

NOTE: AGENDA ORDER SUBJECT TO CHANGE

**LE MARS CITY COUNCIL REGULAR MEETING  
TUESDAY, JANUARY 6, 2026, 12:00 P.M.  
AGENDA**

**A. CALL TO ORDER – MAYOR**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL – CITY CLERK**

COUNCIL MEMBERS: WICK\_\_\_\_ STURGEON\_\_\_\_ BRUNS\_\_\_\_  
PICK\_\_\_\_ CONYERS\_\_\_\_

**MOTION TO APPROVE THE AGENDA**

**B. GENERAL DISCUSSION**

1. Citizens
2. "Thumbs Up" Award

**C. CONSENT ITEMS**

**All items listed under "Consent" Agenda will be enacted by one motion. There will be no separate discussion on those items unless a request is made prior to the time the Council votes on the motion.**

1. Approval of December 16, 2025, Regular Meeting Minutes
2. List of Bills for Period Ending 12/31/25
3. A Temporary Premise Transfer of Liquor License to Habitude Coffee House & Bakery
4. Urban Revitalization Tax Exemption Request

**D. ACTION ITEMS**

1. ISG Services Agreement – Community Development Plan Update
2. 2026 Business Highway 75 Reconstruction Project
3. Crossroads Commons Final Plat and Zoning
4. Vacate Easements – Nor-Am Cold Storage

**E. DISCUSSION**

1. City Administrator
2. Finance Director
3. Council/Mayor

**F. ADJOURNMENT**

Next Resolution No. 26-1  
Next Ordinance No. 1001

Le Mars City Council Meeting  
Tuesday, December 16, 2025, 12:00 P.M.  
Minutes

Mayor Pro Tem Wick presided. Present: Goodchild, Wick, Sturgeon, Bruns, Pick (via phone).  
Absent: None.

Goodchild moved, Sturgeon seconded the Agenda be approved. Ayes: All present.

Bruns moved, Goodchild seconded the following "Consent Agenda" items be approved. Ayes: All present.

- 12/2/25 Regular Meeting Minutes.
- Bills for period ending 12/12/2025.
- Financial Statement for November 2025.
- Appoint Clark Goodchild to the Board of Zoning Adjustment Commission and reappoint Beth Raymond and Patty Sitzmann to the Parks and Recreation Commission.
- Commercial Solid Waste Collection Licenses for 2026 to Gill Hauling, Orange City Sanitation, and Van's Sanitation, and Brommer Sanitation.
- Election Canvass for November 4, 2025, election and December 2, 2025, runoff election as certified by the Plymouth County Board of Supervisors.
- Mayor/Council/Staff Assignments for 2026 be approved

NOTE: DGR Engineering and Felsburg Holt & Ullevig (FHU) were present to explain the compiled information gathered from the community and businesses on the 2026 Business Highway 75 Reconstruction Project for Council to give DGR direction on design at the January 6, 2026, Council meeting.

Sturgeon moved, Goodchild seconded the Agreement with ISG to provide professional services for the conceptual design of 7<sup>th</sup> Avenue SE Development with a not-to-exceed amount of \$76,500 be approved. Ayes: All present.

Goodchild moved, Bruns seconded Resolution No. 25-59 approving the recommended List of Fees, Licenses, and Charges for calendar year 2026 with amendments including noted change to "Water - Fine for hooking up to a hydrant without permission \$10.00/1,000 gallons" be adopted. Ayes: Sturgeon, Pick, Wick, Bruns, Goodchild. Nays: None.

Goodchild moved, Sturgeon seconded the two (2) year Le Mars Employee Bargaining Unit Contract for FY27-FY28 be approved. Ayes: All present.

Goodchild moved, Sturgeon seconded a FY27 3% hourly wage increase for non-salaried Police Department personnel be approved. Ayes: All present.

Goodchild moved, Sturgeon seconded a FY27 3% hourly wage increase for non-salaried Fire/Rescue personnel be approved with noted change for the Volunteer Fire/Rescue Call to \$15.75. Ayes: All present.

Sturgeon moved, Bruns seconded the Agreement with Eocene to provide for the EPA Brownfields Grant implementation with a not-to-exceed amount of \$397,500 be approved. Ayes: All present.

Sturgeon moved, Goodchild seconded the meeting be adjourned at 12:50 P.M. Ayes: All present.

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Steve Wick, Mayor Pro Tem

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Jan Feller, City Clerk

**CITY OF LE MARS, IOWA**

<b>Consent</b>	<b>REQUEST FOR COUNCIL ACTION</b>	<b>Date:</b> <b>January 6, 2026</b>
	<b>Description:</b> <b>List of Bills for Period Ending 12/31/25</b>	<b>Item No.</b> <b>C-2</b>

Attached is the list of bills for the period ending 12/31/25.

**COUNCIL ACTION REQUESTED**

Approval of bills for the period  
ending 12/31/25.

(No Roll Call)



Le Mars, IA

# Expense Approval Report

## By Fund

Payment Dates 12/13/2025 - 12/31/2025

Vendor Name	Description (Item)	Amount
<b>Fund: 001 - GENERAL FUND</b>		
AFLAC	AFLAC AFTER TAX PAYABLE	268.86
AFLAC	AFLAC PRETAX PAYABLE	654.54
AFLAC	AFLAC PRETAX PAYABLE	217.05
AFLAC	AFLAC AFTER TAX PAYABLE	268.86
AFLAC	AFLAC PRETAX PAYABLE	654.54
COLLECTION SERV. CENTER	CHILD SUPPORT PAYABLE	311.10
CALIFORNIA STATE DISBURSE...	CHILD SUPPORT PAYABLE	159.69
LE MARS FIRE DEPT.	FIRE DONATION PAYABLE	192.50
NORTHWEST BANK-FLEX	FLEX HEALTH PAYABLE	1,123.82
IPERS	IPERS PAYABLE	16,740.80
IPERS	IPERS PAYABLE	6,053.24
MUTUAL OF OMAHA	LIFE INSURANCE PAYABLE	715.44
ICMA RETIREMENT TRUST-457	NON ROTH 457 PAYABLE	1,100.00
ICMA RETIREMENT TRUST-457	ROTH 457 PAYABLE	250.00
AMERIPRISE FINANCIAL SERV	ROTH IRA PAYABLE	95.00
EFTPS	MEDICARE PAYABLE	6,120.12
EFTPS	S.S W/H PAYABLE	17,324.96
TREASURER, STATE OF IA	STATE W/H PAYABLE	6,001.30
EFTPS	FED W/H PAYABLE	19,341.10
EFTPS	MEDICARE PAYABLE	825.72
TREASURER, STATE OF IA	STATE W/H PAYABLE	601.52
EFTPS	FED W/H PAYABLE	1,266.97
		<b>80,287.13</b>
<b>Department: 110 - POLICE</b>		
JACK'S UNIFORMS	CLOTHING/CAZARES	256.30
IOWA POLICE CHIEFS-DES MO...	CHIEF MEMBERSHIP	125.00
GALLS, LLC	CLOTHING/VANDEVEGTE	106.90
BEKINS FIRE AND SAFETY	EXTINGUISHER SERVICES	41.70
JACK'S UNIFORMS	CLOTHING/BEITELSPACHER	84.90
JACK'S UNIFORMS	CLOTHING/ARENS	209.85
POMP'S TIRE SERVICE INC	VEHICLE TIRES	2,339.28
AXON ENTERPRISE INC	ROHMILLER/TRAINING	895.00
GALLS, LLC	CLOTHING/VANDEVEGTE	106.90
JACK'S UNIFORMS	CLOTHING/SWALVE	230.85
LE MARS CHEVROLET GMC	MOUNT/BALANCE TIRE	111.94
THE CTK GROUP	TRAINING/BELLER	450.00
JACK'S UNIFORMS	CLOTHING/ARENS	38.95
IOWA DEPT OF PUB SAFETY	STATE DATA SYSTEM	631.50
JOHN VICKERY	REIMB/BOOTS	239.99
NACOP	CHIEF ASSOCIATION	60.00
VISA-POLICE	TRAINING/KRAMER	980.57
MIDAMERICAN ENERGY CO.	UTILITIES-POLICE	821.65
VISA-CITY HALL	EMAIL	71.40
VISA-CITY HALL	MS OFFICE 365	78.50
KERRI STINTON	DEC2025 POLICE JANITORIAL	900.00
HY VEE, INC-DES MOINES	RETIRED OFFICER FUNERAL	100.00
N'WEST IOWA REVIEW	SUBSCRIPTION RENEWAL-POL...	99.00
VERIZON WIRELESS	CELL PHONES/WI-FI-POLICE D...	334.10
VISA-POLICE	SUPPLIES	124.61
VISA-POLICE	DEC 2025 POSTAGE	62.40
		<b>Department 110 - POLICE Total: 9,501.29</b>
<b>Department: 150 - FIRE/RESCUE</b>		
FEENEY PLUMBING & HEATING	STATION #1 FURNACE	119.80

Expense Approval Report

Payment Dates: 12/13/2025 - 12/31/2025

Vendor Name	Description (Item)	Amount
FEENEY PLUMBING & HEATING	STATION #2 FURNACE	109.75
FIRE SERVICE TRAINING BURE...	TRAINING	50.00
KNOEPFLER CHEVROLET	VEHICLE MAINT/TAHOE	8,231.30
BRETT HERBOLD	PAYROLL CHECK-MONTHLY	2.26
MIDWEST BREATHING AIR SYS	CASCADE	236.25
BENTSON PEST MANAGEMENT	PEST CONTROL #2	56.00
BUDGET AUTOMOTIVE	BATTERY 2019 PICKUP	239.95
MATHESON TRI-GAS INC	SMALL O2	96.45
MATHESON TRI-GAS INC	FILL 2 BIG BOTTLES	221.58
VISA-FIRE	MEALS/ROOM	426.48
MIDAMERICAN ENERGY CO.	UTILITIES-FIRE/RESCUE	834.37
VISA-CITY HALL	EMAIL	46.20
VISA-CITY HALL	MS OFFICE 365	34.92
JOHN MAC GREGOR	REIMB/LICENSE RENEWAL	25.00
VERIZON WIRELESS	CELL PHONES-FIRE/RESCUE	115.44
VISA-FIRE	MEALS	91.97
<b>Department: 190 - ANIMAL CONTROL</b>		
IDALS	ANNUAL POND LICENSE	75.00
<b>Department: 211 - STREETS</b>		
STATE STEEL	STEEL	237.50
STATE STEEL	STOCK STEEL	746.88
STATE STEEL	STEEL STOCK	162.58
MSC INDUSTRIAL SUPPLY CO	HYD FITTINGS--CREDIT	-49.71
MSC INDUSTRIAL SUPPLY CO	HYD FITTINGS	731.97
SAFETY-KLEEN	PARTS CLEANER	356.17
CORNHUSKER INTERNATIONAL..	FUEL CAP GASKETS	67.20
KELLEN EXCAVATING	SNOW REMOVAL DOWNTOWN	2,250.00
STAN HOUSTON EQUIP. CO.	CHAINSAW BLADES	43.12
MSC INDUSTRIAL SUPPLY CO	HYD FITTINGS	63.60
MSC INDUSTRIAL SUPPLY CO	BRAKE CLEAN	68.64
HYDRAULIC SALES & SERVICE	#10 WING CYLINDER	159.28
SPECIALIZED CONCRETE	HAUL SNOW	540.00
C & HEAVY DUTY SPECIALIST	#4 FUEL TANK PARTS	300.00
LE MARS CHEVROLET GMC	PICKUP BATTERY	187.95
CORNHUSKER INTERNATIONAL..	FUEL LINE CLIP	18.03
CORNHUSKER INTERNATIONAL..	4 BRAKE CHAMBERS	662.52
HOLZMAN LAWN CARE	SNOW HAULING	1,850.00
BOMGAARS SUPPLY	FLEXIBLE COUPLING	8.99
VISA-STREETS	PARTS	561.28
VISA-STREETS	RETURN	-44.99
MIDAMERICAN ENERGY CO.	UTILITIES-STR BLDG	428.86
VISA-CITY HALL	EMAIL	8.40
KERRI STINTON	DEC2025 STREETS JANITORIAL	350.00
VISA-STREETS	OFFICE SUPPLIES	351.00
VISA-CITY HALL	MS OFFICE 365	8.66
VISA-STREETS	PARTS/SUPPLIES	622.64
BOMGAARS SUPPLY	FASTENERS/PARTS/TRUCK BED..	52.04
<b>Department 190 - FIRE/RESCUE Total:</b>		<b>10,937.72</b>
<b>Department 190 - ANIMAL CONTROL Total:</b>		<b>75.00</b>
<b>Department 211 - STREETS Total:</b>		<b>10,742.61</b>
<b>Department: 230 - STREET LIGHTING</b>		
MIDAMERICAN ENERGY CO.	TRAFFICE LIGHTS/LIGHTS	10,784.67
NORTHWEST REC	TUNNEL-WD CAMPUS LIGHTS	433.61
<b>Department 230 - STREET LIGHTING Total:</b>		<b>11,218.28</b>
<b>Department: 280 - AIRPORT</b>		
LE MARS AGRI CENTER	FERTILIZER	572.00
LANGEL'S PLUMBING, HEATING SERVICE-AP		145.83
LANGEL'S PLUMBING, HEATING AP-REPAIRS		2,482.18
MIDAMERICAN ENERGY CO.	UTILITIES-AP	520.61

