	Total
LOST	10,000					10,000
Total	10,000					10,000

Budget Impact/Other

Capital Improvement Plan

Data in Year 2025

City of Storm Lake, Iowa

Project # ST-25-01
Project Name Mower #19

Type Unassigned
Useful Life
Category Vehicles

Department Street Department
Contact David Derragon
Priority n/a



Description **Total Project Cost:** \$100,000
 Mower Unit. Replace #19, 1997 Unity with 5400+ hours

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

Expenditures	2025	2026	2027	2028	2029	Total
Equip/Vehicles/Furnishings	100,000					100,000
Total	100,000					100,000

Funding Sources	2025	2026	2027	2028	2029	Total
Franchise Fee	100,000					100,000
Total	100,000					100,000

Budget Impact/Other

Capital Improvement Plan

Data in Year 2025

City of Storm Lake, Iowa

Project #	ST-25-04
Project Name	Skidload w/ Attachments

Type Vehicle	Department Street Department
Useful Life 7 years	Contact Brandon Ripke
Category Vehicles	Priority 2 Very Important



Description	Total Project Cost: \$135,000
Skidloader with Attachments; Hydraulic Breaker, Pallet Forks, Snow Bucket, Concrete Planer, Grapple Bucket, Snow Pusher.	
Unit to be used for concrete work, snow removal, tree cleanup and removal.	

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

Expenditures	2025	2026	2027	2028	2029	Total
Equip/Vehicles/Furnishings	135,000					135,000
Total	135,000					135,000

Funding Sources	2025	2026	2027	2028	2029	Total
Franchise Fee	135,000					135,000
Total	135,000					135,000

Budget Impact/Other

Capital Improvement Plan

City of Storm Lake, Iowa

Data in Year 2025

Project # ST-25-05
Project Name Equipment Trailer

Type Equipment
Useful Life 20 years
Category Equipment: PW Equip

Department Street Department
Contact Brandon Ripke
Priority 3 Important



* This photo may not depict standard options.

Description **Total Project Cost:** \$20,000

Equipment trailer to haul various pieces of equipment to different work zones.
 This will be a new asset and last around 20-30yrs.

Justification

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

Expenditures	2025	2026	2027	2028	2029	Total
Equip/Vehicles/Furnishings	20,000					20,000
Total	20,000					20,000

Funding Sources	2025	2026	2027	2028	2029	Total
Franchise Fee	20,000					20,000
Total	20,000					20,000

Budget Impact/Other

Capital Improvement Plan

Data in Year 2025

City of Storm Lake, Iowa

Project # ST-25-06
Project Name Toolcat Auger for Skidloader

Type Equipment
Useful Life 10 years
Category Equipment: PW Equip
Department Street Department
Contact Brandon Ripke
Priority 3 Important



Description **Total Project Cost:** \$8,500
 Auger for Toolcat/Skidloader.
 This would be a new piece of equipment to be used for various task that we perform. Life expectancy 15-20yrs.

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

Expenditures	2025	2026	2027	2028	2029	Total
Equip/Vehicles/Furnishings	8,500					8,500
Total	8,500					8,500

Funding Sources	2025	2026	2027	2028	2029	Total
Franchise Fee	8,500					8,500
Total	8,500					8,500

Budget Impact/Other

Capital Improvement Plan
City of Storm Lake, Iowa

Data in Year 2025

Project # ST-25-08
Project Name Shop HVAC Replacement



Type Building Maintenance **Department** Street Department
Useful Life 20 years **Contact** Brandon Ripke
Category Buildings **Priority** 1 Critical

Description **Total Project Cost:** \$20,000
 Street Shop HVAC replacement. Current unit is working but is in need of replacement.

Justification
 Department Objective: Maintenance and upkeep of City owned Facilities

Expenditures	2025	2026	2027	2028	2029	Total
Construction/Maintenance	20,000					20,000
Total	20,000					20,000

Funding Sources	2025	2026	2027	2028	2029	Total
Franchise Fee	20,000					20,000
Total	20,000					20,000

Budget Impact/Other

City of Storm Lake, Iowa
Capital Improvement Plan
 2025 thru 2029

PROJECTS BY DEPARTMENT

Department	Project #	Priority	2025	2026	2027	2028	2029	Total
Administration								
City Hall Updates	ADMN-17-01	3		20,000	20,000	20,000	20,000	80,000
Copier	ADMN-23-04	1				14,000		14,000
RTM75 Tritium DC Fast Charger	ADMN-25-01	4		142,000				142,000
Administration Total				162,000	20,000	34,000	20,000	236,000
Airport								
Fuel Tank Replacment	AIR-25-01	1				640,000		640,000
Apron Expansion	AIR-26-01	1	270,000	1,300,000				1,570,000
Airport Total			270,000	1,300,000		640,000		2,210,000
GRAND TOTAL			270,000	1,462,000	20,000	674,000	20,000	2,446,000

Capital Improvement Plan

2025 *thru* 2029

City of Storm Lake, Iowa

Level 3 Charger- 480amp Service- Similar to level 2 but includes:

A minimum of 300 kw transformer for dual port (initial cost of transformer is estimated at \$30k)

Utility Demand Charge- average \$6 per kw per month

Example- 2 cars at same time, demand 300kw with a demand charge of \$6 per kw
= \$1,800 monthly charge for kw

Data from City of Maquoketa & Maquoketa Municipal Utilities

Capital Improvement Plan

2025 *thru* 2029

City of Storm Lake, Iowa

Project # AIR-26-01
Project Name Apron Expansion

Type Construction **Department** Airport
Useful Life 40 years **Contact** Tyler Gibbins
Category Airport Improvements **Priority** 1 Critical



Description **Total Project Cost:** \$1,570,000
 Expansion of the Airport Apron South. With planes getting larger, more room is needed south of the existing apron. If a plane is tied down south of the fueling station, a jet is unable to get fuel. We will need to extend the apron south to allow additional tie downs but keep enough room for the expanding plane wing spans.