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Payment Dates: 12/13/2025 - 12/31/2025

Vendor Name	Description (Item)	Amount
ULTRA FLIGHT	DEC2025 AP MGMT CONTRAC...	5,862.50
BOMGAARS SUPPLY	MOUSE TRAPS	55.98
<b>Department 280 - AIRPORT Total:</b>		<b>9,639.10</b>
<b>Department: 410 - LIBRARY</b>		
BRODART CO.	LIBRARY BOOKS	327.03
BRODART CO.	LIBRARY BOOKS	30.79
BRODART CO.	LIBRARY BOOKS	236.63
BRODART CO.	LIBRARY BOOKS	115.55
BRODART CO.	LIBRARY BOOKS	196.83
QUILL CORPORATION	TONER & HIGHLIGHTERS	136.69
LANGEL'S PLUMBING, HEATING	SERVICE CALL RTU #3	123.50
CENTER POINT LARGE PRINT	LARGE PRINT BOOKS	108.43
CENTER POINT LARGE PRINT	LARGE PRINT BOOKS	26.62
BARNES & NOBLE INC	BOOKS	232.36
MIDWEST TAPE	DVDS	47.98
LANGEL'S ELECTRIC CO.	CONTROLLER REPLACED RTU #1	2,367.69
LANGEL'S PLUMBING, HEATING	LENNOX CREDIT	-1,844.00
THOMPSON	SERVICE CALL	110.00
DOW JONES & COMPANY INC	WSJ ONLINE	600.00
MICROMARKETING	BOOKS	79.30
BENTSON PEST MANAGEMENT	PEST CONTROL	72.00
A & B BUSINESS SOLUTIONS	COPIES & LEASE	353.38
PREMIER COMMUNICATIONS	UT-CONSULTING	115.00
CONNECTED ELECTRIC-SOUTH...	ELECTRICAL WORK FOR NEW ...	1,238.73
MICROMARKETING	LIBRARY BOOKS	42.38
NO STREAKING INC	WINDOW CLEANING-DEC	150.00
KARA HITCHLER	REIMB/POST OFFICE TRIPS	4.20
ABIGAIL CHAGOLLA	REIMB/MILEAGE	48.58
TAMMY UITDEFLESCHE	REIMB/MILEAGE	69.87
VISA-CITY HALL	EMAIL	46.22
VISA-LIBRARY	POSTAGE	45.91
VISA-LIBRARY	G-SUITE	190.28
VISA-LIBRARY	DM REGISTER SUBSCRIPTION	240.02
IOWA HISTORY JOURNAL	2 YR SUBSCRIPTION	35.95
SHELBY PUHL	REIMB/SUPPLIES	10.99
VISA-LIBRARY	PROGRAMING SUPPLIES	11.99
T-MOBILE	HOTSPOT LINE CHARGE	575.00
MICHELLE BURNS	CLEANING	960.00
ABIGAIL CHAGOLLA	REIMB/SUPPLIES	28.66
N'WEST IOWA REVIEW	SUBSCRIPTION - 2 YRS	162.00
<b>Department 410 - LIBRARY Total:</b>		<b>7,296.56</b>
<b>Department: 420 - CULTURAL PROGRAMS</b>		
VISA-CITY HALL	EMAIL	4.20
<b>Department 420 - CULTURAL PROGRAMS Total:</b>		<b>4.20</b>
<b>Department: 421 - MAIN STREET THEATER</b>		
MIDAMERICAN ENERGY CO.	UTILITIES-THEATER	808.98
THREE RAU'S ENTERTAINMEN...	DEC 2025 TELEPHONE & INTE...	110.57
THREE RAU'S ENTERTAINMEN...	DEC 2025 MANAGEMENT FEE	2,500.00
THREE RAU'S ENTERTAINMEN...	DEC 2025 PROJ EQUIPEMENT...	350.00
<b>Department 421 - MAIN STREET THEATER Total:</b>		<b>3,769.55</b>
<b>Department: 430 - PARKS/PUBLIC FACILITIES</b>		
CAMPBELL'S ELECTRIC	MAINT-OUTDOOR POOL	439.32
FEENEY PLUMBING & HEATING	SERVICE HVAC-ART CENTER	205.00
CAMPBELL'S ELECTRIC	X-MAS OUTLETS-OLSON	513.95
SCHUMACHER ELEVATOR CO.	YMCA ELEVATOR SERVICE	306.57
LANGEL'S PLUMBING, HEATING	HVAC SERVICE-CHAMBER	790.72
STEFFEN TRUCK EQUIPMENT, ...	PLOW PARTS & OIL	98.69
FAMILY TREE LANDSCAPE INC	CONTRACT MOWING	3,170.00
FEENEY PLUMBING & HEATING	HVAC SERVICE-CONV CTR	1,066.46

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Vendor Name	Description (Item)	Amount
FEENEY PLUMBING & HEATING	SERVICE HVAC-YMCA	313.97
FEENEY PLUMBING & HEATING	SERVICE HVAC-YMCA	1,166.11
FEENEY PLUMBING & HEATING	SERVICE HVAC PUBLIC WORK ...	680.43
FEENEY PLUMBING & HEATING	HVAC SERV-YMCA POOL	897.97
AGRIVISION EQUIPMENT GR...	PARTS & TRACTOR	75.04
NIEHUS CONSTRUCTION	POSTAL PLAYHOUSE REPAIRS	30,577.30
MIDWEST HONDA SUZUKI KU...	PARTS & OIL	170.99
ECHO GROUP, INC.	LIGHTS-CONV CTR	251.43
STEFFEN TRUCK EQUIPMENT, ...	OIL	134.28
STATE STEEL	METAL FOR DUMPBOX	190.32
BATTERIES PLUS	BATTERY EXIT LIGHT	67.80
LANGEL'S PLUMBING, HEATING	HVAC REPAIRS-CITY HALL	569.00
BOMGAARS SUPPLY	OIL/LUBE/SUPPLIES/PLOW BO...	202.75
VISA-PARKS	TRANSFORMER & PICKUP BOX...	1,954.69
MIDAMERICAN ENERGY CO.	UTILITIES-UNIV CAMP	51.55
MIDAMERICAN ENERGY CO.	UTILITIES-CAMPGR	116.09
MIDAMERICAN ENERGY CO.	UTILITIESPUB FAC	1,086.60
VISA-CITY HALL	EMAIL	8.40
VISA-PARKS	OUTDOOR POOL PLAYGROUN...	277.75
KERRI STINTON	DEC2025 PARKS JANITORIAL	350.00
BOMGAARS SUPPLY	FASTENER/SUPPLIES/GLOVES/...	298.75
VISA-PARKS	DOOR LATCH, PAPER, WORK ...	485.76
VISA-CITY HALL	MS OFFICE 365	8.66
NORTHWEST REC	ICON R/RM	29.40
VERIZON WIRELESS	CELL PHONE	76.96
<b>Department 430 - PARKS/PUBLIC FACILITIES Total:</b>		<b>46,632.71</b>
<b>Department: 440 - OUTDOOR POOL</b>		
MIDAMERICAN ENERGY CO.	UTILITIES-O-POOLE	95.71
<b>Department 440 - OUTDOOR POOL Total:</b>		<b>95.71</b>
<b>Department: 445 - WILLOW CREEK CLUBHOUSE</b>		
MIDAMERICAN ENERGY CO.	UTILITIES-WCB&G/G. HALL	433.29
VERIZON WIRELESS	CELL PHONES-CVB/CLUBHOU...	19.24
<b>Department 445 - WILLOW CREEK CLUBHOUSE Total:</b>		<b>452.53</b>
<b>Department: 460 - CONVENTION CENTER</b>		
VISA-CITY HALL	EMAIL	4.20
MIDAMERICAN ENERGY CO.	UTILITIES-CONV CTR	1,546.96
VISA-CITY HALL	MS OFFICE 365	26.26
VERIZON WIRELESS	CELL PHONES-CVB-CONV CTR	19.24
<b>Department 460 - CONVENTION CENTER Total:</b>		<b>1,596.66</b>
<b>Department: 470 - GOLF COURSE</b>		
MIDWEST TURF & IRRIGATION	TIRES 3	162.75
FEENEY PLUMBING & HEATING	FURNANCE SERVICE	311.49
MARTIN BROS DISTRIBUTING ...	SUPPLIES	594.42
MIDWEST TURF & IRRIGATION	BED KNIFE	732.84
MIDWEST TURF & IRRIGATION	MOWER PARTS	1,118.96
MIDWEST TURF & IRRIGATION	BEARING	35.26
MIDWEST TURF & IRRIGATION	MOWER PARTS	1,399.17
TREASURER, STATE OF IA	NOV 2025 GOLF TAX	335.81
SCHULTZ BRIAN-JBDS	REIMB/TURF GRASS PEST CO...	90.00
BOMGAARS SUPPLY	HYDRO HOSE	153.95
MIDAMERICAN ENERGY CO.	UTILITIES-GOLF COURSE	1,076.61
VISA-CITY HALL	EMAIL	4.20
JBDS, LLC	DEC2025 GOLF MGMT CONTR...	7,875.00
<b>Department 470 - GOLF COURSE Total:</b>		<b>13,890.46</b>
<b>Department: 499 - SENIOR CENTER</b>		
MIDAMERICAN ENERGY CO.	UTILITIES-SR CTR	160.83
<b>Department 499 - SENIOR CENTER Total:</b>		<b>160.83</b>

Expense Approval Report

Payment Dates: 12/13/2025 - 12/31/2025

Vendor Name	Description (Item)	Amount
<b>Department: 540 - COMMUNITY DEVELOPMENT &amp; CODE</b>		
PROFESSIONAL DEVELOPERS-...	MEMBERSHIP DUES/GAUL	375.00
VISA-CITY HALL	M. GAUL 2026 IA TOURISM C...	285.00
BOMGAARS SUPPLY	BATTERIES	8.58
VISA-CITY HALL	MS OFFICE 365	26.26
BOMGAARS SUPPLY	BATTERIES	9.99
VERIZON WIRELESS	CELL PHONES-CODE	38.48
<b>Department 540 - COMMUNITY DEVELOPMENT &amp; CODE Total:</b>		<b>743.31</b>
<b>Department: 610 - CITY COUNCIL/MAYOR</b>		
VISA-CITY HALL	IA LEAGUE-DEREK CONYERS ...	220.00
VISA-CITY HALL	EMAIL	16.80
BRUCE LUDWIG	2025 CONTRACT PYMT	250.00
<b>Department 610 - CITY COUNCIL/MAYOR Total:</b>		<b>486.80</b>
<b>Department: 611 - CITY ADMINISTRATION</b>		
RED'S PRINTING	MAGNETIC MATERIAL	71.00
VISA-CITY HALL	EMAIL	4.20
VISA-CITY HALL	MS OFFICE 365	48.05
VISA-CITY HALL	SUPPLIES	9.99
VISA-CITY HALL	SUPPLIES	260.72
VISA-CITY HALL	JASON'S CELL PHONE STORAGE	3.20
BOMGAARS SUPPLY	SHOVEL/BATTERIES	41.97
VERIZON WIRELESS	CELL PHONES-ADMIN/FIN	38.48
VERIZON WIRELESS	CELL PHONE/WI-FI-ENG/MAPP..	158.51
<b>Department 611 - CITY ADMINISTRATION Total:</b>		<b>636.12</b>
<b>Department: 620 - CITY FINANCE</b>		
MIDAMERICAN ENERGY CO.	UTILITIES-CITY HALL	590.23
MIDAMERICAN ENERGY CO.	UTILITIES-CITY HALL ANNEX	288.16
VISA-CITY HALL	EMAIL	16.80
VISA-CITY HALL	MS OFFICE 365	39.39
KERRI STINTON	DEC2025 CITY HALL JANITORI...	515.00
KERRI STINTON	DEC2025 CHAMBER HALLWAY...	70.00
VISA-CITY HALL	SUPPLIES	235.78
VISA-CITY HALL	PRINTER FOR BADGES	4,607.92
BOMGAARS SUPPLY	BATTERIES	39.98
NORTHWEST REC	CD SIREN	15.00
FP MAILING SOLUTIONS	RENTAL	816.00
<b>Department 620 - CITY FINANCE Total:</b>		<b>7,234.26</b>
<b>Department: 640 - LEGAL SERVICES</b>		
MURPHY & COLLINS PLC	DEC 2025 LEGAL	7,500.00
<b>Department 640 - LEGAL SERVICES Total:</b>		<b>7,500.00</b>
<b>Department: 660 - INSURANCE - PROPERTY/LIABILITY</b>		
IOWA COMMUNITIES ASSUR ...	INSURANCE	337,527.27
<b>Department 660 - INSURANCE - PROPERTY/LIABILITY Total:</b>		<b>337,527.27</b>
<b>Fund 001 - GENERAL FUND Total:</b>		<b>560,428.10</b>
<b>Fund: 110 - ROAD USE</b>		
<b>Department: 212 - ROAD USE TAX</b>		
SOOLAND BOBCAT	SKIDLOADER BLOWER & BRO...	14,450.67
SCHEMMER	BRIDGE INSPECTIONS	4,450.00
FRERICKS REPAIR LLC	LOADER TIRES	10,774.80
FRERICKS REPAIR LLC	LOADER TIRES	1,200.00
<b>Department 212 - ROAD USE TAX Total:</b>		<b>30,875.47</b>
<b>Fund 110 - ROAD USE Total:</b>		<b>30,875.47</b>
<b>Fund: 121 - LOCAL OPTION SALES &amp; SERVICE TAX</b>		
<b>Department: 750 - LOSST - LOCAL OPTION SALES AND SERVICE PROJECTS</b>		
STANLEY CONSULTANTS, INC.	DOWNTOWN TRAFFICE LIGHT	3,750.00
<b>Department 750 - LOSST - LOCAL OPTION SALES AND SERVICE PROJECTS Total:</b>		<b>3,750.00</b>
<b>Fund 121 - LOCAL OPTION SALES &amp; SERVICE TAX Total:</b>		<b>3,750.00</b>

Expense Approval Report

Payment Dates: 12/13/2025 - 12/31/2025

Vendor Name	Description (Item)	Amount
<b>Fund: 122 - HOTEL/MOTEL</b>		
<b>Department: 597 - HOTEL/MOTEL TAX</b>		
HOMETOWN LE MARS HERIT...	HLHF FURNIATURE & BLINDS	4,689.20
		4,689.20
		<b>Department 597 - HOTEL/MOTEL TAX Total:</b>
		<b>4,689.20</b>
		<b>Fund 122 - HOTEL/MOTEL Total:</b>
		<b>4,689.20</b>
<b>Fund: 167 - LIBRARY TRUST</b>		
<b>Department: 409 - LIBRARY TRUST</b>		
VISA-LIBRARY	VOL EVENT, CHILDREN'S LIB IT...	330.68
		330.68
		<b>Department 409 - LIBRARY TRUST Total:</b>
		<b>330.68</b>
		<b>Fund 167 - LIBRARY TRUST Total:</b>
		<b>330.68</b>
<b>Fund: 168 - POLICE RETIREMENT</b>		
MUNICIPAL FIRE & POLICE	POLICE 411 PAYABLE	21,844.54
MUNICIPAL FIRE & POLICE	POLICE 411 PAYABLE	9,176.50
		31,021.04
		<b>Fund 168 - POLICE RETIREMENT Total:</b>
		<b>31,021.04</b>
<b>Fund: 169 - POLICE K9/DARE</b>		
<b>Department: 111 - POLICE - K9</b>		
VISA-POLICE	K9 EXPENSES	38.78
		38.78
		<b>Department 111 - POLICE - K9 Total:</b>
		<b>38.78</b>
		<b>Fund 169 - POLICE K9/DARE Total:</b>
		<b>38.78</b>
<b>Fund: 302 - INDUSTRIAL PARKS</b>		
<b>Department: 751 - INDUSTRIAL PARK PROJECTS</b>		
CERTIFIED TESTING SERVICE	IND RD SANITARY EXTENSION	64.00
SOLSMA EXCAVATING & TILING	IND RD SANITARY EXTENSION	7,917.65
		7,981.65
		<b>Department 751 - INDUSTRIAL PARK PROJECTS Total:</b>
		<b>7,981.65</b>
		<b>Fund 302 - INDUSTRIAL PARKS Total:</b>
		<b>7,981.65</b>
<b>Fund: 304 - DISASTER</b>		
<b>Department: 758 - DISASTER PROJECTS</b>		
Legacy Emergency Vehicles	ARPA AMBULANCE	314,088.00
		314,088.00
		<b>Department 758 - DISASTER PROJECTS Total:</b>
		<b>314,088.00</b>
		<b>Fund 304 - DISASTER Total:</b>
		<b>314,088.00</b>
<b>Fund: 319 - TIF PROJECTS</b>		
<b>Department: 759 - TIF PROJECTS</b>		
DORSEY & WHITNEY LLP	TIF/UR PLANNING	5,064.00
DORSEY & WHITNEY LLP	TIF/UR PLANNING	4,704.50
DORSEY & WHITNEY LLP	TIF/UR PLANNING	3,100.00
		12,868.50
		<b>Department 759 - TIF PROJECTS Total:</b>
		<b>12,868.50</b>
		<b>Fund 319 - TIF PROJECTS Total:</b>
		<b>12,868.50</b>
<b>Fund: 600 - WATER</b>		
AFLAC	AFLAC PRETAX PAYABLE	78.60
AFLAC	AFLAC PRETAX PAYABLE	78.60
NORTHWEST BANK-FLEX	CHILD CARE DED PAYABLE	154.00
NORTHWEST BANK-FLEX	FLEX HEALTH PAYABLE	40.00
IPERS	IPERS PAYABLE	4,072.48
MUTUAL OF OMAHA	LIFE INSURANCE PAYABLE	43.38
ICMA RETIREMENT TRUST-457	NON ROTH 457 PAYABLE	680.00
EFTPS	MEDICARE PAYABLE	722.94
EFTPS	S.S W/H PAYABLE	3,091.16
TREASURER, STATE OF IA	STATE W/H PAYABLE	736.36
EFTPS	FED W/H PAYABLE	2,504.66
		12,202.18
		<b>Department: 810 - WATER</b>
BUGMAN PEST & RODENT CO...	PEST CONTROL	55.00
SIOUX FALLS WINPUMP	SUPPLIES	15,666.46
FOUNDATION ANALYTICAL LAB	TESTING	150.00

Expense Approval Report

Payment Dates: 12/13/2025 - 12/31/2025

Vendor Name	Description (Item)	Amount
IOWA ONE CALL	LOCATES	51.50
AGRI-TECH ENTERPRISES INC	SKY LIGHTS FOR HSP BUILDING	379.00
UTILITY EQUIPMENT CO.	SUPPLIES	7,838.04
UTILITY EQUIPMENT CO.	SUPPLIES	7,838.04
HOOGENDOORN CONSTRUCT...	LANDSCAPE WORK	2,560.00
PLUMB SUPPLY COMPANY	WATER HEATER FOR OFFICE	735.52
ELECTRICAL AUTOMATION	DOOR ACCESS	115.00
ELECTRICAL AUTOMATION	DOOR ACCESS	531.75
ELECTRICAL AUTOMATION	FIX HEATING UNIT	344.22
HIPPEN PARTS	PARTS	16,000.00
VISA-WATER	CLASS	1,275.00
MIDAMERICAN ENERGY CO.	UTILITIES-WATER	11,776.84
US POSTMASTER	DEC 2025 POSTAGE	1,250.00
VISA-CITY HALL	EMAIL	14.70
VISA-WATER	TRANSDUCERS	3,201.95
IOWA COMMUNITIES ASSUR ...	INSURANCE	63,648.00
VISA-CITY HALL	MS OFFICE 365	8.66
BOMGAARS SUPPLY	SUPPLIES	820.62
VISA-WATER	SUPPLIES	258.44
NORTHWEST REC	WELL 11 & 12	4,643.20
US POSTMASTER	PERMIT #247	185.00
VERIZON WIRELESS	CELL PHONES-WATER	230.88
TREASURER, STATE OF IA	NOV 2025 WET TAX	17,145.55
<b>Department 810 - WATER Total:</b>		<b>156,723.37</b>
<b>Fund 600 - WATER Total:</b>		<b>168,925.55</b>

**Fund: 602 - WATER - IMPROVEMENTS**

**Department: 812 - WATER SYSTEM PROJECTS**

CERTIFIED TESTING SERVICE	WELL #15	64.00
<b>Department 812 - WATER SYSTEM PROJECTS Total:</b>		<b>64.00</b>
<b>Fund 602 - WATER - IMPROVEMENTS Total:</b>		<b>64.00</b>

**Fund: 610 - WASTEWATER**

AFLAC	AFLAC AFTER TAX PAYABLE	58.80
AFLAC	AFLAC PRETAX PAYABLE	59.94
AFLAC	AFLAC AFTER TAX PAYABLE	58.80
AFLAC	AFLAC PRETAX PAYABLE	59.94
NORTHWEST BANK-FLEX	CHILD CARE DED PAYABLE	192.30
NORTHWEST BANK-FLEX	FLEX HEALTH PAYABLE	188.45
IPERS	IPERS PAYABLE	4,347.88
MUTUAL OF OMAHA	LIFE INSURANCE PAYABLE	90.73
ICMA RETIREMENT TRUST-457	NON ROTH 457 PAYABLE	50.00
EFTPS	MEDICARE PAYABLE	760.56
EFTPS	S.S W/H PAYABLE	3,252.02
TREASURER, STATE OF IA	STATE W/H PAYABLE	745.49
EFTPS	FED W/H PAYABLE	2,386.39
		<b>12,251.30</b>

**Department: 815 - WASTEWATER/SEWER**

MUNICIPAL PIPE TOOL CO	CAMERA REPAIR	4,503.12
HD SUPPLY FACILITIES MAINT.	SUPPLIES	32.50
NAI ELECTRICAL CONTRACTO...	WIRING	1,355.13
ELECTRIC PUMP INC	PUMP PARTS	2,226.00
NORTHWEST ELECTRIC LLC	PULLEY	168.84
IOWA ONE CALL	LOCATES	51.50
BENTSON PEST MANAGEMENT	PEST CONTROL	205.00
BOILER ROOM SERVICES	BOILER REPAIR	2,509.00
KIRKWOOD COMMUNITY COL...	TRAINING	370.00
GET BRANDED 360	SHIPPING	33.36
MOTION INDUSTRIES, INC.	PUMP PARTS	224.34
EUROFINS TESTAMERICA	TESTING	469.00
EUROFINS TESTAMERICA	TESTING	838.00

Expense Approval Report

Payment Dates: 12/13/2025 - 12/31/2025

Vendor Name	Description (Item)	Amount
EUROFINS TESTAMERICA	TESTING	700.00
MIDAMERICAN ENERGY CO.	UTILITIES-WW	8,211.87
VISA-CITY HALL	EMAIL	14.70
US POSTMASTER	DEC 2025 POSTAGE	1,250.00
BOMGAARS SUPPLY	GAUGES	84.97
VISA-WASTEWATER	MAINT	291.47
IOWA COMMUNITIES ASSUR ...	YEARLY COVERAGE	150,440.73
VISA-CITY HALL	MS OFFICE 365	34.92
VISA-WASTEWATER	OFFICE SUPPLIES	99.34
VISA-WASTEWATER	OPERATING SUPPLIES	694.65
BOMGAARS SUPPLY	BULBS/BOLTS/UNIONS/SUPPL...	420.67
VISA-WASTEWATER	GLOVES	300.00
TREASURER, STATE OF IA	NOV 2025 SEWER TAX	11,812.56
NORTHWEST REC	LIFT STATION ELEC	324.77
VERIZON WIRELESS	CELL PHONES/WI-FI-WW	143.45
US POSTMASTER	PERMIT #247	185.00

Department 815 - WASTEWATER/SEWER Total: 187,994.89

Department: 817 - WASTEWATER WEST FACILITY

STAN HOUSTON EQUIP. CO.	DRILL BITS	171.75
BENTSON PEST MANAGEMENT	PEST CONTROL	145.00
HAWKINS, INC.	CHEMICALS	1,353.56
USA BLUE BOOK	FLOATS	1,042.74
BROWWINICK LAW	WW PROFESSIONAL SERVICES	7,062.95
BOLTON & MENK, INC.	WW PROFESSIONAL SERVICES	1,625.00
MOTION INDUSTRIES, INC.	REPAIR KIT	234.20
EUROFINS TESTAMERICA	TESTING	460.00
MCMMASTER-CARR SUPPLY CO.	REPAIR CLAMP	248.65
VISA-WASTEWATER	VEHICLE REPAIRS/MAINT	1,036.23
MIDAMERICAN ENERGY CO.	UTILITIES-3W	19,089.22
VISA-WASTEWATER	OFFICE SUPPLIES	33.01
VISA-WASTEWATER	OPERATING SUPPLIES	270.72
BOMGAARS SUPPLY	BATTERIES	259.98
VISA-WASTEWATER	GLOVES	160.76
VERIZON WIRELESS	CELL PHONES/WI-FI-3W	143.45