Justification
 Storm Lake Airport Layout Plan

Expenditures	2025	2026	2027	2028	2029	Total
Planning/Design	270,000					270,000
Construction/Maintenance		1,300,000				1,300,000
Total	270,000	1,300,000				1,570,000

Funding Sources	2025	2026	2027	2028	2029	Total
Federal Grant- FAA	243,000	1,170,000				1,413,000
LOST	27,000	130,000				157,000
Total	270,000	1,300,000				1,570,000

Budget Impact/Other

City of Storm Lake, Iowa
Capital Improvement Plan
2025 thru 2029

PROJECTS BY DEPARTMENT

Department	Project #	Priority	2025	2026	2027	2028	2029	Total
Building/Code Enforcement								
Vehicle Replacement	CODE-20-01	2	41,000			45,000		86,000
Building/Code Enforcement Total			41,000			45,000		86,000
GRAND TOTAL			41,000			45,000		86,000

Capital Improvement Plan

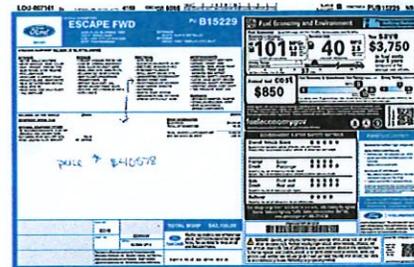
City of Storm Lake, Iowa

Data in Year 2025

Project # CODE-20-01
Project Name Vehicle Replacement

Type Equipment
Useful Life
Category Vehicles

Department Building/Code Enforcement
Contact Scott Oleson
Priority 2 Very Important



Description **Total Project Cost: \$86,000**

Code Enforcement Vehicles-

2010 Chevy Aveo- 46,822 miles
 2019 Dodge Durango- 11,168 miles
 2015 Ford Taurus- 135,180 miles (This vehicle was used from the police department and will be rotated with the police rotation in July 2023).

This would be a pilot program for the City to invest in an electric vehicle. This is a 2023 plug-in hybrid which is FWD. A mobile 110 charging cable comes with the list price.

Justification

Department Objective: Provide and replace equipment for staff to service the public

Expenditures	2025	2026	2027	2028	2029	Total
Equip/Vehicles/Furnishings	41,000			45,000		86,000
Total	41,000			45,000		86,000

Funding Sources	2025	2026	2027	2028	2029	Total
LOST	41,000			45,000		86,000
Total	41,000			45,000		86,000

Budget Impact/Other

An all gas 2023 SUV vehicle would be \$31,000.

City of Storm Lake, Iowa
Capital Improvement Plan
 2025 thru 2029

PROJECTS BY DEPARTMENT

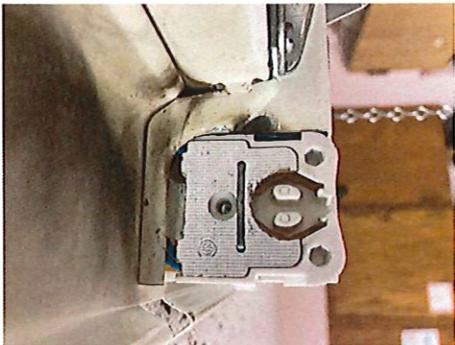
Department	Project #	Priority	2025	2026	2027	2028	2029	Total
Library								
Indoor/Outdoor Lighting Updates	LIB-17-03	1	67,200					67,200
Shelving Replacement	LIB-24-01	4	40,500					40,500
Library Total			107,700					107,700
GRAND TOTAL			107,700					107,700

Capital Improvement Plan

City of Storm Lake, Iowa

2025 *thru* 2029

Project # LIB-17-03
Project Name Indoor/Outdoor Lighting Updates



Type Building Maintenance **Department** Library
Useful Life 20 years **Contact** Elizabeth Huff
Category Buildings **Priority** 1 Critical

Description **Total Project Cost:** \$67,200

Replacing current lighting to LED lighting in the Library portion of the building only.
 The current lighting needs to be replaced to more energy efficient LED lighting.
 Project further delayed due to CDBG-CV Grant. Includes a 12% increase from previous quotes.

Justification

Department Objective: Maintenance and upkeep of City owned Facilities

Expenditures	2025	2026	2027	2028	2029	Total
Construction/Maintenance	67,200					67,200
Total	67,200					67,200

Funding Sources	2025	2026	2027	2028	2029	Total
Franchise Fee	67,200					67,200
Total	67,200					67,200

Budget Impact/Other

City of Storm Lake, Iowa
Capital Improvement Plan
 2025 thru 2029

PROJECTS BY DEPARTMENT

Department	Project #	Priority	2025	2026	2027	2028	2029	Total
Police Department								
Patrol Vehicle	PD-17-01	2		124,000	62,000	65,000	68,000	319,000
Police Supervisor's Vehicle	PD-19-01	2	59,000			65,000		124,000
Copier	PD-19-02	1				14,000		14,000
CSO Truck	PD-21-01	3		30,000				30,000
K-9 Patrol Vehicle	PD-22-11	1				60,000		60,000
Unmarked Vehicle	PD-23-01	1		40,000				40,000
Security Cameras	PD-25-07	1	99,000					99,000
Police Department Total			158,000	194,000	62,000	204,000	68,000	686,000
GRAND TOTAL			158,000	194,000	62,000	204,000	68,000	686,000

City of Storm Lake, Iowa
Capital Improvement Plan
 2025 thru 2029

PROJECTS BY DEPARTMENT

Department	Project #	Priority	2025	2026	2027	2028	2029	Total
Fire Department								
Replace Engine #75	FIRE-23-04	1	890,000					890,000
Fire Station Expansion/Remodel	FIRE-23-05	1		115,000	1,971,756	1,971,757		4,058,513
Portable Radio Units	FIRE-24-06	1	10,000	10,000				20,000
Replace Aerial 71	FIRE-24-08	1			2,100,000			2,100,000
Battery Powered Spreaders (Jaws of Life)	FIRE-25-05	1	70,000					70,000
Supply Line Hose Replacement	FIRE-26-01	4		33,200				33,200
Gear Locker Replacements	FIRE-26-02	4		12,600				12,600
Command Vehicle Replacement	FIRE-28-01	3				85,000		85,000
Fire Department Total			970,000	170,800	4,071,756	2,056,757		7,269,313
GRAND TOTAL			970,000	170,800	4,071,756	2,056,757		7,269,313

Capital Improvement Plan

City of Storm Lake, Iowa

Data in Year 2025

Project # FIRE-23-04
Project Name Replace Engine #75



Type Vehicle
Useful Life
Category Vehicles
Department Fire Department
Contact Glenn Schlessler
Priority 1 Critical

Description **Total Project Cost:** \$890,000

Engine 75 is a 1992 Pierce pumper. Engine 75 has served the community reliably since its arrival. An average pumper truck can expect a lifespan of 20-30 years. Parts are becoming obsolete, and repairs will be more expensive. This replacement is in line with the department's vehicle replacement plan. Current build time is over 800 working days, not including weekends and holidays. The current estimate is 875-890,000 dollars. Engine 75 could be retained for ISO ratings or be sold by the city for an estimated 60-100,000 dollars.

Due to the lead times, this project is presented in FY2025 to allow the City to issue a purchase agreement with the vendor to begin the build. The City will not pay for the vehicle until the truck is complete in FY2028.

Justification

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

Expenditures	2025	2026	2027	2028	2029	Total
Equip/Vehicles/Furnishings	890,000					890,000
Total	890,000					890,000

Funding Sources	2025	2026	2027	2028	2029	Total
G.O. Bond				890,000		890,000
Total				890,000		890,000

Budget Impact/Other

City of Storm Lake, Iowa
Capital Improvement Plan
 2025 thru 2029

PROJECTS BY DEPARTMENT

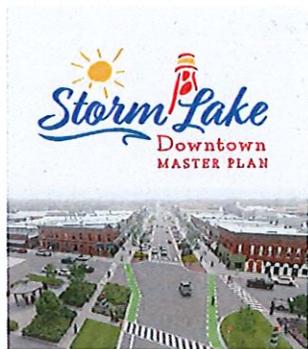
Department	Project #	Priority	2025	2026	2027	2028	2029	Total
Economic/Community Development								
Spoil Site Commercial Development Urban Renewal	ED-24-04	1	450,000	2,480,000				2,930,000
Replacement of Downtown Holiday Lights	ED-24-05	4	40,000					40,000
Lake Ave Sidewalk & Streetscape	ED-25-07	3	300,000	2,576,000				2,876,000
Housing Study	ED-25-09	1	25,000					25,000
Lake Ave Blade Signs	ED-25-10	2	65,000	65,000	50,000	50,000	50,000	280,000
Daycare Incentive	ED-25-11	1	100,000					100,000
Economic/Community Development Total			980,000	5,121,000	50,000	50,000	50,000	6,251,000
GRAND TOTAL			980,000	5,121,000	50,000	50,000	50,000	6,251,000

Capital Improvement Plan

Data in Year 2025

City of Storm Lake, Iowa

Project # ED-25-07
Project Name Lake Ave Sidewalk & Streetscape



Type Construction **Department** Economic/Community Develop
Useful Life 40 years **Contact** Keri Navratil
Category Unassigned **Priority** 3 Important

Description **Total Project Cost:** \$2,876,000

The Connectivity project explores opportunities for enhancing connectivity between downtown and adjoining areas, while also balancing the needs and safety of vehicular, pedestrian, and bicyclist users. Also included are recommendations for a variety of elements that contribute to connectivity including streetscape improvements, sidewalk improvements, gateway enhancements, parking considerations, and wayfinding.

Current engineer's cost estimate for the sidewalk improvements on Lake Ave are \$2,876,000.

Justification

Downtown Master Plan

Expenditures	2025	2026	2027	2028	2029	Total
Planning/Design	300,000					300,000
Construction/Maintenance		2,126,000				2,126,000
Engineering		450,000				450,000
Total	300,000	2,576,000				2,876,000

Funding Sources	2025	2026	2027	2028	2029	Total
Franchise Fee	300,000					300,000
Undetermined		2,576,000				2,576,000
Total	300,000	2,576,000				2,876,000

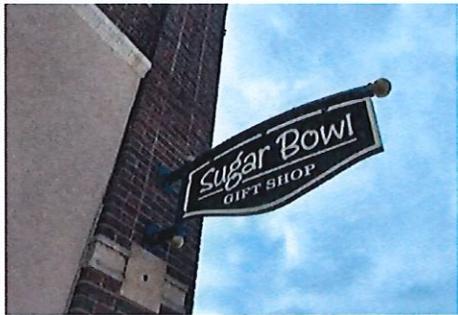
Budget Impact/Other

Capital Improvement Plan

City of Storm Lake, Iowa

Data in Year 2025

Project # ED-25-10
Project Name Lake Ave Blade Signs



Type Construction **Department** Economic/Community Develop
Useful Life 10 years **Contact** Keri Navratil
Category Unassigned **Priority** 2 Very Important

Description **Total Project Cost:** \$280,000
 This project is part of the Downtown Master Plan and includes the installation of Blade Signs on businesses on Lake Avenue. This project includes the design, brackets, & signs for each participating business.

Justification
 Downtown Master Plan

Expenditures	2025	2026	2027	2028	2029	Total
Planning/Design	20,000					20,000
Equip/Vehicles/Furnishings	45,000	65,000	50,000	50,000	50,000	260,000
Total	65,000	65,000	50,000	50,000	50,000	280,000

Funding Sources	2025	2026	2027	2028	2029	Total
Bargloff TIF	65,000	65,000				130,000
Undetermined			50,000	50,000	50,000	150,000
Total	65,000	65,000	50,000	50,000	50,000	280,000

Budget Impact/Other
 Funding for this project is yet to be determined but may include:

1. City Funded
2. Business Owner Funded
3. A combination of 50% Business Owner and 50% City

Any City funds towards this project will require a funding source determined by council:

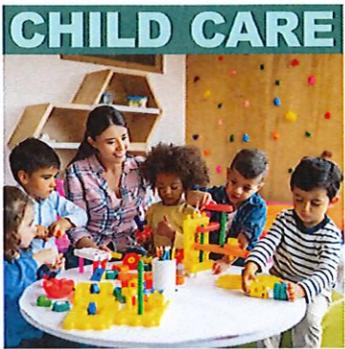
1. Development & Implementation of a Self-Supported Municipal Improvement District (SSMID).
2. Property Tax Assessment

Capital Improvement Plan

2025 *thru* 2029

City of Storm Lake, Iowa

Project # ED-25-11
Project Name Daycare Incentive



Type Maintenance
Useful Life 2 years
Category Unassigned
Department Economic/Community Develop
Contact Keri Navratil
Priority 1 Critical

Description **Total Project Cost:** \$100,000
 Incentive for the development of a Daycare.