Department 817 - WASTEWATER WEST FACILITY Total: 33,337.22

Fund 610 - WASTEWATER Total: 233,583.41

Fund: 613 - WASTEWATER - IMPROVEMENTS

Department: 818 - SEWER SYSTEM PROJECTS

BOLTON & MENK, INC.	WW PRETREATMENT	11,350.00
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Department 818 - SEWER SYSTEM PROJECTS Total: 11,350.00

Fund 613 - WASTEWATER - IMPROVEMENTS Total: 11,350.00

Fund: 670 - SOLID WASTE

Department: 840 - LANDFILL/GARBAGE

HIGHLAND MATERIALS	GRASS/TREE SITE HAUL COM...	2,900.00
RED'S PRINTING	TRASH/RECYCLE MAGNETS	2,008.19
PLYMOUTH CO. SOLID WASTE	NOV 25 TONNAGE FEE	19,152.80
PLYMOUTH CO. SOLID WASTE	OCTOBER 25 RECYCLING	1,342.28
PLYMOUTH CO. SOLID WASTE	NOV 25 ASSESSMENT	18,499.25

Department 840 - LANDFILL/GARBAGE Total: 43,902.52

Fund 670 - SOLID WASTE Total: 43,902.52

Fund: 740 - STORM WATER

Department: 865 - STORM WATER

HOLZMAN LAWN CARE	STORM SEWER LID FIX	270.00
TREASURER, STATE OF IA	NOV 2025 ST SEWER TAX	229.32

Department 865 - STORM WATER Total: 499.32

Fund 740 - STORM WATER Total: 499.32

Expense Approval Report

Payment Dates: 12/13/2025 - 12/31/2025

Vendor Name	Description (Item)	Amount
<b>Fund: 820 - HEALTH INS SELF FUNDED</b>		
<b>Department: 930 - SELF FUNDED INSURANCE - HEALTH</b>		
EMPLOYEE BENEFIT SYSTEMS	DEC 2025 PARTIAL SELF FUND...	12,044.54
EMPLOYEE BENEFIT SYSTEMS	JAN 2026 HLTH INSUR FEES	86,913.96
<b>Department 930 - SELF FUNDED INSURANCE - HEALTH Total:</b>		<b>98,958.50</b>
<b>Fund 820 - HEALTH INS SELF FUNDED Total:</b>		<b>98,958.50</b>
<b>Fund: 821 - DENTAL INS SELF FUNDED</b>		
<b>Department: 931 - SELF FUNDED INSURANCE - DENTAL</b>		
EMPLOYEE BENEFIT SYSTEMS	JAN 2026 DENTAL BILLING AD...	-88.94
EMPLOYEE BENEFIT SYSTEMS	JAN 2026 DENTAL INSUR ADM...	573.30
EMPLOYEE BENEFIT SYSTEMS	JAN 2026 DENTAL CLAIMS	7,232.93
<b>Department 931 - SELF FUNDED INSURANCE - DENTAL Total:</b>		<b>7,717.29</b>
<b>Fund 821 - DENTAL INS SELF FUNDED Total:</b>		<b>7,717.29</b>
<b>Grand Total:</b>		<b>.1,531,072.01</b>

**CITY OF LE MARS, IOWA**

<b>Consent</b>	<b>REQUEST FOR COUNCIL ACTION</b>	<b>Date: January 6, 2026</b>
	<b>Description: Temporary Premise Transfer of Liquor License to Habitue Coffeehouse &amp; Bakery</b>	<b>Item No. C-3</b>

Applications have been received from the following. Papers are in order. Approved by Police & Fire Department.

- A Temporary Premise Transfer of Liquor License to Habitue Coffeehouse and Bakery for 800 Prospect St SW on January 22, 2026.

**COUNCIL ACTION REQUESTED**

Motion (approving) (denying) a Temporary Premise Transfer of Liquor License to Habitue Coffeehouse and Bakery on 1/22/2026.

(No Roll Call)

CITY OF LE MARS, IOWA

Consent	REQUEST FOR COUNCIL ACTION	Date: January 6, 2026
	Description: Urban Revitalization Tax Exemption Request	Item No. C-4

**Information:**

The City has received one (1) request for property to be approved under the Urban Revitalization Plan.

**Recommendation:**

Staff has reviewed the application, and they comply with the requirements set out in the Urban Revitalization Plan.

**COUNCIL ACTION REQUESTED**

Motion to approve one (1) Urban Revitalization Tax Exemption request as follows: 3320 Sadona Hills South.

(No Roll Call)

**Urban Revitalization Tax Exemption**

	<b>Address</b>	<b>Legal Description</b>	<b>Value</b>
1	3320 Sadona Hills South	LOT 13 SADONA HILLS ADD LE MARS	\$1,000,000.00
2			
3			
4			
5			
			<hr/>
			\$1,000,000.00

**CITY OF LE MARS, IOWA**

<b>Action</b>	<b>REQUEST FOR COUNCIL ACTION</b>	<b>Date:</b> <b>January 6, 2026</b>
	<b>Description:</b> <b>ISG Services Agreement – Community Development Plan Update</b>	<b>Item No.</b> <b>D-1</b>

**Information:**

Attached is a Services Agreement with I & S Group (ISG) to provide tasks to update the 2023 Community Development Plan.

The Plan was originally approved in October 2023 and each of the last two years, Council and staff have met to review the progress and evaluate the Plan overall. Through the proposed work to be performed by ISG, a complete evaluation of the Plan will take place with key groups, consider new opportunities, and take into account community feedback.

**Recommendation:**

Administration recommends Council approve the Agreement.

**Financial:**

The \$52,000 cost will be covered using Economic Development funds.

**COUNCIL ACTION REQUESTED**

Motion to approve the Agreement with ISG to provide professional services for the Community Development Plan update in an amount not-to-exceed \$52,000.

(No Roll Call)

January 6, 2026

**Mark Gaul**

Community Development Director

City of Le Mars  
40 Central Avenue Southeast  
Le Mars, IA 51031

712.548.4947  
mgaul@lemarsiowa.com

**RE: Professional Services Proposal for  
Community Development Plan Update**  
*Le Mars, Iowa*



Mark,

As the City of Le Mars looks to update the 2023 Community Development Plan, I & S Group, Inc. (ISG) stands ready to build on its progress and momentum. We recognize the importance of being responsive to community feedback and are committed to evaluating additional opportunities for responsible growth while honoring the vision that has guided Le Mars thus far.

ISG is committed to delivering excellence through the collective expertise of our multidisciplinary team. With this collaborative approach, we will provide the following scope of services to meet your project needs.

## **SCOPE OF SERVICES**

### **Phase 1: Engage**

ISG will facilitate a one-day, in-person workshop with the Le Mars Business Initiative Corporation (LBIC) and City Council to review the existing Plan, discuss progress made over the past two years, identify updates, and discuss up to three (3) opportunity areas to explore during this update.

Following the kickoff, ISG will develop a project website, community survey, and promotional graphics, including newspaper advertisements, flyers, and social media posts, to solicit feedback regarding community priorities and opportunities. We will prepare and provide the City with a memorandum summarizing feedback from the workshop and the community survey results.

### **Phase 2: Ideate**

ISG will develop two (2) preliminary concepts for up to three (3) opportunity sites identified during Phase I. This phase includes one (1) virtual review meeting with a Steering Committee of five (5) to seven (7) stakeholders, including LBIC members, City staff, and elected officials, and one (1) round of edits and updates following this virtual meeting.

### **Phase 3: Finalize**

ISG will develop preferred concepts for up to three (3) opportunity sites, opinions of probable cost for public improvements, and up to two (2) character sketches for opportunity sites identified by the Steering Committee.

During this phase, Plan updates will be made to recognize progress made since October 2023, incorporate committee edits, update the engagement summary, and add the new opportunity sites identified. This includes one (1) virtual review meeting with the Steering Committee and one (1) round of Steering Committee review and feedback on the final draft of the Plan update. The updated Plan will be delivered to the City electronically and with printed copies, if desired.



**Applicable Contract**

The General Terms and Conditions applicable to this Proposal are available at the link below and are hereby accepted and incorporated herein by reference. Upon acceptance of this Proposal, the parties can proceed with the project based on this signed Proposal, per its General Terms and Conditions, or for more complex projects, ISG, at its discretion, will prepare and require the use of an AIA or EJCDC Contract that will govern the project. ISG's compensation does not include sales or use taxes. Additional information can be found in our General Terms and Conditions.

[bit.ly/termsconditions\\_isg](http://bit.ly/termsconditions_isg)



**SCHEDULE**

ISG anticipates completing the Plan updates according to the below schedule, which will be subject to change by the City.

Phase	2026 Time Frame
1: Engage	January–February
2: Ideate	February–March
3: Finalize	April–May

**COMPENSATION**

ISG proposes to provide the scope of work described within this proposal for **\$52,000**. Anticipated reimbursable expenses such as travel time, mileage expenses, and printing costs are included.

**ADDITIONAL SERVICES**

ISG's goal for this proposal, like its services, is to be flexible in meeting the requirements of this project. Upon request, ISG can provide a subsequent proposal to assist with additional professional design and construction phase services needed to support this project as it moves forward.

ISG appreciates the opportunity to provide a solution tailored to the needs of the City of Le Mars. Upon acceptance, please sign the acknowledgment box and return a copy of the proposal to our office. We look forward to providing you with responsive service, a collaborative experience, and timely delivery.

Sincerely,

**Danielle Propst, AICP**  
Planner + Project Manager

**Ronna Poppens**  
Development Strategist

**Acknowledgment of Acceptance**

*This proposal is valid for 30 days.*

Accepted this \_\_\_\_\_ day

of \_\_\_\_\_, 2026.

Company (Print): \_\_\_\_\_

Name (Print): \_\_\_\_\_

Title (Print): \_\_\_\_\_

Signature: \_\_\_\_\_

**CITY OF LE MARS, IOWA**

<b>Action</b>	<b>REQUEST FOR COUNCIL ACTION</b>	<b>Date:</b> <b>January 6, 2026</b>
	<b>Description:</b> <b>2026 Business Highway 75 Reconstruction Project</b>	<b>Item No.</b> <b>D-2</b>

**Information:**

At the December 16, 2025, Council meeting, DGR Engineering and Felsburg Holt & Ullevig (FHU) gave Council information gathered through data collection and community input. No action was taken by Council to allow additional comments to be received by the public before giving design direction.

Three possible options for the Council to consider for design are as follows:

- 1) Keep entire length of project 4-lanes.
- 2) Convert entire length of project to 3-lanes.
- 3) Convert north of 6<sup>th</sup> Avenue SW to 3-lanes and keep south of 6<sup>th</sup> Avenue SW 4-lanes.

Additional design aspects to address is the elimination of 6<sup>th</sup> Street SW access and pedestrian accommodations.

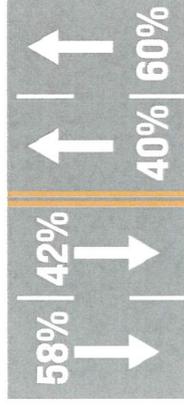
**COUNCIL ACTION REQUESTED**

As desired.