Justification
 City Council Goal: Childcare

Expenditures	2025	2026	2027	2028	2029	Total
Other	100,000					100,000
Total	100,000					100,000

Funding Sources	2025	2026	2027	2028	2029	Total
Industrial Park TIF	100,000					100,000
Total	100,000					100,000

Budget Impact/Other

City of Storm Lake, Iowa
Capital Improvement Plan
 2025 thru 2029

PROJECTS BY DEPARTMENT

Department	Project #	Priority	2025	2026	2027	2028	2029	Total
Campground								
Cable Box/Service Line Replacement	CG-21-07	n/a		10,000				10,000
Seal Coat	CG-25-02	2		60,000				60,000
Security Cameras	CG-25-04	3	10,000					10,000
14 Site Renovation	CG-27-01	2				25,000		25,000
Middle Campground Renovation	CG-27-02	2				25,000		25,000
Concrete Pads	CG-27-03	2			15,000			15,000
Campground Mower	CG-28-01	1				10,000		10,000
Utility Vehicle- Workhorse	CG-29-01	n/a					10,000	10,000
Campground Total			10,000	70,000	15,000	60,000	10,000	165,000
Golf Course								
Rough Mower	GOLF-18-01	1		85,000				85,000
Under Counter Cooler	GOLF-20-01	1	12,000					12,000
Pro Core 648 Aerifier	GOLF-20-02	2			30,000			30,000
Fairway Mower	GOLF-22-02	2					60,000	60,000
Toro Mower	GOLF-22-03	1				50,000		50,000
Replacement of Club Cars	GOLF-24-05	2	20,000		20,000			40,000
Gator Pro/Sprayer	GOLF-25-02	2	65,000					65,000
Shop Insulation	GOLF-29-01	4					30,000	30,000
Golf Course Total			97,000	85,000	50,000	50,000	90,000	372,000
Parks Department								
Dock Replacement/New	PARKS-17-04	n/a			30,000	30,000	30,000	90,000
Trail- Set-Aside	PARKS-18-02	n/a	25,000	25,000	25,000	25,000	25,000	125,000
Utility Vehicle	PARKS-20-03	4			48,000			48,000
W9th Ballfield Fence	PARKS-24-01	2					35,000	35,000
Replace 3 Large Area Mowers	PARKS-24-05	n/a			75,000			75,000
Emerald Park Tennis Court Lights	PARKS-24-09	4			85,000			85,000
W9th Ballfield Lighting Replacement	PARKS-24-10	5			235,000			235,000
Alwaysis Park Lighthouse Paint/Stain	PARKS-24-14	1				55,000		55,000
Spoil Site Study- Site Restoration	PARKS-25-03	2	885,000					885,000
Spoil Site Study- Parking Lot & Access Roads	PARKS-25-04	2		1,888,000				1,888,000
Spoil Site Study- Trails	PARKS-25-05	2			420,000			420,000
Spoil Site Study- Shelter/Restroom Building	PARKS-25-06	2				814,200		814,200
Spoil Site Study- Natural Play Area	PARKS-25-07	2					235,000	235,000
We-Go-Swing	PARKS-25-12	2	45,000					45,000
Playground Equipment	PARKS-26-02	n/a		100,000	100,000			200,000
King's Pointe Area Mower	PARKS-26-04	n/a	10,000					10,000
Bobcat Toolcat Attachments	PARKS-26-05	3		25,000				25,000
Park RR Epoxy Coating	PARKS-26-06	2		25,000				25,000
Seneca Park Play Equipment	PARKS-26-07	3		225,000				225,000
Parks Shop Addition	PARKS-27-01	4			185,000			185,000
Seneca Park RR	PARKS-29-02	4					100,000	100,000

Department	Project #	Priority	2025	2026	2027	2028	2029	Total
Parks Department Total			965,000	2,288,000	1,203,000	924,200	425,000	5,805,200
Street Department								
East 4th Street	ST-18-04	1			627,000			627,000
North Lake Ave. Overlay	ST-18-05	2				1,268,500		1,268,500
Oneida Street- Lakeshore	ST-21-01	n/a		184,000	2,228,000	2,228,000		4,640,000
Storage Building	ST-21-03	1					500,000	500,000
Building Upgrades	ST-22-02	2		220,000				220,000
Plow Truck #59	ST-23-04	n/a		175,000				175,000
Infrastructure Plan Management	ST-23-06	2		250,000	250,000	250,000	250,000	1,000,000
Plow Truck #60	ST-24-02	n/a		250,000				250,000
Tree Truck #20	ST-24-03	n/a			135,000			135,000
Water Truck #7	ST-24-04	n/a			135,000			135,000
Mower #19	ST-25-01	n/a	100,000					100,000
Plow Truck #24	ST-25-02	n/a			150,000			150,000
Skidload w/ Attachments	ST-25-04	2	135,000					135,000
Equipment Trailer	ST-25-05	3	20,000					20,000
Toolcat Auger for Skidloader	ST-25-06	3	8,500					8,500
Shop HVAC Replacement	ST-25-08	1	20,000					20,000
Signal Light Battery Backup	ST-25-09	2	70,000					70,000
Fork Lift	ST-26-01	n/a		30,000				30,000
Towable Air Compressor	ST-26-02	3		30,000				30,000
1 Ton Dump Truck	ST-26-03	2		70,000				70,000
Holiday Décor Light Poles	ST-27-02	4			45,000			45,000
Scissor Lift	ST-28-01	2				20,000		20,000
Truck Storage Building	ST-28-02	3					200,000	200,000
Boom/Bucket Truck	ST-28-03	2				100,000		100,000
Drum Mulcher Attachment	ST-28-04	4				52,000		52,000
Street Department Total			353,500	1,209,000	3,570,000	3,918,500	950,000	10,001,000
GRAND TOTAL			1,425,500	3,652,000	4,838,000	4,952,700	1,475,000	16,343,200

Capital Improvement Plan

City of Storm Lake, Iowa

Data in Year 2025

Project # CG-25-04
Project Name Security Cameras



Type Equipment
Useful Life 7 years
Category Park Improvements
Department Campground
Contact Brandon Ripke
Priority 3 Important

Description **Total Project Cost: \$10,000**
 Add 3 security cameras at the campground, Middle, south and north end. 2 sites will potentially have electrical work done

Justification
 Department Objective: Provide and replace equipment for staff to service the public
 Department Goal: to enhance crime detection and resolution

Expenditures	2025	2026	2027	2028	2029	Total
Equip/Vehicles/Furnishings	10,000					10,000
Total	10,000					10,000

Funding Sources	2025	2026	2027	2028	2029	Total
LOST	10,000					10,000
Total	10,000					10,000

Budget Impact/Other

Capital Improvement Plan

City of Storm Lake, Iowa

Data in Year 2025

Project # GOLF-20-01
Project Name Under Counter Cooler



Type Improvement
Useful Life 40 years
Category Unassigned
Department Golf Course
Contact Brian Oakleaf
Priority 1 Critical

Description **Total Project Cost:** \$12,000
 The basement walk-in cooler appears to be from the original construction and is showing its age. Leaks and inconsistent functionality is causing operational issues.