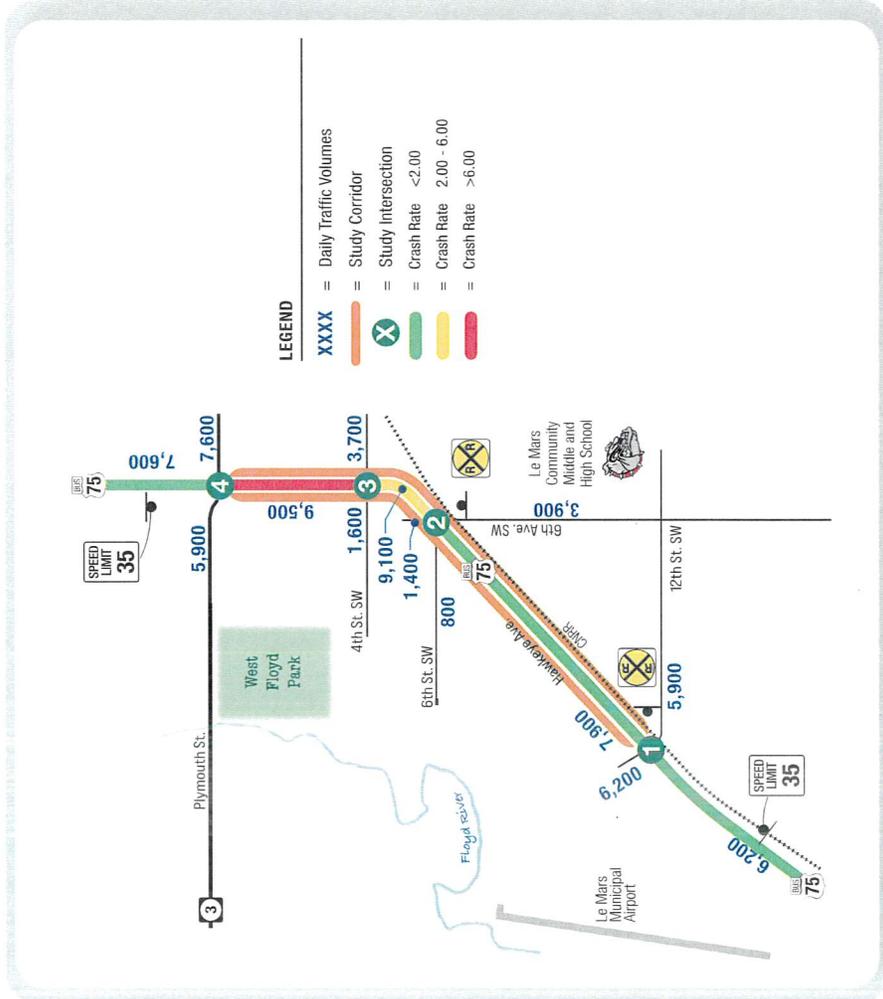
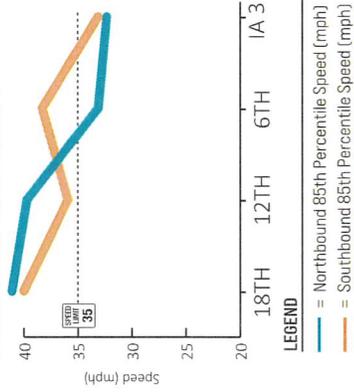
(No Roll Call)

# Traffic & Safety Findings

## Traffic Distribution by Lane Average



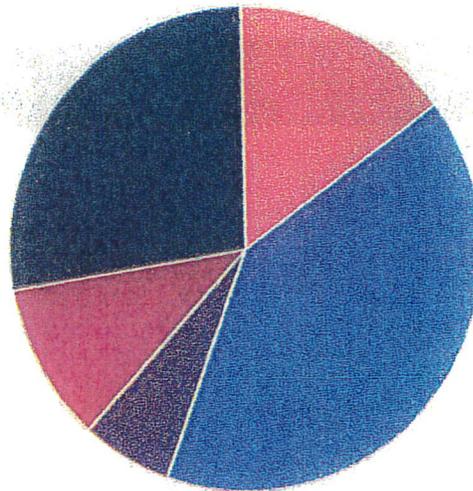
## VEHICLES EXCEEDING 35MPH SPEED LIMIT



## SURVEY RESULTS

Community responses about how Business Highway US-75 should be described in the future reveal several clear priorities. The most common theme was a strong desire to maintain the highway as a four-lane corridor, with many respondents emphasizing smooth, predictable traffic flow and opposition to lane reduction due to concerns about congestion and business access. Safety was the second-highest priority, with participants highlighting safer turning movements, improved pedestrian crossings, consistent speeds, and better traffic control as essential characteristics of the future roadway. Aesthetic improvements also emerged as a meaningful theme, with many residents wanting a corridor that feels welcoming, attractive, clean, and reflective of Le Mars' community identity. Access and convenience were also noted, including easier navigation, reliable access to businesses, and improved ways to move through the corridor during peak rail or freight activity. A smaller number of comments addressed specific operational issues or unique preferences. Together, these themes underscore a community vision for a corridor that is efficient, safe, visually appealing, and supportive of daily travel and economic activity.

Themes from survey question, "In one word or short phrase, how would you like Business Highway US-75 to be described in the future?"



■ Keep 4 Lanes / Maintain Current Function 
 ■ Safety, Turning, Predictability 
 ■ Aesthetics / Welcoming / Clean 
 ■ Access & Convenience 
 ■ Miscellaneous / Other

### What should be the top priorities for the future of Business Highway US-75? (Select all that apply)

Improved safety for all users	Pedestrian and cyclist feature improvements	Accessibility to/from businesses	Increased traffic calming	Lane reconfiguration
48	26	36	19	17

Likes	Comments	Shares
30	21	20

**Facebook Comments on October 10, 2025 Post**

This summer, many sections of that road were coned off, tore up, and new concrete was poured. Can anyone explain what that cost was and why it was needed if we are going back in to do more concrete work in those same areas again next year? Not complaining... just trying to understand!

**Reply:** (Jason Vacura) The reconstruction project won't happen until '27-'28. Some areas needed repair now. They were surface repairs to get by.

**Reply:** It's been repaired how many times now?  
If it was done correctly the first time, I believe it would have saved a lot of time and money. There was no way a 4 inch overlay was going to hold up to heavy truck traffic, what were you thinking?

**Reply:** job security, its why lemars, sioux center, highway 75 are all tore up every year all summer long

**Reply:** transparency  
Couldn't get the "markers" section to work, but survey taken. I think there needs to be sidewalks along the whole length of this area, that are safe to walk on or possibly use a bike. There are several areas without that available.

**Reply:** I agree on the sidewalk! I see so many people walking along the highway in town so close to the road and it is so dangerous  
You care about citizens feedback unless it's about doubling the towns population you'd think that would be something the entire town would vote on not just do it cause 20 rich people want to.

Nothing needs to change if you ask me. But what do I know I don't have the name or the money for anyone to care what I think. The big wigs make all the decisions anyways.  
No roundabouts... keep 4 lanes

**Reply:** roundabouts are the safest most cost effective traffic control at intersections as long as they are built correctly. If they aren't they're a pain.

**Reply:** with the bypass lowering traffic a great deal.. I do not feel they are needed for this area... the amount of space to construct would take property from business... and make entering them more difficult... it is a cost that isn't needed.

**Reply:** can see your point with that.  
The link doesn't work.

The link did not work for me earlier this morning, but it did for me just now in case anyone tried earlier and couldn't get it to work.

Ahh.. more reasons to extend the never ending construction season  
Worked for me

I dont live in lemars but I do work at family table and this whole stretch is in desperate need of a real sidewalk instead of a partial cracked sidewalk to walking on grass.

You can't even get a concrete contractor that can build a gutter edge of the highway that lasts 365 days!!  
Maybe work on that, first. Maybe we could build an underwater \$23,000,000 path running alongside 75 through town! Let's make Business 75 1 car lane and 1 bike lane and THEN add 3 roundabouts between WalMart and Bob's.

**Reply:** no bike anything

# PROJECT TEAM MEETING NOTES

During the public open house, community members and local stakeholders shared a range of observations focused primarily on safety, access, and future traffic operations along Business US-75. Attendees expressed concerns about recurring crash patterns at 1st, 2nd, and 3rd Streets, visibility issues caused by right-turning vehicles, and the overall sense that quick lane changes on the corridor create unsafe conditions. The 6th Street access was a prominent topic, with several attendees stating it is unsafe and should be closed, while others, particularly emergency responders, raised concerns about maintaining adequate emergency access if it is removed or restricted. Participants also frequently mentioned difficulties making turns near Casey's, challenges during train blockages, and the need for improved turning radius and access for trucks.

Feedback toward the proposed 4-lane to 3-lane conversion was mixed. Some attendees expressed concerns about congestion, delays, reduced passing opportunities, and how a 3-lane section would perform as the community grows. Others noted examples from nearby communities, such as Sioux Center's 5-lane project, to highlight future traffic needs. At the same time, several individuals supported the 3-lane concept and emphasized the importance of improving bicycle and pedestrian safety, requesting enhanced crossings, RRFBs, and better trail connectivity along the corridor. Additional comments included drainage issues near the northern limits, questions about driveway access and construction staging, and general interest in maintaining efficient freight movement. Overall, the meeting highlighted both safety concerns and a desire for balanced solutions that support long-term mobility for all users.

## Brad Hartmann (FHU) - Meeting Notes

US75 crashes - side street vehicles are pulling out when oncoming US75 right-turning vehicles obstruct view of other lane at 1st, 2nd, and 3rd Streets

On US75 vehicles are making quick lane changes to get ahead and it feels dangerous

6th St access at US75 intersection is dangerous yes close the access and should have closed this access years ago - 4 people

Want good bike connections to a path along US75 and crossings across US75 such as at 18th St - 2 people

If reducing from 4 to 3 lanes concerns about traffic delays - 3 people

How will the 3 lanes work when the population is expected to double in 20 years

It's hard to turn onto US75 from Casey's

Sioux Center is building a 5-lane section through their city

Firefighter doesn't like closing 6th St access or keep 1-way in for emergency response

Firefighter says 4 lanes is easier for passing than 3 lanes fire trucks must pass on the left including left of left-turning vehicles

4 lanes is better than 3 lanes in the north section of study area

More lighted pedestrian crossings (RRFBs)

Discussed temporary paving in NW corner of parking lot at American Bank during construction and closure of their driveway off of Bus Hwy 75 to allow for customers using the drive thru to turn around when exiting and head back east to 4<sup>th</sup> Ave SW.

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Heard concerns of 3-lanes with:

- o Traffic stopping/slowing down and causing traffic to stop in only thru-lane when making right turns into all the business driveways along this stretch of roadway.
  - o Semis and other traffic blocking northbound thru-lane when sitting at stoplight at 12<sup>th</sup> St and/or 6<sup>th</sup> St when train is blocking crossing. Asked about adding right-turn lanes at these locations to maintain thru-traffic along 75.
  - o Traffic capacity concerns with 3-lane (noted traffic counts and 16,000-18,000 max capacity for 3-lane section, also directed these people back to Adam FHU).
  - o Concerns of reducing speed along the section when people go below the speed limit and no passing lane.
- 

Pedestrian crossing concerns and trail access (from east side of Hwy) concerns with existing 4-lane roadway.

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Comment on 6<sup>th</sup> Street closure and why not flip hammerhead dead-end so it is utilizing the alley next to Dairy Queen.

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A few citizens voiced opinions for maintaining ex. 4 lane section.

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Discussed truck traffic with Scott Boylan with Wells as trucks come from their 18<sup>th</sup> Street location to Nor-Am. Concluded that there are several ways to make it through the area and noted that we would not temp close consecutive major intersections (i.e signal intersections) during construction.

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Premier Communications had questions on typical section. We noted we do not expect the curbs to move out however adding in subdrains and subgrade prep and rock under paving would likely disturb as much as 3-4' below surface. Noted some utility work is also anticipated.

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Discussed project and 3-lane concept with Iowa State Bank rep. He was in favor for the 3-lane section.

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Drainage concerns were mentioned at the northern project limits by the Country Store and Bob's Drive-In as ponding occurs during heavy rain events.

---

A citizen commented about a wider radius at 3<sup>rd</sup> St for the trucks going to Kwik Star.

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# COMMENT CARD

Are there any other considerations you think the Business Highway US-75 Reconstruction project should consider?

- Possible adding bicycle lanes.
- Don't add any roundabouts!
- Keep it a simple design. To complete the project as soon as possible!
- Don't widen the ~~road~~ road. Don't want to lose any business or homes.

Leave 75 a 4 Lane but reduce speed to 30MPH  
Bikes do not need to use a busy highway, use side streets to bike trails  
A lot of Trucks use 2<sup>nd</sup> St SW. If there is an issue consider installing a roundabout.  
Definitely need resurfacing.

3 lane concept seems OK

Absolutely NO bike path should be along this highway!!!

Hammerhead on 6<sup>th</sup>... use existing concrete/alley no need to pour more when there's already concrete on the N side.

Are you going to add green-space/grass, or will this end up being rock + gravel. Opportunity (Option 4) to add to aesthetic... if there is intent to keep it up.

- Absolutely do not give the highway 75 less lanes
- More crosswalks for school children, yes
- More access across the train tracks between Hwy & DO intersections, yes please

- Pedestrian crossings at all stop light intersections is terrible. at 6<sup>th</sup> need pedestrian overpass

- Hwy Intersection is confusing - (turning off of 75)

- stop lights @ 4<sup>th</sup> St. Take forever to turn for E/W drivers

- No bike lanes near the highway
- 3 lane is a traffic nightmare when a person in front of you drives 25mph all the way through town.
- With 3 lane, entering the highway from businesses is going to be a headache when you have to wait for twice as much traffic in one lane.
- close 18<sup>th</sup> St & find 24<sup>th</sup> St east to B49

I hope we don't go to 3 lanes or have a bicycle lane along the highway.  
Approx. cost + whose paying for it?

Street layout option Existing 4 lanes

6<sup>th</sup> St SW Closure - Yes.

## COMMENTING MAP RESULTS

Public feedback centered on roadway safety, intersection performance, pedestrian access, and long-term corridor functionality. Many comments focused on the need for improved turning movements, clearer lane organization, and safer pedestrian crossings—especially near schools, commercial areas, and the trailer park. Residents expressed frustration with confusing intersections (particularly 6th Street, Hy-Vee/12th Street, and the DQ area) and highlighted train-related delays that affect both mobility and emergency response. While some participants supported multimodal improvements, a substantial number opposed bike lanes on the highway and preferred maintaining or expanding the roadway's vehicular capacity. Beautification, lighting, and corridor character enhancements were also common suggestions.

### Five Key Comments (Based on comment themes)

These comments capture the core themes expressed repeatedly across the dataset:

1. "The 5-way DQ/6th Street intersection doesn't work—it's confusing, slow, and unsafe. Consider closing or fully redesigning it."
2. "We need safer pedestrian crossings, especially for kids walking near the trailer park, Casey's, and Walmart."
3. "US-75 should stay four lanes; the corridor is too busy for lane reductions or bike lanes, especially with heavy truck traffic."
4. "The Hy-Vee/12th Street intersection is dangerous and needs better lane organization, protected turn lanes, or widening for semis."
5. "Long trains block crossings daily—there needs to be an overpass or at least safer, more predictable access across the corridor."

### Potential Issues or Conflicts for Project Development Based on Public Feedback

**Resistance to Lane Reduction:** Many residents strongly oppose converting to a three-lane roadway due to perceived congestion, truck traffic, and emergency response concerns.

**Concerns About Bike Lanes on US-75:** Numerous comments reject bicycle accommodations on the highway itself, preferring these facilities routed off-corridor.

**Business Access Constraints:** Businesses, particularly freight-dependent ones, express concerns about driveway access, turn radius limitations, and maintaining truck circulation.

**Train-Related Mobility Frustrations:** Frequent blockages from long trains drive desires for grade-separated crossings, expectations that may exceed project scope.

**Highly Sensitive Intersections:** The DQ/6th Street intersection, Hy-Vee/12th Street area, and the vicinity of Casey's generated strong, repeated operational and safety complaints. These areas may require additional outreach, design explanation, and justification.

**CITY OF LE MARS, IOWA**

<b>Action</b>	<b>REQUEST FOR COUNCIL ACTION</b>	<b>Date:</b> <b>January 6, 2026</b>
	<b>Description:</b> <b>Crossroads Commons Final Plat and Zoning</b>	<b>Item No.</b> <b>D-3</b>

**Information:**

On December 16, 2025, the Planning & Zoning Commission approved the Final Plat, Restrictive Covenants, and proposed zoning of Crossroads Commons. The Final Plat consists of fifteen (15) lots, and all lots are proposed to be zoned B-2 (General Business).

Staff is working with the LBIC on a Development Agreement regarding the infrastructure costs.

**Recommendation:**

Administration and the Planning & Zoning Commission recommend Council approve the Final Plat and Restrictive Covenants as well as proceed to a public hearing to rezone.

**COUNCIL ACTION REQUESTED**

Motion to adopt Resolution No. \_\_\_\_\_  
approving the Final Plat and Restrictive  
Covenants for Crossroads Commons.

(Roll Call)

AND

Motion to establish January 20, 2026, at 12:00  
pm as a public hearing to rezone Crossroads  
Commons from AG (Agricultural) to B-2  
(General Business).

(No Roll Call)





**LE MARS CROSSROADS COMMONS ADDITION**  
**COMMERCIAL RESTRICTIVE COVENANTS**

WHEREAS, LBIC, Inc. is the owner of certain real estate known as the Le Mars Crossroads Commons Addition in Le Mars, Plymouth County, State of Iowa, and

WHEREAS, said owner hereby adopts certain restrictive covenants governing the use of said property to preserve the general nature of the property, to prevent nuisances, and to maintain a desirable atmosphere for present and future owners of the property, and

WHEREAS, the legal description of the property which is subject to the restrictive covenants hereinafter set forth shall include the following:

Lots 1 through 15 in the Le Mars Crossroads Commons Addition, in Le Mars, Plymouth County, Iowa.

NOW THEREFORE, in consideration of the best interests of the current owners and future developers of said property and in further consideration of the prospective sale of said property and the best interests of all future purchasers, it is hereby agreed that the following restrictive covenants shall attach to the real estate described hereinabove and said covenants are hereby imposed upon any subsequent owners and occupants of the property as fully and effectively as if they are contained and set forth in each separate deed of conveyance or other document conveying any interest in said property and, once recorded in the office of the Plymouth County Recorder, said covenants shall run with the land until or unless they are specifically released or amended as provided herein:

1. Application and Enforcement

These restrictive covenants shall operate as covenants running with the land for the benefit of any and all holders of an interest in the property within the legal description set forth hereinabove, and said parties are specifically given the right to enforce these restrictive covenants through any proceedings, at law or in equity, against any person or entity violating such restrictions, and to recover any damages arising from any violation of these restrictions.

2. Duration and Amendment

These restrictive covenants, conditions and restrictions on the property described hereinabove are to run with the land and shall be binding on all parties and persons claiming under them, including but not limited to grantees, heirs, successors, and assigns, for a period of twenty(20) years from the date this instrument is recorded, after which time such covenants, conditions and restrictions shall be automatically extended for successive periods of ten(10) years unless an instrument signed and approved by a majority of the owners of such property is approved and placed of record to modify or change such covenants, conditions and restrictions in whole or in part. These restrictive covenants, conditions and restrictions on the property described hereinabove may be amended at any time by a simple majority of lot owners by filing an instrument specifying said amendment, modifications, or changes.

3. Retention and Repurchase

Once a site has been purchased from LBIC, Inc., its successors or assigns, such site shall be considered as a single unit and it shall not be subdivided or a portion of the land sold, leased, or rented until written approval thereto is given by LBIC, Inc.

The original purchaser of any lot, tract, or parcel from LBIC, Inc. shall not remove, either by sale or relocation, any soils from the lot, tract, or parcel, either before, during or after the construction of the principal structure, any accessory structures or parking facilities, subject to the following regulations. Any such soils designated by the purchaser as excess, shall become the property of LBIC, Inc., and shall be transported by the purchaser to a place within two (2) miles, as designated by LBIC, Inc. LBIC, Inc. shall designate a place for storage of said excess soils from the purchaser's lot, tract, or parcel within 30 days of delivery of a signed notification from the purchaser that excess soils exist. If LBIC, Inc. does not designate such place within the specified 30 days, said excess soils shall become the property of the purchaser for use or sale as the purchaser shall deem appropriate. Said purchaser shall remove said excess soils from the purchaser's lot, tract, or parcel within 90 days after receiving the ownership of said excess soils.

If after expiration of two (2) years from the date of delivery of the deed from LBIC, Inc., conveying any property lying within the aforementioned addition, any grantee or assign shall not have begun in good faith the construction of a permanent building upon said site, LBIC, Inc. shall have the option to repurchase the property for the original purchase price and enter into possession thereof. This option to repurchase must be exercised in writing within one (1) year after the expiration of the two (2) year period following delivery of the deed referred above. Closing of the repurchase shall take place within sixty (60) days after the exercise of the option to repurchase and shall be at a location designated by LBIC, Inc., or its successors. Provided, however, anything in this article to the contrary notwithstanding, LBIC, Inc., its successors or assigns, may extend in writing the time in which said construction may be begun and such repurchase right exercised. In the event of a repurchase, the grantor shall convey the property by warranty deed subject only to those encumbrances specified in the original conveyance from LBIC, Inc. Taxes for the year in which the reconveyance occurs shall be prorated to the date of reconveyance.

#### 4. Compliance and Maintenance

The owner of any site shall at all times keep the premises, buildings, improvements and appurtenances in a safe, clean, wholesome condition and shall comply in all respects with all government, health, fire and police requirements and regulations, and such owner will remove at his own expense any rubbish or debris of any character whatsoever which may accumulate on said site, and in the event said owner fails to comply with any and all of the aforesaid specifications and requirements, then, and only then, the City of Le Mars, Iowa, its successors and assigns, shall have the right, privilege and license, but not the obligation, to enter upon the premises and make any and all the corrections or improvements that may be necessary to meet such standards, all at the sole cost and expense of said owner.

#### 5. Uses

All lots, tracts or parcels of property described herein shall be known, described, and used solely for the following permitted uses:

- ◆ All commercial, industrial, and civic uses allowed by the City of Le Mars Zoning Ordinance for the B-2, General Business District except those uses specifically prohibited by these Restrictive Covenants.
- ◆ Accessory uses may be permitted where said uses are clearly established as a benefit to the employees of the principal use on the lot, tract, or parcel. Examples of permitted on site accessory uses include child day care for children of employees only, employee cafeterias, etc.

The following uses are not permitted:

- ◆ Mobile home parks, residential care facilities, and convalescent care facilities.
- ◆ Churches, Synagogues, and other places of worship.
- ◆ Cemetery
- ◆ Stockyards or kennels.
- ◆ Fat rendering or distillation of animal bones, hides, and byproducts.
- ◆ Animal, poultry, and bird raising for commercial purposes.
- ◆ Mini-storage warehouses and warehouses not located upon or affiliated with the principal use on the same lot, tract, or parcel.
- ◆ Auto Body Repair.

#### 6. Buildings and Structures

All structures newly constructed or improved within the subdivision shall be constructed of materials complying with the City of Le Mars Building Code. Uncolored galvalume steel or sheet aluminum is not allowed for use on any exterior wall of any structure or building within the addition. In lieu of concrete, masonry or brick, colored exterior steel panels may be used to construct any exterior building wall. Exterior walls of any accessory building located on any lot, tract, or parcel shall be constructed of the same-colored exterior steel panels as the principal structure if the principal structure contains colored exterior steel panels. If the principal structure contains no exterior-colored steel panels, any accessory structures or buildings on the same lot, tract, or parcel may be constructed with colored exterior steel panels. Any and all additional accessory buildings or structures shall use the same color exterior steel panels as other buildings or structures on the same lot, tract, or parcel.

Metal roofs of buildings or structures within the subdivision shall not be constructed of uncolored galvalume steel or uncolored aluminum if the roof pitch is greater than 1-inch vertical rise in 12 inches of horizontal distance. Metal roofs having a pitch of 1 inch rise in 12 inches of horizontal distance, or less, may be constructed of sheet aluminum or other metal products, but not uncolored galvalume steel.

#### 7. Used and Temporary Structures

No previously occupied building or structures shall be moved onto any tract in said addition. No trailer, basement without appropriate above-ground structure, tent, shack, garage, barn, or similar outbuilding shall be erected or moved upon any tract. Temporary structures used in conjunction with the construction or expansion of the principal structure, accessory structures or parking lots are allowed during the construction process. Under no circumstances may the aforementioned temporary structure be allowed to remain on any portion of any tract for a period longer than twelve (12) months.

## 8. Landscaping, Driveways, Parking, and Loading

- The titleholder of each lot, tract or parcel shall keep such lot, tract, or parcel, vacant or improved, free from weeds and unsightly plant growth. All open areas not used for structures, parking, loading, or driveways on any lot, tract or parcel shall be landscaped, graded, and properly drained. Drainage from all driveways, parking areas, loading areas, and building roofs shall not be dispersed to adjoining lots, tracts, or parcels.
- Maintenance, including snow removal, of all walks and driveways shall be the responsibility of the property owner. All walks shall be constructed of portland cement and all driveways shall be surfaced with asphalt or portland concrete cement. Any portion of any driveway that lies upon the municipally owned right of way shall be hard surfaced with Portland concrete cement at least six (6) inches thick.
- Maintenance, including snow removal, of all parking and loading areas shall be the responsibility of the property owner. Parking on the municipally owned right of way shall not be allowed without the consent of the City of Le Mars, Iowa. All employee, visitor, and customer vehicle parking areas shall be surfaced with asphalt or portland concrete cement. Excluding driveways, the front yard setback required by the Le Mars Zoning Ordinance may contain parking areas subject to the following:
  - Parking in the front yard setback area shall not be allowed in the front five (5) feet of the required front yard setback area. If parking is located in the remaining front setback area, the front five (5) feet shall contain either sidewalks or appropriate landscaping and grasses.
- Required street side yard setback areas, required side yard setback areas, and required rear yard setback areas shall not contain any parking, driveways, or loading areas within five (5) feet of any property line.

## 9. Signs

Advertising signs must be accessory in nature relating only to the use of the premises on which the sign is located. Off premises signs are not allowed in the subdivision. One identification sign for each business is required for each property. Identification signs shall adhere to the following restrictions:

- ◆ Identification Signs may be either wall signs attached to the front wall of the principal structure on any lot, tract, or parcel, or monument signs located in the front setback area, but not in the front five (5) feet of the front setback area. Said identification signs shall contain the business name and address only, and no other advertising. Identification wall signs shall not exceed one (1) square foot in area for each linear foot of the building frontage. Monument identification signs shall be at least ten (10) square feet in size and no larger than thirty-two (32) square feet in size. All free-standing signs, including monument identification signs, shall not exceed eight (8) feet in overall height.

Other permitted signs shall be limited to the following types:

- ◆ Wall Signs shall not exceed one (1) square foot of area for each linear foot of wall to which the sign is attached. Such wall signs shall not project more than twelve (12") inches from the face of the building. No more than two (2) wall surfaces, including the building frontage wall of the principal structure, shall be used for wall sign displays. No accessory buildings shall be permitted to contain any wall signs and no more than two (2) permanent type signs are permitted per development. No sign shall be permitted to project above the roof line of any structure. Roof mounted signs are not allowed. Direct, back lighting and internal illumination shall be permitted. Permitted lighting shall not

include flashing, pulsating or colored lighting, and permitted external lighting shall be constructed to direct the source of light away from adjacent properties and public streets.

- ◆ Directional Signs: One (1) entrance or exit sign shall be allowed for each curb cut. Directional signs located within the lot, tract or parcel shall be allowed to direct vehicles and individuals to parking areas, office entrances, visitor entrances, loading areas, etc. Directional signs shall be limited in size to a maximum of six (6') square feet in area and four (4') in overall height. No advertising shall be permitted on directional signs.

10. Storage of Materials and Goods

Outside storage is allowed only for new retail merchandise available for immediate purchase by the general public. Outside storage of any used equipment or merchandise is prohibited. No more than 40% of the total lot area can be used for outside storage of new retail merchandise available for immediate purchase by the general public.

11. Utilities

All utilities of any nature shall be located underground. No above ground utilities are allowed anywhere within the subdivision, including between specific structures or buildings on specific lots, tracts, or parcels.

12. Invalidation

Invalidation of any of these covenants by judgement, decree, or court order, shall in no way affect any of the other provisions of these covenants and such other provisions shall remain in full force and effect.

Adopted by resolution of LBIC, Inc. this  
\_\_\_\_\_ day of \_\_\_\_\_, 2025.  
LBIC, Inc.

BY: \_\_\_\_\_  
Mike Wells, President

BY: \_\_\_\_\_  
Micah Lang, Secretary/Treasurer

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared, to me personally known, and who, being by me duly sworn, did say that he, Mike Wells, is the President of LBIC, Inc. and that he, Micah Lang, is the Secretary/Treasurer of LBIC, Inc. of Orange City, Iowa; that the signing of this instrument by them was a voluntary act.

\_\_\_\_\_  
Notary Public

**CITY OF LE MARS, IOWA**

<b>Action</b>	<b>REQUEST FOR COUNCIL ACTION</b>	<b>Date:</b> <b>January 6, 2026</b>
	<b>Description:</b> <b>Vacate Easements – Nor-Am Cold Storage</b>	<b>Item No.</b> <b>D-4</b>

**Information:**

Nor-Am Cold Storage is requesting that numerous easements be vacated at their 801 6<sup>th</sup> Street SW property and 1555 21<sup>st</sup> Street SW property. The easements being vacated are no longer needed and have been constructed on. Attached is the letter from Nor-Am Cold Storage listing the easements along with plats identifying the easements.

**Recommendation:**

Administration recommends Council proceed to a public hearing to vacate.

**COUNCIL ACTION REQUESTED**

Motion to adopt Resolution No. \_\_\_\_\_  
establishing January 20, 2026, at 12:00 pm as  
a public hearing to vacate various easements  
at 801 6<sup>th</sup> Street SW and 1555 21<sup>st</sup> Street SW.

(Roll Call)

City of Le Mars	40 Central Avenue SE, Le Mars, IA 51031	(712)546-7018
(Preparer's Name)	Address	Phone Number
Return to City of Le Mars, 40 Central Avenue SE, Le Mars, IA 51031		

**RESOLUTION NO. 26-**

WHEREAS, the City of Le Mars currently owns the following easements, located in the City of Le Mars, Plymouth County, Iowa to-wit:

LEGAL DESCRIPTION:

Easements located at 801 6<sup>th</sup> Street SW and 1555 21<sup>st</sup> Street SW, City of Le Mars, Plymouth County, Iowa.

- a. FILE 1995, CARD 1323, ALTA/ACSM LAND TITLE SURVEY SHOWING EASEMENTS.
- b. FILE 1975, CARD 1502, QUIT CLAIM DEED W/RESERVATION OF UTILITY EASEMENT TO CITY OF LEMARS.
- c. FILE 1973, CARD 1100, QUIT CLAIM DEED W/RESERVATION OF STORM, SANITARY SEWER/PUBLIC UTILITY EASEMENT.
- d. FILE 1981, CARD 1247, EASEMENT AGREEMENT TO BUILD OVER TOP EXISTING MAIN SEWER LINE.
- e. FILE 1981, CARD 1101, QUIT CLAIM DEED WITH RESERVATION OF STORM, SANITARY SEWER/PUBLIC EASEMENT TO THE CITY OF LEMARS.
- f. FILE 1989, CARD 1411, QUIT CLAIM DEED W/TERMS & CONDITION OF EASEMENT.
- g. UTILITY EASEMENT SHOWN ON PLAT OF SURVEY OF LEMARS INDUSTRIAL PARK FIRST ADDITION, THE NORTH/SOUTH 15' EASEMENT RUNNING BETWEEN LOT 7 ON THE WEST AND LOTS 8 AND 9 ON THE EAST. RECORDED JUNE 6, 1996, AS FILE 1996, CARD 2622.

WHEREAS, the real estate comprising said easements must be declared or deemed surplus by the City of Le Mars, and

WHEREAS, it is proposed that the City of Le Mars vacate said easements.

WHEREAS, consideration of the foregoing proposal and final determination concerning the same requires publication of notice and public hearing consistent with the requirements of Chapters 362 and 364 of the Code of Iowa (2025), as amended to date.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Le Mars, Iowa, that the foregoing proposal for the disposition by the City of Le Mars of its interest in the easements described hereinabove shall come on for hearing before the City Council at 12:00 o'clock P.M. on the 20th day of January 2026 during the regular City Council meeting to be held on said date. The City further declares these easements surplus.

BE IT FURTHER RESOLVED that the City Clerk is hereby directed to cause to be published in the Le Mars Sentinel, the official newspaper of the City of Le Mars, notice of the City's intent to dispose of whatever interest it may own in said real estate.

PASSED AND APPROVED this 6th day of January 2026.

ATTEST:

\_\_\_\_\_  
Rob Bixenman, Mayor

\_\_\_\_\_  
Jan Feller, City Clerk

CLERK'S CERTIFICATE

STATE OF IOWA            )  
                                  \*ss:  
PLYMOUTH COUNTY        )

I, Jan Feller, City Clerk of the City of Le Mars, Iowa, hereby certify that the foregoing resolution was approved by a duly constituted quorum of the City Council of the City of Le Mars, Iowa, meeting in regular session on the 6th day of January 2026.

SEAL

\_\_\_\_\_  
Jan Feller, City Clerk



To City of Le Mars,

12-19-25

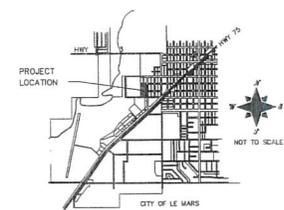
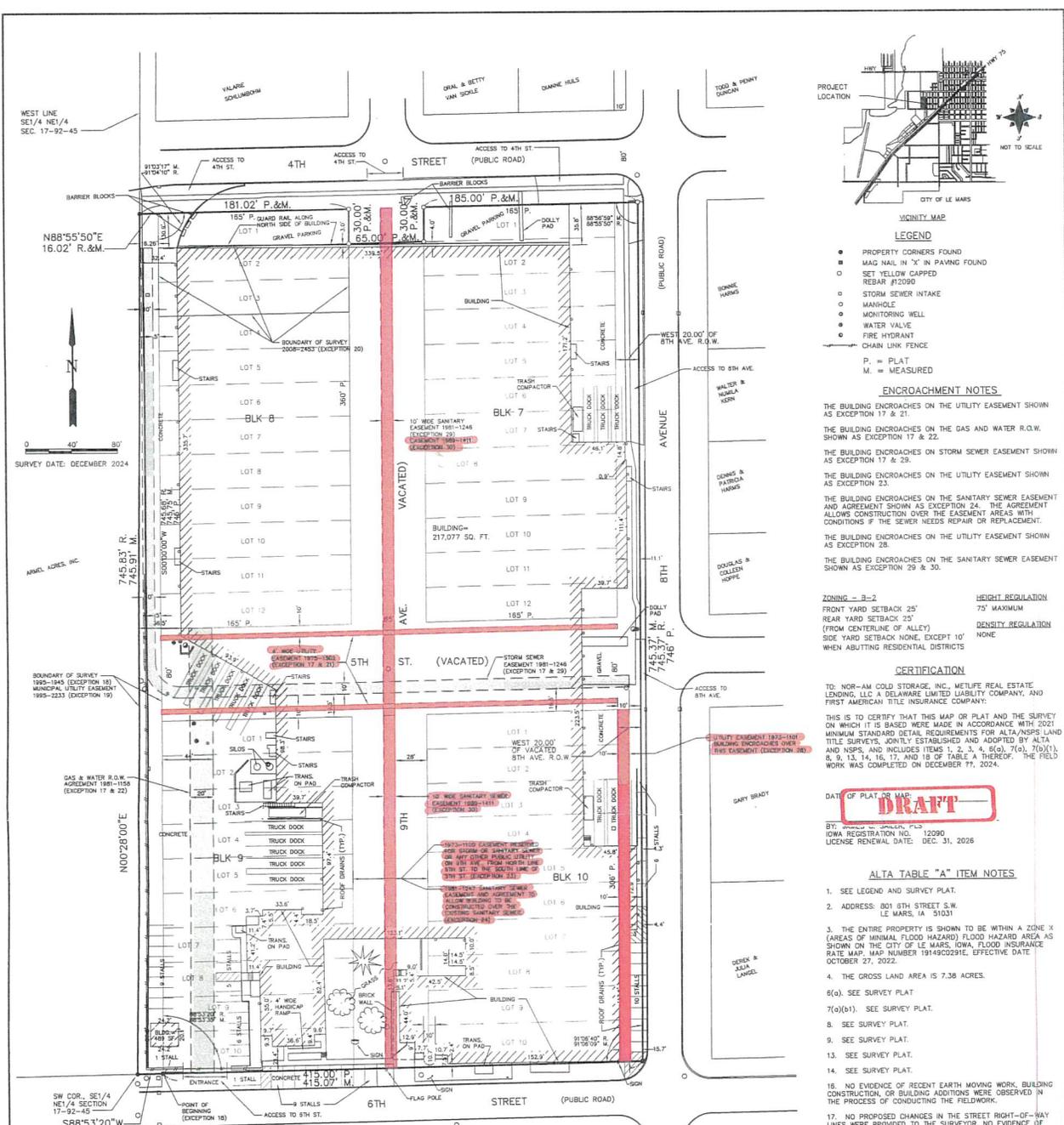
Nor-Am Cold Storage is requesting the following easements be removed because they have been abandoned, vacated or are no longer in use by the City of Le Mars:

- a. FILE 1995, CARD 1323, ALTA/ACSM LAND TITLE SURVEY SHOWING EASMENTS
- b. FILE 1975, CARD 1502, QUIT CLAIM DEED W/RESERVATION OF UTILITY EASEMENT TO CITY OF LEMARS
- c. FILE 1973, CARD 1100, QUIT CLAIM DEED W/RESERVATION OF STORM, SANITARY SEWER/PUBLIC UTILITY EASEMENT
- d. FILE 1981, CARD 1247, EASEMENT AGREEMENT TO BUILD OVER TOP EXISTING MAIN SEWER LINE
- e. FILE 1981, CARD 1101, QUIT CLAIM DEED WITH RESERVATION OF STORM, SANITARY SEWER/PUBLIC EASEMENT TO THE CITY OF LEMARS
- f. FILE 1989, CARD, 1411, QUIT CLAIM DEED W/TERMS & CONDITION OF EASEMENT.
- g. UTILITY EASEMENT SHOWN ON PLAT OF SURVEY OF LE MARS INDUSTRIAL PARK FIRST ADDITION, THE NORTH/SOUTH 15' EASEMENT RUNNING BETWEEN LOT 7 ON THE WEST AND LOTS 8 AND 9 ON THE EAST. RECORDED JUNE 6, 1996 AS FILE 1996, CARD 2622.

Thank you,

Bernie Thomas  
Nor-Am Cold Storage  
VP of Operations

Nor-Am Corporate Headquarters	801 6 <sup>th</sup> Street SW	Le Mars, IA 51031	PH. 712-546-4489	<a href="mailto:noram.contacts@nor-am.com">noram.contacts@nor-am.com</a>
Nor-Am Cold Storage	1555 21st St SW	Le Mars, IA 51031	PH. 712-548-4433	<a href="mailto:lemars.contacts@nor-am.com">lemars.contacts@nor-am.com</a>
Provisions Packing	801 6 <sup>th</sup> Street SW	Le Mars, IA 51031	PH. 712-546-4489	<a href="mailto:provisions.contacts@nor-am.com">provisions.contacts@nor-am.com</a>
Nor-Am Logistics	2501 Expedition Ct	Sioux City, IA 51111	PH. 712-274-3854	<a href="mailto:siouxcity.contacts@nor-am.com">siouxcity.contacts@nor-am.com</a>
Nor-Am Cold Storage	481 County Road 9	Schuyler, NE 68661	PH. 402-352-1000	<a href="mailto:schuyler.contacts@nor-am.com">schuyler.contacts@nor-am.com</a>
Nor-Am Cold Storage	3301 Stockyards Expressway	St. Joseph, MO 64502	PH. 816-238-9535	<a href="mailto:cplant@nor-am.com">cplant@nor-am.com</a>
Nor-Am Cold Storage	1301 Oak Street	Elwood, KS 66024	PH. 816-232-6715	<a href="mailto:elwood@nor-am.com">elwood@nor-am.com</a>
Nor-Am Lakes Cold Storage	503 East Front Street	Detroit Lakes, MN 56501	PH. 218-844-5770	<a href="mailto:detroitlakes@nor-am.com">detroitlakes@nor-am.com</a>
Nor-Am Cold Storage	2101 E. Trail St	Dodge City, KS	PH. 620-390-1276	<a href="mailto:dodgecity.contacts@nor-am.com">dodgecity.contacts@nor-am.com</a>



- LEGEND**
- PROPERTY CORNERS FOUND
  - MAG NAIL IN "X" IN PAVING FOUND
  - SET YELLOW CAPPED REBAR #10000
  - STORM SEWER INTAKE
  - MANHOLE
  - MONITORING WELL
  - WATER VALVE
  - FIRE HYDRANT
  - CHAIN LINK FENCE
- P. = PLAT  
M. = MEASURED

**ENCROACHMENT NOTES**

THE BUILDING ENCROACHES ON THE UTILITY EASEMENT SHOWN AS EXCEPTION 17 & 21.

THE BUILDING ENCROACHES ON THE GAS AND WATER R.O.W. SHOWN AS EXCEPTION 17 & 22.

THE BUILDING ENCROACHES ON STORM SEWER EASEMENT SHOWN AS EXCEPTION 17 & 23.

THE BUILDING ENCROACHES ON THE UTILITY EASEMENT SHOWN AS EXCEPTION 23.

THE BUILDING ENCROACHES ON THE SANITARY SEWER EASEMENT AND AGREEMENT SHOWN AS EXCEPTION 24. THE AGREEMENT ALLOWS CONSTRUCTION OVER THE EASEMENT AREAS WITH CONDITIONS IF THE SEWER NEEDS REPAIR OR REPLACEMENT.

THE BUILDING ENCROACHES ON THE UTILITY EASEMENT SHOWN AS EXCEPTION 28.

THE BUILDING ENCROACHES ON THE SANITARY SEWER EASEMENT SHOWN AS EXCEPTION 29 & 30.

**ZONING - B-2**

FRONT YARD SETBACK 25'  
REAR YARD SETBACK 25'  
(FROM CENTERLINE OF ALLEY)  
SIDE YARD SETBACK NONE, EXCEPT 10' INCOME WHEN ADJUTING RESIDENTIAL DISTRICTS

**HEIGHT REGULATION**  
75' MAXIMUM

**DENSITY REGULATION**  
10' INCOME

**CERTIFICATION**

TO: NOR-AM COLD STORAGE, INC., METLife REAL ESTATE LENDING, LLC A DELAWARE LIMITED LIABILITY COMPANY, AND FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS/LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 13, 14, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 27, 2024.

DATE OF PLAT OR MAP: **DRAFT**

BY: **BRUCE E. GARDNER, PLS**  
IOWA REGISTRATION NO. 12090  
LICENSE RENEWAL DATE: DEC. 31, 2026

- ALTA TABLE "A" ITEM NOTES**
- SEE LEGEND AND SURVEY PLAT.
  - ADDRESS: 801 8TH STREET S.W. LE MARS, IA 51031
  - THE ENTIRE PROPERTY IS SHOWN TO BE WITHIN A ZONE X (AREAS OF MINIMAL FLOOD HAZARD) FLOOD HAZARD AREA AS SHOWN ON THE CITY OF LE MARS, IOWA, FLOOD INSURANCE RATE MAP, MAP NUMBER 19149C0291E, EFFECTIVE DATE OCTOBER 27, 2022.
  - THE GROSS LAND AREA IS 7.36 ACRES.
  - SEE SURVEY PLAT
  - SEE SURVEY PLAT.
  - NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
  - NO PROPOSED CHANGES IN THE STREET RIGHT-OF-WAY LINES WERE PROVIDED TO THE SURVEYOR. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED.
  - NO OFFSITE EASEMENTS OR SERVITUDES BENEFITTING THE SURVEYED PROPERTY WERE DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR AND NONE WERE OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.

**ALTA / ACSM LAND TITLE SURVEY**  
OF  
RECORD LEGAL DESCRIPTIONS

THE LAND REFERRED TO IS SITUATED IN THE STATE OF IOWA, AND PARCEL 1:

LOTS 1 TO 8, BOTH INCLUSIVE, IN BLOCK 7, IN YOUNG AND CORKERY'S SECOND ADDITION TO THE CITY OF LE MARS, PLYMOUTH COUNTY, STATE OF IOWA;

AND

LOT 9, IN BLOCK 7, AND THE WEST 10 FEET OF VACATED PART OF 8TH AVENUE S.W. ADJACENT TO LOT 9, ALL IN YOUNG AND CORKERY'S SECOND ADDITION TO THE CITY OF LE MARS, PLYMOUTH COUNTY, STATE OF IOWA;

AND

LOTS 10, 11 AND 12, IN BLOCK 7, IN YOUNG AND CORKERY'S SECOND ADDITION TO THE CITY OF LE MARS, PLYMOUTH COUNTY, STATE OF IOWA;

AND

LOTS 2 AND 3, IN BLOCK 8, IN YOUNG AND CORKERY'S SECOND ADDITION TO THE CITY OF LE MARS, PLYMOUTH COUNTY, STATE OF IOWA;

AND

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) OF SECTION 17, TOWNSHIP 82 NORTH, RANGE 45 WEST OF THE 5TH P.M., LE MARS, PLYMOUTH COUNTY, IOWA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 9, YOUNG AND CORKERY'S SECOND ADDITION; THENCE SOUTH 89°53'20" WEST 22.10 FEET ALONG THE NORTH RIGHT OF WAY LINE OF 6TH STREET TO THE SOUTHWEST CORNER OF THE SE1/4 OF THE NE1/4; THENCE NORTH 00°20'00" EAST 745.63 FEET ALONG THE WEST LINE OF THE SE1/4 OF THE NE1/4 TO THE SOUTH RIGHT OF WAY LINE OF 4TH STREET; THENCE NORTH 89°55'50" EAST 18.02 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 8, YOUNG AND CORKERY'S SECOND ADDITION; THENCE SOUTH 00°00'00" WEST 745.68 FEET TO THE POINT OF BEGINNING.

AND

LOT 1, IN BLOCK 8, IN YOUNG AND CORKERY'S SECOND ADDITION TO THE CITY OF LE MARS, PLYMOUTH COUNTY, STATE OF IOWA;

AND

NINTH AVENUE WEST FORM THE NORTH LINE OF SIXTH STREET SOUTH TO THE SOUTH LINE OF FOURTH STREET SOUTH EXCEPT THE NORTH 30 FEET THEREOF; AND WEST 20 FEET OF EIGHTH AVENUE WEST FROM THE NORTH LINE OF SIXTH STREET SOUTH TO THE SOUTH LINE OF FOURTH STREET SOUTH; AND FIFTH STREET SOUTH THAT LIES BETWEEN THE WEST LINE OF EIGHTH AVENUE WEST AND THE EXTENDED WEST LINE OF BLOCKS 8 AND 9, ALL IN YOUNG AND CORKERY'S SECOND ADDITION TO THE CITY OF LE MARS, PLYMOUTH COUNTY, STATE OF IOWA;

AND

PARCEL 2:

LOT 1, IN BLOCK 8, IN YOUNG AND CORKERY'S SECOND ADDITION TO THE CITY OF LE MARS, PLYMOUTH COUNTY, STATE OF IOWA;

**TITLE COMMITMENT EXCEPTION NOTES**

GENERAL: THE FOLLOWING NOTES PERTAIN TO THE ITEMS LISTED IN SCHEDULE B-PART 1 OF THE TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 191245-191246-000A, DATED 12/02/2024.

EXCEPTION	AFFECTS PROPERTY		DOES NOT AFFECT PROPERTY
	PLATS	NON-PLATS	
10. BOOK 3, PAGE 423, ORDINANCE TO REGULATE & LICENSE SALE OF BEER		X	
11.13.14.15.16. VARIOUS ORDINANCES ADOPTING/REVISING CITY OF LE MARS CODE OF ORDINANCES AND SUBDIVISION ORDINANCES.		X	
13. FILE 1977, CARD 4164, ORDINANCE TO REZONE BLOCKS 7 & 8 YOUNG & CORKERY'S 2ND ADD. TO B-2.		X	
17. FILE 1985, CARD 1321, ALTA/ACSM LAND TITLE SURVEY (ENCR. EASEMENT)	X		
18. FILE 1985, CARD 1845, PLAT OF SURVEY OF TRIP OF PROPERTY WEST OF BLOCKS 8&9, YOUNG & CORKERY'S 2ND ADD.	X		
19. FILE 1985, CARD 2243, DUTY CLAIM DEED W/ RESERVATION OF MUNICIPAL UTILITY EASEMENT TO CITY OF LE MARS.	X		
20. BOOK 2006, PAGE 2453, SURVEY LOT 2 & 3, BLOCK 8, YOUNG & CORKERY'S 2ND ADD.	X		
21. FILE 1985, CARD 1150, DUTY CLAIM DEED W/ RESERVATION OF UTILITY EASEMENT TO CITY OF LE MARS.	X		
22. FILE 1985, CARD 1158, GAS & WATER ROW AGREEMENT WITH IOWA PUBLIC SERVICE CO. - FILE 1985, CARD 324, AGREEMENT OF ROW AGREEMENT TO LE MARS WATER CO.	X		
23. FILE 1973, CARD 1150, DUTY CLAIM DEED W/ RESERVATION OF STORM SANITARY SEWER/PUBLIC UTILITY EASEMENT TO CITY OF LE MARS.	X		
24. FILE 1995, CARD 1247, EASEMENT AGREEMENT TO BUILD OVER TOP OF EXISTING STORM SEWER LINE.	X		
25. BOOK 7, PAGE 193, ORDINANCE ESTABLISHING FIRE LIMITS OF THE CITY OF LE MARS.		X	
26. BOOK 15, PAGE 604, ORDINANCE AMONGING LIMITS OF RESTRICTED REZONING DISTRICT TO CITY OF LE MARS.		X	
27. BOOK 18, PAGE 811, ORDINANCE AMONGING BOUNDARY OF FIRE LIMITS.		X	
18. FILE 1913, CARD 1101, DUTY CLAIM DEED WITH RESERVATION OF STORM SANITARY SEWER/PUBLIC UTILITY EASEMENT TO CITY OF LE MARS.	X		
28. FILE 1981, CARD 1246, DUTY CLAIM DEED WITH RESERVATION OF SANITARY & STORM SEWER EASEMENTS TO CITY OF LE MARS.	X		
30. FILE 1981, CARD 1411, DUTY CLAIM DEED W/ TERMS & CONDITIONS.	X		
38. BOOK 2006, PAGE 3133, CERTIFICATE OF NO FURTHER ACTION RELATED TO AN UNDERGROUND STORAGE TANK LEAK.			X