Justification
 Department Objective: Maintenance and upkeep of City owned Facilities
 City Council Goal: Community Recreation

Expenditures	2025	2026	2027	2028	2029	Total
Equip/Vehicles/Furnishings	12,000					12,000
Total	12,000					12,000

Funding Sources	2025	2026	2027	2028	2029	Total
LOST	12,000					12,000
Total	12,000					12,000

Budget Impact/Other

Capital Improvement Plan

Data in Year 2025

City of Storm Lake, Iowa

Project # GOLF-24-05
Project Name Replacement of Club Cars



Type Unassigned
Useful Life 20 years
Category Equipment: PW Equip
Department Golf Course
Contact Brandon Ripke
Priority 2 Very Important

Description **Total Project Cost:** \$40,000
 Replacement of Club Car Golf Carts used by City Staff. Two (2) 1999 Units, Unknown Hrs

Justification
 Department Objective: Provide and replace equipment for staff to serve the public
 City Council Goal: Community Recreation

Expenditures	2025	2026	2027	2028	2029	Total
Equip/Vehicles/Furnishings	20,000		20,000			40,000
Total	20,000		20,000			40,000

Funding Sources	2025	2026	2027	2028	2029	Total
LOST	20,000		20,000			40,000
Total	20,000		20,000			40,000

Budget Impact/Other

Capital Improvement Plan

2025 *thru* 2029

City of Storm Lake, Iowa

Project # GOLF-25-02
Project Name Gator Pro/Sprayer



Type Unassigned
Useful Life 15 years
Category Vehicles
Department Golf Course
Contact Brandon Ripke
Priority 2 Very Important

Description **Total Project Cost:** \$65,000
 Gator Pro 2020 Series. Current gator has 1,300 hours on it in 2020. Need replacement with 200 Gallon Sprayer

Justification
 Department Objective: Provide and replace equipment for staff to serve the public
 City Council Goal: Community Recreation

Expenditures	2025	2026	2027	2028	2029	Total
Equip/Vehicles/Furnishings	65,000					65,000
Total	65,000					65,000

Funding Sources	2025	2026	2027	2028	2029	Total
LOST	65,000					65,000
Total	65,000					65,000

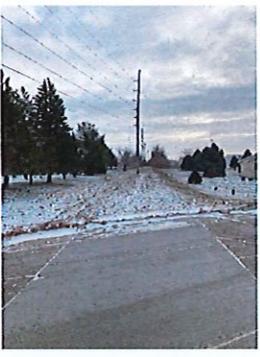
Budget Impact/Other

Capital Improvement Plan

Data in Year 2025

City of Storm Lake, Iowa

Project # PARKS-18-02
Project Name Trail- Set-Aside



Type Unassigned **Department** Parks Department
Useful Life **Contact**
Category Unassigned **Priority** n/a

Description **Total Project Cost:** \$438,000
 Funds to add on to the City's existing trail system. Kading Development agreement requires the City to install a trail system to the development.

Justification
 Department Objective: Provide quality recreational opportunities for residents and visitors to the City of Storm Lake; Replace, upgrade, and improve aging infrastructure throughout the parks and recreation system.
 City Council Goal: Community Recreation
 City Council Goal: Economic Development

Prior	Expenditures	2025	2026	2027	2028	2029	Total
313,000	Construction/Maintenance	25,000	25,000	25,000	25,000	25,000	125,000
Total	Total	25,000	25,000	25,000	25,000	25,000	125,000

Prior	Funding Sources	2025	2026	2027	2028	2029	Total
313,000	Franchise Fee	25,000	25,000	25,000	25,000	25,000	125,000
Total	Total	25,000	25,000	25,000	25,000	25,000	125,000

Budget Impact/Other
 \$50-\$100 ft.

Capital Improvement Plan

City of Storm Lake, Iowa

Data in Year 2025

Project # PARKS-25-12
Project Name We-Go-Swing



Type Equipment
Useful Life 10 years
Category Park Improvements
Department Parks Department
Contact Brandon Ripke
Priority 2 Very Important

Description **Total Project Cost:** \$45,000
 We-Go-Swing - this swing has one accessible handicap bay and bench seat on the other side for wheelchair bound kids to swing. Unit will be placed in Chautauqua park with concrete sidewalk installed to it.

Justification
 Departmental Objective: to upgrade existing parks
 Council Goal: To provide handicap accessible equipment in the parks

Expenditures	2025	2026	2027	2028	2029	Total
Equip/Vehicles/Furnishings	45,000					45,000
Total	45,000					45,000

Funding Sources	2025	2026	2027	2028	2029	Total
LOST	45,000					45,000
Total	45,000					45,000

Budget Impact/Other

Capital Improvement Plan

Data in Year 2025

City of Storm Lake, Iowa

Project # PARKS-26-04
Project Name King's Pointe Area Mower

Type Unassigned
Useful Life
Category Vehicles
Department Parks Department
Contact David Derragon
Priority n/a



Description **Total Project Cost: \$10,000**
 Zero Turn Mower. Current mower has 200 hours on it. This mows Kings Pointe, Awaysis Park, Cottages, and the Great Lawn.

Justification
 Department Objective: Provide and replace equipment for staff to serve the public
 City Council Goal: Community Recreation

Expenditures	2025	2026	2027	2028	2029	Total
Equip/Vehicles/Furnishings	10,000					10,000
Total	10,000					10,000

Funding Sources	2025	2026	2027	2028	2029	Total
LOST	10,000					10,000
Total	10,000					10,000

Budget Impact/Other

Capital Improvement Plan

City of Storm Lake, Iowa

Data in Year 2025

Project # ST-25-01
Project Name Mower #19

Type Unassigned
Useful Life
Category Vehicles

Department Street Department
Contact David Derragon
Priority n/a



Description **Total Project Cost: \$100,000**

Mower Unit. Replace #19, 1997 Unity with 5400+ hours

Justification

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

Expenditures	2025	2026	2027	2028	2029	Total
Equip/Vehicles/Furnishings	100,000					100,000
Total	100,000					100,000

Funding Sources	2025	2026	2027	2028	2029	Total
Franchise Fee	100,000					100,000
Total	100,000					100,000

Budget Impact/Other

Capital Improvement Plan

City of Storm Lake, Iowa

Data in Year 2025

Project # ST-25-04
Project Name Skidload w/ Attachments

Type Vehicle
Useful Life 7 years
Category Vehicles
Department Street Department
Contact Brandon Ripke
Priority 2 Very Important



Description **Total Project Cost:** \$135,000
 Skidloader with Attachments; Hydraulic Breaker, Pallet Forks, Snow Bucket, Concrete Planer, Grapple Bucket, Snow Pusher.
 Unit to be used for concrete work, snow removal, tree cleanup and removal.

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

Expenditures	2025	2026	2027	2028	2029	Total
Equip/Vehicles/Furnishings	135,000					135,000
Total	135,000					135,000

Funding Sources	2025	2026	2027	2028	2029	Total
Franchise Fee	135,000					135,000
Total	135,000					135,000

Budget Impact/Other

Capital Improvement Plan

City of Storm Lake, Iowa

Data in Year 2025

Project # ST-25-05
Project Name Equipment Trailer

Type Equipment
Useful Life 20 years
Category Equipment: PW Equip

Department Street Department
Contact Brandon Ripke
Priority 3 Important



* This photo may not depict the exact options.

Description **Total Project Cost:** \$20,000

Equipment trailer to haul various pieces of equipment to different work zones.
 This will be a new asset and last around 20-30yrs.

Justification

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

Expenditures	2025	2026	2027	2028	2029	Total
Equip/Vehicles/Furnishings	20,000					20,000
Total	20,000					20,000

Funding Sources	2025	2026	2027	2028	2029	Total
Franchise Fee	20,000					20,000
Total	20,000					20,000

Budget Impact/Other

Capital Improvement Plan

City of Storm Lake, Iowa

Data in Year 2025

Project # ST-25-08
Project Name Shop HVAC Replacement



Type Building Maintenance **Department** Street Department
Useful Life 20 years **Contact** Brandon Ripke
Category Buildings **Priority** 1 Critical

Description **Total Project Cost:** \$20,000
 Street Shop HVAC replacement. Current unit is working but is in need of replacement.

Justification
 Department Objective: Maintenance and upkeep of City owned Facilities

Expenditures	2025	2026	2027	2028	2029	Total
Construction/Maintenance	20,000					20,000
Total	20,000					20,000

Funding Sources	2025	2026	2027	2028	2029	Total
Franchise Fee	20,000					20,000
Total	20,000					20,000

Budget Impact/Other

Capital Improvement Plan

Data in Year 2025

City of Storm Lake, Iowa

Project # ST-25-09
Project Name Signal Light Battery Backup

Type Equipment
Useful Life 15 years
Category Equipment: PW Equip

Department Street Department
Contact Brandon Ripke
Priority 2 Very Important



Description **Total Project Cost: \$70,000**
 Signal Light Battery Back-Up. This will install battery backup systems in the remaining traffic signals throughout town.

Justification
 Department Objective: Provide and replace equipment for staff to serve the public
 Administrative Goal: Maintain City-wide Infrastructure improvements

Expenditures	2025	2026	2027	2028	2029	Total
Equip/Vehicles/Furnishings	70,000					70,000
Total	70,000					70,000

Funding Sources	2025	2026	2027	2028	2029	Total
Franchise Fee	70,000					70,000
Total	70,000					70,000

Budget Impact/Other

City of Storm Lake, Iowa
Capital Improvement Plan
 2025 thru 2029

PROJECTS BY DEPARTMENT

Department	Project #	Priority	2025	2026	2027	2028	2029	Total
Administration								
City Hall Updates	ADMN-17-01	3		20,000	20,000	20,000	20,000	80,000
Copier	ADMN-23-04	1				14,000		14,000
RTM75 Tritium DC Fast Charger	ADMN-25-01	4		142,000				142,000
Administration Total				162,000	20,000	34,000	20,000	236,000
Airport								
Fuel Tank Replacment	AIR-25-01	1				640,000		640,000
Apron Expansion	AIR-26-01	1	270,000	1,300,000				1,570,000
Airport Total			270,000	1,300,000		640,000		2,210,000
GRAND TOTAL			270,000	1,462,000	20,000	674,000	20,000	2,446,000

Capital Improvement Plan

City of Storm Lake, Iowa

2025 *thru* 2029

Project #	ADMN-25-01
Project Name	RTM75 Tritium DC Fast Charger

Type	Equipment	Department	Administration
Useful Life	20 years	Contact	Keri Navratil
Category	Equipment: Miscellaneous	Priority	4 Less Important

Description	Total Project Cost: \$142,000
<p>Direct Current (DC) uses a 480-Volt connection. DC Fast Chargers can charge and electric vehicle in 20-45 minutes.</p> <p>As of June 2023, 12,800 EV's were registered in the State of Iowa.</p> <p>Charging stations and pedestals/wall mounts have remained steady since last year. The main variable is the grid/infrastructure requirements in our area required by Mid-American Energy. The City would be responsible for any infrastructure cost requirements by Mid-American Energy.</p> <p>The State of Iowa is in the middle of their NEVI (National Electric Vehicle Infrastructure Program) which was announced by the Federal Highway Administration in February of 2022. This program will assist the State of Iowa with developing and implementing electric vehicle infrastructure in Iowa within a 50-mile spacing requirement. In 2024/2025, the State will be focusing on Iowa's Corridor (mainly along I-80, I-35, I29, and sections of I-380). The plan calls for an "Off-Corridor" round in 2-3 years.</p> <p>Mid-American Energy is also building out the first-of-its kind network of DC Fast Charging Stations. These are the charging stations found in Early and Cherokee, Iowa along with several other northwest Iowa communities. These stations are owned and maintained by Mid-American Energy and generally have a fee associated per charge.</p> <p>Fees for EV charging stations vary based on site but the State of Iowa recommends the Iowa Fuel Tax (\$0.026/kWh) plus electricity costs (0.064/kWh on average) plus a rate of return of 15-20%.</p> <p>House File 666, signed into law on June 2023, requires the Iowa Department of Agriculture & Land Stewardship to inspect and test charging stations.</p>	

Justification

Expenditures	2025	2026	2027	2028	2029	Total
Equip/Vehicles/Furnishings		42,000				42,000
Other		100,000				100,000
Total		142,000				142,000

Funding Sources	2025	2026	2027	2028	2029	Total
Franchise Fee		142,000				142,000
Total		142,000				142,000

Budget Impact/Other
<p>Level 2 Charger- 240amp Service: Charge Point Subscription & 5-yr warranty costs \$11,000 Charger connection fee- \$0.50 per charge Charging Fee- \$0.13 per kWh EV Charging State Tax- \$0.026 per kWh * Year to Date Revenues: \$653 *</p>

Capital Improvement Plan

2025 *thru* 2029

City of Storm Lake, Iowa

Level 3 Charger- 480amp Service- Similar to level 2 but includes:

A minimum of 300 kw transformer for dual port (initial cost of transformer is estimated at \$30k)

Utility Demand Charge- average \$6 per kw per month

Example- 2 cars at same time, demand 300kw with a demand charge of \$6 per kw
= \$1,800 monthly charge for kw

Data from City of Maquoketa & Maquoketa Municipal Utilities

Capital Improvement Plan

City of Storm Lake, Iowa

2025 *thru* 2029

Project # AIR-26-01
Project Name Apron Expansion



Type Construction
Useful Life 40 years
Category Airport Improvements

Department Airport
Contact Tyler Gibbins
Priority I Critical

Description **Total Project Cost: \$1,570,000**

Expansion of the Airport Apron South. With planes getting larger, more room is needed south of the existing apron. If a plane is tied down south of the fueling station, a jet is unable to get fuel. We will need to extend the apron south to allow additional tie downs but keep enough room for the expanding plane wing spans.

Justification

Storm Lake Airport Layout Plan

Expenditures	2025	2026	2027	2028	2029	Total
Planning/Design	270,000					270,000
Construction/Maintenance		1,300,000				1,300,000
Total	270,000	1,300,000				1,570,000

Funding Sources	2025	2026	2027	2028	2029	Total
Federal Grant- FAA	243,000	1,170,000				1,413,000
LOST	27,000	130,000				157,000
Total	270,000	1,300,000				1,570,000

Budget Impact/Other

City of Storm Lake, Iowa
Capital Improvement Plan
 2025 thru 2029

PROJECTS BY DEPARTMENT

Department	Project #	Priority	2025	2026	2027	2028	2029	Total
Building/Code Enforcement								
Vehicle Replacement	CODE-20-01	2	41,000			45,000		86,000
Building/Code Enforcement Total			41,000			45,000		86,000
GRAND TOTAL			41,000			45,000		86,000

Capital Improvement Plan

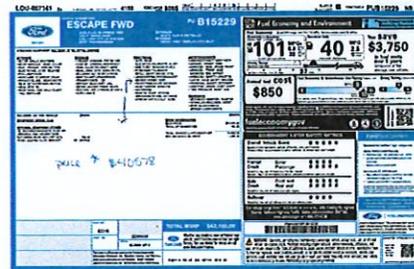
City of Storm Lake, Iowa

Data in Year 2025

Project # CODE-20-01
Project Name Vehicle Replacement

Type Equipment
Useful Life
Category Vehicles

Department Building/Code Enforcement
Contact Scott Oleson
Priority 2 Very Important



Description **Total Project Cost: \$86,000**

Code Enforcement Vehicles-

2010 Chevy Aveo- 46,822 miles
 2019 Dodge Durango- 11,168 miles
 2015 Ford Taurus- 135,180 miles (This vehicle was used from the police department and will be rotated with the police rotation in July 2023).

This would be a pilot program for the City to invest in an electric vehicle. This is a 2023 plug-in hybrid which is FWD. A mobile 110 charging cable comes with the list price.

Justification

Department Objective: Provide and replace equipment for staff to service the public

Expenditures	2025	2026	2027	2028	2029	Total
Equip/Vehicles/Furnishings	41,000			45,000		86,000
Total	41,000			45,000		86,000

Funding Sources	2025	2026	2027	2028	2029	Total
LOST	41,000			45,000		86,000
Total	41,000			45,000		86,000

Budget Impact/Other

An all gas 2023 SUV vehicle would be \$31,000.

City of Storm Lake, Iowa
Capital Improvement Plan
 2025 thru 2029

PROJECTS BY DEPARTMENT

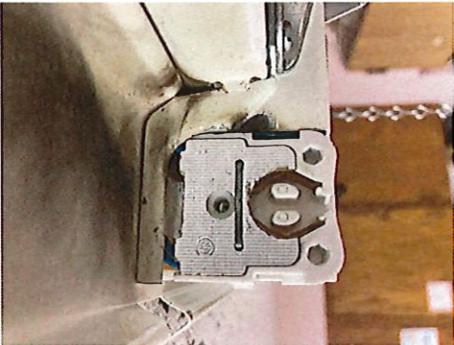
Department	Project #	Priority	2025	2026	2027	2028	2029	Total
Library								
Indoor/Outdoor Lighting Updates	LIB-17-03	1	67,200					67,200
Shelving Replacement	LIB-24-01	4	40,500					40,500
Library Total			107,700					107,700
GRAND TOTAL			107,700					107,700

Capital Improvement Plan

City of Storm Lake, Iowa

2025 *thru* 2029

Project # LIB-17-03
Project Name Indoor/Outdoor Lighting Updates



Type Building Maintenance **Department** Library
Useful Life 20 years **Contact** Elizabeth Huff
Category Buildings **Priority** 1 Critical

Description **Total Project Cost:** \$67,200

Replacing current lighting to LED lighting in the Library portion of the building only.

The current lighting needs to be replaced to more energy efficient LED lighting.

Project further delayed due to CDBG-CV Grant. Includes a 12% increase from previous quotes.

Justification

Department Objective: Maintenance and upkeep of City owned Facilities

Expenditures	2025	2026	2027	2028	2029	Total
Construction/Maintenance	67,200					67,200
Total	67,200					67,200

Funding Sources	2025	2026	2027	2028	2029	Total
Franchise Fee	67,200					67,200
Total	67,200					67,200

Budget Impact/Other

City of Storm Lake, Iowa
Capital Improvement Plan
 2025 thru 2029

PROJECTS BY DEPARTMENT

Department	Project #	Priority	2025	2026	2027	2028	2029	Total
Police Department								
Patrol Vehicle	PD-17-01	2		124,000	62,000	65,000	68,000	319,000
Police Supervisor's Vehicle	PD-19-01	2	59,000			65,000		124,000
Copier	PD-19-02	1				14,000		14,000
CSO Truck	PD-21-01	3		30,000				30,000
K-9 Patrol Vehicle	PD-22-11	1				60,000		60,000
Unmarked Vehicle	PD-23-01	1		40,000				40,000
Security Cameras	PD-25-07	1	99,000					99,000
Police Department Total			158,000	194,000	62,000	204,000	68,000	686,000
GRAND TOTAL			158,000	194,000	62,000	204,000	68,000	686,000

Capital Improvement Plan

City of Storm Lake, Iowa

Data in Year 2025

Project # PD-19-01
Project Name Police Supervisor's Vehicle



Type Equipment
Useful Life 10 years
Category Vehicles
Department Police Department
Contact Mark Prosser
Priority 2 Very Important

Description **Total Project Cost:** \$177,000
 Replace P19 (2017) with 176k miles

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

Prior	Expenditures	2025	2026	2027	2028	2029	Total
53,000	Equip/Vehicles/Furnishings	59,000			65,000		124,000
Total	Total	59,000			65,000		124,000

Prior	Funding Sources	2025	2026	2027	2028	2029	Total
53,000	LOST	59,000			65,000		124,000
Total	Total	59,000			65,000		124,000

Budget Impact/Other

Capital Improvement Plan

City of Storm Lake, Iowa

Data in Year 2025

Project # PD-25-07
Project Name Security Cameras



Type Equipment
Useful Life 10 years
Category Equipment- Police
Department Police Department
Contact Chris Cole
Priority 1 Critical

Description **Total Project Cost:** \$99,000
 Additional security cameras added to the city network cost for prepwork and proposed camera system is estimated at \$33,000 per location. We propose 3 locations this year at \$99K

Justification
 Department Goal: to enhance crime detection and resolution

Expenditures	2025	2026	2027	2028	2029	Total
Construction/Maintenance	54,000					54,000
Equip/Vehicles/Furnishings	45,000					45,000
Total	99,000					99,000

Funding Sources	2025	2026	2027	2028	2029	Total
LOST	99,000					99,000
Total	99,000					99,000

Budget Impact/Other

City of Storm Lake, Iowa
Capital Improvement Plan
 2025 thru 2029

PROJECTS BY DEPARTMENT

Department	Project #	Priority	2025	2026	2027	2028	2029	Total
Fire Department								
Replace Engine #75	FIRE-23-04	1	890,000					890,000
Fire Station Expansion/Remodel	FIRE-23-05	1		115,000	1,971,756	1,971,757		4,058,513
Portable Radio Units	FIRE-24-06	1	10,000	10,000				20,000
Replace Aerial 71	FIRE-24-08	1			2,100,000			2,100,000
Battery Powered Spreaders (Jaws of Life)	FIRE-25-05	1	70,000					70,000
Supply Line Hose Replacement	FIRE-26-01	4		33,200				33,200
Gear Locker Replacements	FIRE-26-02	4		12,600				12,600
Command Vehicle Replacement	FIRE-28-01	3				85,000		85,000
Fire Department Total			970,000	170,800	4,071,756	2,056,757		7,269,313
GRAND TOTAL			970,000	170,800	4,071,756	2,056,757		7,269,313

Capital Improvement Plan

City of Storm Lake, Iowa

Data in Year 2025

Project # FIRE-23-04
Project Name Replace Engine #75



Type Vehicle
Useful Life
Category Vehicles

Department Fire Department
Contact Glenn Schlessler
Priority 1 Critical

Description **Total Project Cost:** \$890,000

Engine 75 is a 1992 Pierce pumper. Engine 75 has served the community reliably since its arrival. An average pumper truck can expect a lifespan of 20-30 years. Parts are becoming obsolete, and repairs will be more expensive. This replacement is in line with the department's vehicle replacement plan. Current build time is over 800 working days, not including weekends and holidays. The current estimate is 875-890,000 dollars. Engine 75 could be retained for ISO ratings or be sold by the city for an estimated 60-100,000 dollars.

Due to the lead times, this project is presented in FY2025 to allow the City to issue a purchase agreement with the vendor to begin the build. The City will not pay for the vehicle until the truck is complete in FY2028.

Justification

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

Expenditures	2025	2026	2027	2028	2029	Total
Equip/Vehicles/Furnishings	890,000					890,000
Total	890,000					890,000

Funding Sources	2025	2026	2027	2028	2029	Total
G.O. Bond				890,000		890,000
Total				890,000		890,000

Budget Impact/Other

Capital Improvement Plan

2025 thru 2029

City of Storm Lake, Iowa

Project # FIRE-25-05
Project Name Battery Powered Spreaders (Jaws of Life)



Type Equipment
Useful Life 10 years
Category Equipment- Fire
Department Fire Department
Contact Glenn Schlessler
Priority 1 Critical



Description

Total Project Cost: \$70,000

Battery powered spreaders (jaws of life) battery powered ram, battery powered shears and associated batteries, chargers, chains and tips.
 The current extrication equipment is hydraulically powered and is not able to keep up with the modern alloys and vehicle components. Extrications are taking longer and the current tools are lacking the necessary strength to dismantle vehicles in an emergency situation. The replacements will be more portable and significantly more powerful and have a long lifespan.

Justification

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

Expenditures	2025	2026	2027	2028	2029	Total
Equip/Vehicles/Furnishings	70,000					70,000
Total	70,000					70,000

Funding Sources	2025	2026	2027	2028	2029	Total
Franchise Fee	70,000					70,000
Total	70,000					70,000

Budget Impact/Other

Staff Summary

01/02/2024
Agenda Item # F.7.



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

REPORT TO: Honorable Mayor & Council

FROM: Mayra Martinez City Clerk

SUBJECT: **City Council Requested Items / City Council Updates**

BACKGROUND:

FISCAL IMPACT:

RECOMMENDATION:

ATTACHMENTS: