

The Board of Supervisors met on 6/10/25 at 10:00 a.m. in the Story County Administration Building. Linda Murken, and Latifah Faisal (via Zoom), with Murken presiding. Lisa Heddens absent. (all audio of meetings available at [storycountyiowa.gov](http://storycountyiowa.gov); any resolution is effective upon signature and can be inspected M-F, 8-4:30, at 900 6th Street, Nevada, Iowa)

**ADOPTION OF AGENDA:** Murken stated Additional Item #1 will be considered next week. Faisal moved, Murken seconded adopting the agenda with noted change. Motion carried unanimously (MCU) on a roll call vote.

**HOME ALLIES ANNUAL AMERICAN RESCUE PLAN ACT (ARPA) REPORT:** will report at a future meeting.

**STORY COUNTY HOUSING TRUST ANNUAL AMERICAN RESCUE PLAN ACT (ARPA REPORT):** Lucas Young (via Zoom), reported on open house event, and the completion of the house in McCallsburg.

**MINUTES:** 6/3/25 Minutes – Faisal moved, Murken seconded approving 6/3/25 Minutes as presented. Roll call vote. (MCU)

**PERSONNEL ACTIONS:** 1) new hire, effective 6/11/25, in a) Attorney's Office for Carter Holm @ \$15.00/hr; 2) promotion, effective 6/15/25, in a) Engineer's Office for Dillon Sanders @ \$33.41/hr. Faisal moved, Murken seconded approving the Personnel Actions as listed. Roll call vote. (MCU)

Faisal moved, Murken seconded approving the Consent Agenda as listed.

1. Contract for traffic control between the Sheriff's Office and Iowa Multisport, effective 6/22/25, for \$80.00 per hour for a minimum of two hours
2. FY26 Provider and Program Participation Agreement with the Assault Care Center Extending Shelter and Support (ACCESS), effective 7/1/25-6/30/26: Public Education/Awareness (not to exceed \$2,260.00) \$122.00/staff hour; Sexual Abuse Crisis/Support (not to exceed \$9,036.00) \$132.00/staff hour; Emergency Shelter (not to exceed \$46,511.00) \$132.00/24-hour period food/shelter; Domestic Abuse Crisis/Support (not to exceed \$35,563.00) \$122.00/staff hour; Court Watch (not to exceed \$3,402.00) \$122.00/staff hour
3. FY26 Provider and Program Participation Agreement with Central Iowa Retired Senior Volunteer Program (RSVP), effective 7/1/25-6/30/26: Transportation (not to exceed \$8,000.00) \$21.69/one-way trip; Volunteer Management (not to exceed \$23,560.00) \$5.66/volunteer hour; Disaster Services (not to exceed \$2,000.00) \$38.09/staff hour
4. FY26 Provider and Program Participation Agreement with The Community Academy, effective 7/1/25-6/30/26: Youth Development/Social Adjustment-Summer Experience (not to exceed \$15,000.00) \$158.60/client contact/day; Out of School Program (not to exceed \$3,400.00) \$125.54/partial day (three hours)
5. Lease Agreement with Collaborative Individual and Community Supports (CICS) for space at the Human Services Center (HSC), 126 S. Kellogg Avenue, Ames, effective 6/1/25-6/30/26, for \$115.00 per month
6. Mowing Services Agreement, effective 7/1/25-6/30/26, with Kuberski Brothers Lawn Care with cost per mowing event at the following locations: Calhoun Group Home, \$65.00; Duluth Group Home, \$65.00; Human Services Center, \$80.00; Administration Building, \$110.00; Justice Center, \$725.00; Animal Shelter, \$125.00; 11<sup>th</sup> Street Storage, \$150.00; and Engineer's Building, \$110.00
7. Establish the designation of Senior Animal Shelter Attendant at Grade 11
8. FY26 Planning and Development Department Work Program
9. Letter of Support for a Workforce Housing Tax Credit Application in the City of Maxwell for JAMC Real Estate Solutions, LLC
10. Resolution #25-98, Award of Bid to Manatt's, Inc. for Project L-F17—73-85 for \$107,111.00 and that the Engineer be Authorized to Sign the Contract Documentation on Behalf of the Board
11. Utility Permit: #25-8325

Roll call vote. (MCU)

**REPLACEMENT OF TYPHOON SLIDE AT HICKORY GROVE PARK FROM BOLAND RECREATION FOR \$10,581.00 (UNBUDGETED):** Ryan Wiemold, Parks Superintendent, Conservation, reported multiple large cracks along the main connection points of the slide to its support pole were found during the monthly inspection. He reported no other playground equipment is in need of replacement. Faisal moved, Murken seconded approving the replacement of Typhoon Slide at Hickory Grove Park from Boland Recreation for \$10,581.00 in FY26. Roll call vote. (MCU)

**INFORMATION TECHNOLOGY (IT) QUARTERLY REPORT:** Director Joe Wakeman, reported on service tickets by type, conversion to e-faxing, workstation replacements, phones, updated internet for McFarland, equipment replacement for Justice Center cameras, new vendor for e-waste recycling, training, updating conference rooms for remote meetings, and media file transfer for the Attorney's Office. He reported on upcoming projects.

**LIAISON ASSIGNMENTS, COMMITTEE MEETINGS UPDATES, AND ANNOUNCEMENTS FROM THE SUPERVISORS:** All Board members reported on multiple items.

Faisal moved, Murken seconded to adjourn at 10:27 a.m. Roll call vote. (MCU)

Story County Board of Supervisors  
Tentative Agenda  
Administration Building, 900 6th St., Nevada, IA  
6/10/25

1. SPECIAL NOTE TO THE PUBLIC: (3) - This Meeting Is Also Being Offered Via Zoom. While Joining Via Zoom, If You Have A Question And/Or Comment, You May Raise Your Hand To Speak During Public Forum Or Use The Chat Feature And The Chair Will Ask The Zoom Moderator To Review All Comments During Public Forum.

**Members of the public can participate by using the information below:**

To join the zoom meeting by computer, tablet, smartphone :

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. [HTTPS://US02WEB.ZOOM.US/J/84068041164?](https://us02web.zoom.us/j/84068041164?pwd=F8FOEWLWOCBJMLT38A4FCLRFM0H6GN.1)  
**PWD=F8FOEWLWOCBJMLT38A4FCLRFM0H6GN.1**  
Passcode: 751099

Or One tap mobile:

+13017158592,,84068041164# US (Washington DC)  
+13052241968,,84068041164# US

Or join by phone:

Dial(for higher quality, dial a number based on your current location):  
US: +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or  
+1 646 931 3860 or +1 929 205 6099 or +1 360 209 5623 or +1 386 347 5053 or +1 507  
473 4847 or +1 564 217 2000 or +1 669 444 9171 or +1 669 900 6833 or +1 689 278 1000  
or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799  
Webinar ID: 840 6804 1164

2. CALL TO ORDER: 10:00 A.M.
3. PLEDGE OF ALLEGIANCE:
4. ADOPTION OF AGENDA:
5. PUBLIC COMMENT #1:  
This comment period is for the public to address topics on today's agenda
6. AGENCY REPORTS:
  - I. Home Allies Annual American Rescue Plan Act (ARPA) Report - Lauris Olson  
Department Submitting Board of Supervisors
  - II. Story County Housing Trust Annual American Rescue Plan Act (ARPA Report) - Lucas Young  
Department Submitting Board of Supervisors
7. CONSIDERATION OF MINUTES:
  - I. 6/3/25 Minutes  
Department Submitting Auditor

8. CONSIDERATION OF PERSONNEL ACTIONS:

I. Action Forms

- 1) new hire, effective 6/11/25, in a) Attorney's Office for Carter Holm @ \$15.00/hr;
- 2) promotion, effective 6/15/25, in a) Engineer's Office for Dillon Sanders @ \$33.41/hr

Department Submitting Auditor

9. CONSENT AGENDA:

(All items listed under the consent agenda will be enacted by one motion. There will be no separate discussion of these items unless a request is made prior to the time the Board votes on the motion.)

I. Consideration Of Contract Between Sheriff's Office And Iowa Multisport For Traffic Control, Effective 6/22/2025, For \$80.00 Per Hour

Department Submitting Sheriff

Documents:

IOWA MULTISPORT.PDF

II. Consideration Of FY26 Provider And Program Participation Agreement With ACCESS Effective 7/1/25-6/30/26;

ACCESS - Public Education/Awareness (Not to exceed \$2,260) 1 Staff Hour/\$122.00; Sexual Abuse Crisis/Support (Not to exceed \$9,036) 1 Staff Hour/\$132.00; Emergency Shelter (Not to exceed \$46,511) 1 24 Hr Period Food/Shelter/\$132.00; Domestic Abuse Crisis/Support (Not to exceed \$35,563) 1 Staff Hour/\$122.00; Court Watch (Not to exceed \$3,402) 1 Staff Hour/\$122.00

Department Submitting Board of Supervisors

Documents:

ACCESS FY26.PDF

III. Consideration Of FY26 Provider And Program Participation Agreement With Central Iowa Retired Senior Volunteer Program Effective 7/1/25-6/30/26;

Central Iowa Retired Senior Volunteer Program - Transportation (Not to exceed \$8,000) One Way Trip/\$21.69; Volunteer Management (Not to exceed \$23,560) 1 Volunteer Hour/\$5.66; Disaster Services (Not to exceed \$2,000) 1 Staff Hour/\$38.09

Department Submitting Board of Supervisors

Documents:

RSVP FY26.PDF

IV. Consideration Of FY26 Provider And Program Participation Agreement With The Community Academy Effective 7/1/25-6/30/26;

The Community Academy - Youth Development/Social Adjustment - Summer

Experience (Not to exceed \$15,000) 1 Client Contact/Day/\$158.60; Out of School Program (Not to exceed \$3,400) 1 Partial Day (3 hrs)/\$125.54

Department Submitting Board of Supervisors

Documents:

CMTY ACAD FY26.PDF

- V. Consideration Of Lease Agreement Between Collaborative Individual And Community Supports (CICS) At 126 S. Kellogg Ames IA, Effective 6/1/2025 - 6/30/26 For \$115.00 Monthly

Department Submitting Facilities Management

Documents:

CICS 2025 LEASE.PDF

- VI. Consideration Of Mowing Services Agreement With Kuberski Brothers Lawn Care For Mowing Services At Calhoun Group Home, \$65.00/Mowing Event; Duluth Group Home, \$65/Mowing Event; HSC, \$80/Mowing Event; Admin Building, \$110/Mowing Event; JC, \$725/Mowing Event; Animal Shelter, \$125/Mowing Event; 11th St. Storage, \$150/Mowing Event; And Engineer's, \$110/Mowing Event; 7/1/25-6/30/26

Department Submitting Facilities Management

Documents:

KUBERSKI MOWING CONTRACT.PDF

- VII. Consideration Of Senior Animal Shelter Attendant At Grade 11

Department Submitting Animal Control

Documents:

MEMO SENIOR ANIMAL SHELTER POSITION.PDF

- VIII. Consideration Of Planning And Development Department Work Program For FY26

Department Submitting Planning and Development

Documents:

MEMO ON WORK PROGRAM APPROVAL.PDF

- IX. Consideration Of Letter Of Support For The City Of Maxwell And JAMC Real Estate Solutions, LLC, Workforce Housing Tax Credit Application

Department Submitting Board of Supervisors

Documents:

CITY OF MAXWELL SUPPORT.PDF

- X. Consideration Of Resolution #25-98 (F17), Award Of Bid To Manatt's, Inc. For Project L-F17—73-85 For \$107,111.00 And That The Engineer Be Authorized To Sign The Contract Documentation On Behalf Of The Board

Department Submitting Engineer

Documents:

RES 25 98 F17.PDF

- XI. Consideration Of Utility Permit(S) #25-8325

Department Submitting Engineer

Documents:

UT 25 8325.PDF

10. PUBLIC HEARING ITEMS:

11. ADDITIONAL ITEMS:

- I. Discussion And Consideration Of Teams Calling License Fees Between Story County And Heartland Business Systems For \$10,353.60 (Unbudgeted) - Joe Wakeman

Department Submitting Information Technology

Documents:

HBS TEAMS QUOTE.PDF

- II. Discussion And Consideration Of Replacement Of Typhoon Slide At Hickory Grove Park From Boland Recreation For \$10,581.00 (Unbudgeted) - Michael Cox

Department Submitting Conservation

Documents:

HGP SLIDE.PDF

12. DEPARTMENTAL REPORTS:

- I. Information Technology Quarterly Report - Joe Wakeman

Department Submitting Auditor

Documents:

IT QTR.PDF

13. OTHER REPORTS:

14. UPCOMING AGENDA ITEMS:

15. PUBLIC COMMENT #2:

Comments from the Public on Items not on this Agenda. The Board may not take any Action on the Comments due to the Requirements of the Open Meetings Law, but May Do So In the Future.

16. LIAISON ASSIGNMENTS, COMMITTEE MEETINGS UPDATES, AND ANNOUNCEMENTS FROM THE SUPERVISORS:

17. ADJOURNMENT:

Story County strives to ensure that its programs and activities do not discriminate on the basis of race, color, national origin, sex, age or disability. Persons requiring assistance, auxiliary aids or services, or accommodation because of a disability may contact the county's ADA coordinator at (515) 382-7204.



**STORY COUNTY SHERIFF  
SERVICE AGREEMENT  
# 25-07**

The following agreement is intended to be the sole and only agreement between the parties and supersedes all other agreements. All terms and conditions are in their customary usage and any additional definitions of terms or conditions are stated in this agreement.

**Definitions:**

**The Agreement** is this five-page agreement identified by the numerical designation and any and all attachments reference.

**Story County Sheriff**, hereinafter (the "Service Provider") agrees to provide the services as listed in this agreement.

**The Iowa Multisport**, hereinafter (the "Contractor") agrees to employ the Service Provider as set forth by the terms listed in this agreement.

**The Parties**, refers to the "Service Provider" and the "Contractor".

**Additional Terms**, if none then state "none":

None \_\_\_\_\_

**Terms**

Service Provider:  
**Story County Sheriff's Office**  
1315 South "B" Avenue  
Nevada, IA 50201  
515-382-7457

Contractor Address:  
**Iowa Multisport**  
1502 20<sup>th</sup> Ave SE  
Altoona, IA 50009  
515-450-1751

**I Description of Services**

The Service Provider shall provide the services of law enforcement during the times and days specified at the location(s) indicated. These services include, but are not limited to, armed deputies in marked patrol vehicles and dispatch services including 911 emergency. Specific instructions for services shall be included in division II for "Additional Services". This agreement should be considered as in addition to the law enforcement responsibilities of the Story County Sheriff for geographic area of Story County. However, this agreement shall not supplant or subordinate the law enforcement and public safety duties and responsibilities of the Story County Sheriff's Office and this agreement shall at all times remain subordinate to the duties, responsibilities and discretion of the Sheriff, his deputies, agents and employees under all circumstances.

**II Additional Services**

List the specific additional services requested by the Contractor. Include any specific instructions to the Service Provider from the Contractor which are to be made a part of this agreement. (Refer to attachments here and staple attachments to back.)

**1. Traffic control with deputies posted at the following intersections:**

- GWC Ave. and Cameron School Rd: 07:30 – 11:00**
- 190<sup>th</sup> Street and GWC: 07:30 – 11:00**
- Cameron School Rd and 500<sup>th</sup> Ave.: 07:30 – 11:00**

**III Times and location(s)**

The Contractor requires the services of the Service Provider at the following location:  
(For more than one location list in section C and make attachments as necessary.)

Location: Ada Hayden Park  
 Address: 5205 Grand Ave.  
 City/rural: Ames, IA 50010

**A. If the services is to continue for an indefinite period complete this section only.**

State date of service:  
 \_\_\_\_\_ Day \_\_\_\_\_ Month \_\_\_\_\_ Year

**B. If the service is to be for a single date complete this section only.**

Date of service: \_\_\_\_\_ **22<sup>nd</sup>** \_\_\_\_\_ **June** \_\_\_\_\_ **2025**  
 Day Month Year

**C. If the service is for more than one date or is to continue on different dates at different locations use the chart below.**

Start date of service:  
 \_\_\_\_\_ Day \_\_\_\_\_ Month \_\_\_\_\_ Year

**Chart**

<b>Days</b>	<b>Times</b>
Monday _____	_____ a.m. to _____ p.m. and _____ p.m. to _____ a.m.
Tuesday _____	_____ a.m. to _____ a.m. and _____ p.m. to _____ a.m.
Wednesday _____	_____ a.m. to _____ p.m. and _____ p.m. to _____ a.m.
Thursday _____	_____ a.m. to _____ p.m. and _____ p.m. to _____ a.m.
Friday _____	_____ a.m. to _____ p.m. and _____ p.m. to _____ a.m.
Saturday _____	_____ a.m. to _____ p.m. and _____ p.m. to _____ a.m.
Sunday _____	_____ a.m. to _____ p.m. and _____ p.m. to _____ a.m.

**Additional Locations:**

Address:  
 City/rural:

(If necessary attach additional descriptions)

**IV Duration of Agreement**

This agreement shall be in effect for the period(s) stated in section III. For continuing agreements it shall remain in effect until terminated in accordance with the section VII of this agreement.

**V Fees**

The Contractor agrees to pay:

Eighty dollars (\$80.00) per hour for a minimum of two (2) hours for the Story County Sheriff, and each Story County Deputy Sheriff, Senior Reserve Deputy, Dispatcher, Detention Officer, Diver (dive team members are required to work in a team of four) and civilian employees.

Forty dollars and 50 cents (\$40.00) per hours for a minimum of two (2) hours/for each Story County Sheriff's Reserve (Reserves are required to work in pairs unless authorized by the Sheriff or designee).

**VI Payment**

Contractor agrees to pay for \_\_\_ one time/or multiple event in advance; or pay on a XX monthly basis as invoiced by the Story County Sheriff. (Check which payment)

**VII Changes or Termination during the Agreement**

The parties recognize that the business of law enforcement and private interest may change. The Contractor understands that public protection or economic demands may require the Service Provider to focus resources in other areas. The Service Provider recognizes that private business may develop other needs or demands. This understanding is to ensure both parties have the ability to amend or terminate the agreement before the expiration date. The parties may amend the agreement only in writing signed by both the Contractor and the Service Provider. Termination of the agreement shall be written notice. An agreement for single or multiple events where payment has been made in advance requires \_\_\_ days notice for a full refund. All other agreements require thirty (30) days notice. During the thirty day period the parties agree to perform their respective obligations unless otherwise agreed in writing. The foregoing requirements for amendment or termination shall not apply when, in the sole discretion of the Sheriff, his deputies, agents and employees; the duties and responsibilities of the Sheriff's Office to protect and promote public safety and law enforcement require that the resources and personnel for the Sheriff's Office be redirected away from Contractor's event or venue to respond to emergency or urgent calls for assistance by any person or entity other than the Contractor. In the event that personnel or resources of the Sheriff's Office are redirected to respond to an emergency or urgent call away from Contractor's venue, or if circumstances require additional resources/personnel to maintain order and safety at the venue covered by this agreement, the parties will later endeavor to negotiate a fair and reasonable accommodation which may include but is not necessarily limited to refund of any prepaid services not delivered by the Service Provider, or additional payment from the contractor.

**VIII Confidentiality**

It is necessary that the Contractor understand when contracting with a public entity that The contract is public information and will be produced when requested as required by law. The Contractor should be mindful of the public's right to know.

**IX Liability**

The Parties shall maintain insurance during this agreement. Each party will be Responsible for their respective acts. The Service Provider, its employees or Agents shall not be responsible for any special, incidental or consequential Damages to the Contractor while acting in performance of this agreement.

**X Acts of God and Acts of Others**

The Service Provider is not responsible in the event of a natural disasters, or acts of civil unrest, or acts of Contractors employees, agents or third persons which prevent Service Provider from performing as expected or originally intended under this agreement.

**XI Hazards**

Contractor shall have a duty to inform the Service Provider of any known hazards, either natural or manmade, which may pose a danger to an employee or agent of the Service Provider, that exist upon or appurtenant to any property owned or leased by the Contractor. This shall be a continuing duty for the Contractor.

**XII Inconsistent Terms**

The Contractor by this agreement has attempted to reduce the chance for misunderstanding by the inclusion of all terms. The Contractor and the Service Provider agree to resolve any dispute in a manner using common English usage of the term(s) in dispute.

**XIII Representative**

The Contractor designates Mark Kargol as their representative and contact for this agreement with the following address and phone numbers listed below. The Service Provider requires twenty-four (24 hr(s) contact information from the Contractor and agrees to supply the same twenty-four (24 hr(s) contact to the Contractor.

Service Provider Representative

Contractor Representative

**Lt. Gary Backous**

**Mark Kargol**

**Address:**

**Story County Sheriff  
1315 South "B" Avenue  
Nevada, IA 50201  
515-382-7457**

**Iowa Multisport  
1502 20<sup>th</sup> Ave SE  
Altoona, IA 50009  
515-450-1751**

[gbackous@storycountyiowa.gov](mailto:gbackous@storycountyiowa.gov)

[mark@truetimeracing.com](mailto:mark@truetimeracing.com)

**Billing Address:**

Contact Person: Same as above.

Contractor Billing Address: Same as above

Make payment payable to: **Story County Treasurer**

Mail Payments to: **Story County Sheriff  
1315 South "B" Avenue  
Nevada, IA 50201**

**Service Agreement Signatures**

Service Provider

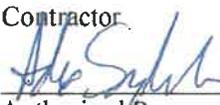
  
Authorized Representative

Lieutenant, Support Services

Title

5/29/2025  
Date

Contractor

  
Authorized Representative

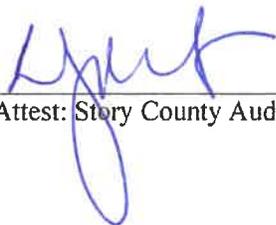
Race Director

Title

5/29/2025  
Date

The Service Provider representative has the authority to enter this agreement as authorized by the Story County Board of Supervisors. The date of this agreement by the Board of Supervisors is 6/10/25

  
Board of Supervisors

  
Attest: Story County Auditor

(Staple attachments to back)

RECEIVED

JUN 03 2025

STORY COUNTY  
BOARD OF SUPERVISORS

**Story County  
Provider and Program Participation Agreement**

**THIS AGREEMENT** (the Agreement), entered into this First day of July, 2025 is by and between **Story County** and **ACCESS** (Provider).

The statements and intentions of the parties, to this Agreement, are as follows:

Story County is a governmental entity organized under the Code of Iowa, governed by the Board of Supervisors. Story County is interested in contracting with Provider to purchase Covered Services for the benefit of Story County Individuals.

Provider is interested in contracting with Story County to provide Covered Services for the benefit of Story County Individuals.

In consideration of the premises and promises contained herein, it is mutually agreed by and between Story County and Provider as follows:

**SECTION 1  
Definitions**

**Co-payment:** The amount which may be charged to Story County Individual at the time services are rendered.

**Subcontract:** The act in which one party to the original contract enters into a contract with a third party to provide some or all of the services listed in the original contract.

**SECTION 2  
Duties of Provider**

**Section 2.1 Provision of Covered Services.** Provider shall provide Covered Services to each Story County Individual who is eligible to receive such services to the extent designated in Attachment A, Service Definitions and Rates. The programs or services must conform to the standardized definitions used by the Analysis of Social Services Evaluation Team (ASSET). Such services shall be rendered in compliance with applicable laws and regulations. Provider shall also provide Covered Services in a manner which: (a) documents the services provided, in conformance with Federal (including the Health Insurance Portability and Accountability Act, HIPAA, if applicable), State and local laws and regulations, (b) protects the confidentiality of the Story County Individual's medical records, and (c) records and maintains specified program information and performance measures in Clear Impact Scorecard at <https://app.resultsscorecard.com> at the frequency defined through ASSET.

**Section 2.2 Access to Books and Records.** Unless otherwise required by applicable statutes or regulation, Provider shall allow Story County access to books and records, for purposes of appeals, utilization, grievance, claims payment review, individual medical records review or financial audits, during the term of this contract and seven (7) years following its termination. Provider shall provide records or copies of records as requested.

### SECTION 3

#### Claims Submission and Payment

**Section 3.1 Claims Submission.** Provider agrees to submit all claims and supporting documentation for reimbursement no later than forty-five (45) days from the date Covered Services are rendered.

**Section 3.2 Claims Payment.** Story County will make monthly payments to the Provider based upon the reimbursement requests submitted by the Provider in accordance with Attachment A to this contract. The maximum total amount payable by Story County under this agreement is detailed on Attachment A, and no greater amount shall be paid.

**Section 3.3 Compensation to Provider.** Provider agrees to accept payment from Story County for Covered Services provided to Story County Individuals under this Agreement as payment in full, less any Co-payment or other amount which is due from Story County Individuals for such services. Compensation for Covered Services is included as Attachment A, Service Definitions and Rates.

For Providers accessing funding through the Story County ASSET process, an agency audit or IRS Form 990 shall be submitted within six months following the end of the agency's fiscal year. If an agency audit or IRS Form 990 is not submitted, Story County reserves the right to withhold payments until the audit and/or IRS Form 990 is submitted.

### SECTION 4

#### Relationship Between the Parties

**Section 4.1 Relationship Between Story County and Provider.** The relationship between Story County and Provider is solely that of independent contractor and nothing in this Agreement shall be construed or deemed to create any other relationship including one of employment, agency or joint venture. Provider shall maintain Social Security, worker's compensation and all other employee benefits covering Providers employees as required by law.

### SECTION 5

#### Hold Harmless. Indemnification and Liability Insurance

**Section 5.1 Provider Hold Harmless and Indemnification.** Provider shall defend, hold harmless and indemnify Story County against any and all claims, liability, damages or judgments asserted against, imposed or incurred by Story County that arise out of acts or omission of Provider or Provider's employees, agents or representatives in the discharge of its responsibilities under this Agreement.

**Section 5.2 Story County Hold Harmless and Indemnification.** Story County shall defend, hold harmless and indemnify Provider against any and all claims, liability, damages or judgments asserted against, imposed or incurred by Provider that arise out of acts or omission of Story County or Story County employees, agents or representatives in the discharge of its responsibilities under this Agreement.

**Section 5.3 Provider Liability Insurance.** Provider shall procure and maintain, at the Provider's own expense, insurance in amounts sufficient to provide coverage in the following areas, when applicable: (1) comprehensive general liability; (2) comprehensive motor vehicle liability and (3) professional liability. Provider shall furnish the County with certificates of insurance and with original endorsements effecting coverage required by this clause. The certificates and endorsement for each insurance policy

are to be signed by a person authorized by that insurer to bind coverage on its behalf. The County reserves the right to require complete, certified copies of all required insurance policies, at any time.

## **SECTION 6**

### **Laws and Regulations**

**Section 6.1 Laws and Regulations.** Provider warrants that it is, and during the term of this Agreement will continue to be, operating in full compliance with all applicable federal (including the Health Insurance Portability and Accountability Act, HIPAA) and state laws.

**Section 6.2 Reports from State Authority or Agency.** The Provider will be expected to comply fully with all rules and regulations imposed by a State licensing authority. All written or verbal communications or reports from a State authority or agency, including but not limited to summaries of inspection reports or complaints of abuse or neglect resulting in investigation(s), shall be provided to Story County immediately upon receipt of same by the Provider.

**Section 6.3 Compliance with Civil Rights Laws.** Provider agrees not to discriminate or differentiate in the treatment of any individual based on sex, race, color, age, religion, national origin or otherwise qualified handicapped individual. Provider agrees to ensure services are rendered to Story County Individuals in the same manner, and in accordance with the same standards and with the same availability, as offered to any other individual receiving services from Provider.

**Section 6.4 Equal Opportunity Employer.** Story County is an equal employment opportunity employer. Story County supports a policy which prohibits discrimination against any employee or applicant for employment on the basis of age, race, sex, color, national origin, religion, physical or mental disability, veteran or any other classification protected by law or ordinance. Provider agrees that it is in full compliance with Story County's Equal Employment Policy as expressed herein.

**Section 6.5 Confidentiality of Records.** Story County and Provider agree to maintain the confidentiality of all information regarding Covered Services provided to Story County Individuals under this Agreement in accordance with any applicable laws and regulations. Provider acknowledges that in receiving, storing, processing, or otherwise dealing with information from Story County about Individuals, it is fully bound by federal (including the Health Insurance Portability and Accountability Act, HIPAA, if applicable) and state laws and regulations governing the confidentiality of medical records and mental health records.

## **SECTION 7**

### **Term and Termination**

**Section 7.1 Term.** The term of this Agreement shall be for a period of one (1) year, commencing on the date first above written.

**Section 7.2 Termination of Agreement Without Cause.** Either party may terminate this Agreement without cause upon ninety (90) days prior written notice of termination to the other party.

**Section 7.3 Termination With Cause by Story County.** Story County shall have the right to terminate this Agreement immediately by giving written notice to Provider upon the occurrence of any of the following events: (a) restriction, suspension or revocation of Provider's license, certification or accreditation; (b) Provider's loss of any liability insurance required under this Agreement; (c) chapter 7

bankruptcy files by the Provider, or (d) Provider's material breach of any of the terms or obligations of this Agreement.

**Section 7.4 Termination With Cause by Provider.** Provider shall have the right to terminate this Agreement immediately by giving written notice to Story County upon the occurrence of Story County's material breach of any of the terms or obligations of this Agreement.

**Section 7.5 Information to Story County Individuals.** Provider acknowledges the right of Story County to inform Story County Individuals of Provider's termination and agrees to cooperate with Story County in deciding on the form of such notification.

**Section 7.6 Nonrenewal of Agreement.** Either party may choose not to renew this agreement upon ninety (90) days written notice to the other party prior to the expiration of the contract.

## **SECTION 8** **Amendments**

**Section 8.1 Amendment.** This Agreement may be amended at any time by the mutual written agreement of the parties. In addition, Story County may amend this Agreement upon sixty (60) days advance notice to Provider and if Provider does not provide written objection to Story County within the sixty (60) day period, then the amendment shall be effective at the expiration of the sixty (60) day period.

**Section 8.2 Regulatory Amendment.** Story County may also amend this Agreement to comply with applicable statutes and regulations and shall give written notice to Provider of such amendment and its effective date. Such amendment will not require sixty (60) days advance written notice.

## **SECTION 9** **Other Terms and Conditions**

**Section 9.1 Non-Exclusivity.** This Agreement does not confer upon the Provider any exclusive right to provide services to Story County Individuals in Provider's geographical area. Story County reserves the right to contract with other providers. The parties agree that Provider may continue to contract with other organizations.

**Section 9.2 Assignment.** Provider may not assign any of its rights and responsibilities under this Agreement to any person or entity without the prior written approval of Story County.

**Section 9.3 Subcontracting.** Provider may not subcontract any of its rights and responsibilities under this Agreement to any person or entity without prior notification to Story County.

**Section 9.4 Entire Agreement.** This Agreement and attachments attached hereto constitute the entire agreement between Story County and Provider, and supersedes or replaces any prior agreements between Story County and Provider relating to its subject matter.

**Section 9.5 Rights of Provider and Story County.** Provider agrees that Story County may use Provider's name, address, telephone number, and description of Provider and Provider's care and specialty services in any promotional activities. Otherwise, Provider and Story County shall not use each other's name, symbol or service mark without prior written approval of the other party.

**Section 9.6 Invalidity.** If any term, provision or condition of this Agreement shall be determined invalid by a court of law, such invalidity shall in no way effect the validity of any other term, provision or

condition of this Agreement, and the remainder of the Agreement shall survive in full force and effect unless to do so would substantially impair the rights and obligations of the parties to this Agreement.

**Section 9.7 No Waiver.** The waiver by either party of a breach or violation of any provisions of this Agreement shall not operate as or be construed to be a waiver of any subsequent breach.

**Section 9.8 Notices to Story County.** Any notice, request, demand, waiver, consent, approval or other communication to Story County which is required or permitted herein shall be in writing and shall be deemed given only if delivered personally, or sent by registered mail or certified mail, or by express mail courier service, postage prepaid, as follows:

Story County Board of Supervisor's Office  
Story County Administration Building  
900 6<sup>th</sup> Street  
Nevada, Iowa 50201  
Attention: Sandra King

**Section 9.9 Notices to Provider.** Any notice, request, demand, waiver, consent, approval or other communication to Provider which is required or permitted herein shall be in writing and shall be deemed given only if delivered personally, or sent by registered mail or certified mail, or by express mail courier service, postage prepaid, as follows:

ACCESS  
PO Box 1429  
Ames, Iowa 50014  
Attention: Lisa Diggs

*This Agreement has been executed by the parties hereto, through their duly authorized officials.*

**COUNTY:**

By: 

Print Name: LINDA MURKEN

Print Title: Story County Board of Supervisors

Date: 6/10/25

**PROVIDER:**

By: 

Print Name: Lisa Diggs

Print Title: Co-Executive Director / Finance Director

Date: 6-3-25

**ATTACHMENT A**  
**SERVICE DEFINITIONS AND RATES**  
**FISCAL YEAR: 2026**  
*ACCESS*

<b>ACCESS</b>			
<b>Service Description</b>	<b>Not to Exceed</b>	<b>Unit of Service</b>	<b>Rate</b>
Public Education/Awareness	\$2,260	1 Staff Hour	\$122.00
Sexual Abuse Crisis/Support	\$9,036	1 Staff Hour	\$132.00
Emergency Shelter	\$46,511	1 24 Hr Period Food/Shelter	\$132.00
Domestic Abuse Crisis/Support	\$35,563	1 Staff Hour	\$122.00
Court Watch	\$3,402	1 Staff Hour	\$122.00

MAY 30 2025

STORY COUNTY  
BOARD OF SUPERVISORS

**Story County**  
**Provider and Program Participation Agreement**

**THIS AGREEMENT** (the Agreement), entered into this First day of July, 2025 is by and between **Story County and Central Iowa Retired Senior Volunteer Program** (Provider).

The statements and intentions of the parties, to this Agreement, are as follows:

Story County is a governmental entity organized under the Code of Iowa, governed by the Board of Supervisors. Story County is interested in contracting with Provider to purchase Covered Services for the benefit of Story County Individuals.

Provider is interested in contracting with Story County to provide Covered Services for the benefit of Story County Individuals.

In consideration of the premises and promises contained herein, it is mutually agreed by and between Story County and Provider as follows:

**SECTION 1**  
**Definitions**

**Co-payment:** The amount which may be charged to Story County Individual at the time services are rendered.

**Subcontract:** The act in which one party to the original contract enters into a contract with a third party to provide some or all of the services listed in the original contract.

**SECTION 2**  
**Duties of Provider**

**Section 2.1 Provision of Covered Services.** Provider shall provide Covered Services to each Story County Individual who is eligible to receive such services to the extent designated in Attachment A, Service Definitions and Rates. The programs or services must conform to the standardized definitions used by the Analysis of Social Services Evaluation Team (ASSET). Such services shall be rendered in compliance with applicable laws and regulations. Provider shall also provide Covered Services in a manner which: (a) documents the services provided, in conformance with Federal (including the Health Insurance Portability and Accountability Act, HIPAA, if applicable), State and local laws and regulations, (b) protects the confidentiality of the Story County Individual's medical records, and (c) records and maintains specified program information and performance measures in Clear Impact Scorecard at <https://app.resultsscorecard.com> at the frequency defined through ASSET.

**Section 2.2 Access to Books and Records.** Unless otherwise required by applicable statutes or regulation, Provider shall allow Story County access to books and records, for purposes of appeals, utilization, grievance, claims payment review, individual medical records review or financial audits, during the term of this contract and seven (7) years following its termination. Provider shall provide records or copies of records as requested.

**SECTION 3**  
**Claims Submission and Payment**

**Section 3.1 Claims Submission.** Provider agrees to submit all claims and supporting documentation for reimbursement no later than forty-five (45) days from the date Covered Services are rendered.

**Section 3.2 Claims Payment.** Story County will make monthly payments to the Provider based upon the reimbursement requests submitted by the Provider in accordance with Attachment A to this contract. The maximum total amount payable by Story County under this agreement is detailed on Attachment A, and no greater amount shall be paid.

**Section 3.3 Compensation to Provider.** Provider agrees to accept payment from Story County for Covered Services provided to Story County Individuals under this Agreement as payment in full, less any Co-payment or other amount which is due from Story County Individuals for such services. Compensation for Covered Services is included as Attachment A, Service Definitions and Rates.

For Providers accessing funding through the Story County ASSET process, an agency audit or IRS Form 990 shall be submitted within six months following the end of the agency's fiscal year. If an agency audit or IRS Form 990 is not submitted, Story County reserves the right to withhold payments until the audit and/or IRS Form 990 is submitted.

**SECTION 4**  
**Relationship Between the Parties**

**Section 4.1 Relationship Between Story County and Provider.** The relationship between Story County and Provider is solely that of independent contractor and nothing in this Agreement shall be construed or deemed to create any other relationship including one of employment, agency or joint venture. Provider shall maintain Social Security, worker's compensation and all other employee benefits covering Providers employees as required by law.

**SECTION 5**  
**Hold Harmless. Indemnification and Liability Insurance**

**Section 5.1 Provider Hold Harmless and Indemnification.** Provider shall defend, hold harmless and indemnify Story County against any and all claims, liability, damages or judgments asserted against, imposed or incurred by Story County that arise out of acts or omission of Provider or Provider's employees, agents or representatives in the discharge of its responsibilities under this Agreement.

**Section 5.2 Story County Hold Harmless and Indemnification.** Story County shall defend, hold harmless and indemnify Provider against any and all claims, liability, damages or judgments asserted against, imposed or incurred by Provider that arise out of acts or omission of Story County or Story County employees, agents or representatives in the discharge of its responsibilities under this Agreement.

**Section 5.3 Provider Liability Insurance.** Provider shall procure and maintain, at the Provider's own expense, insurance in amounts sufficient to provide coverage in the following areas, when applicable: (1) comprehensive general liability; (2) comprehensive motor vehicle liability and (3) professional liability. Provider shall furnish the County with certificates of insurance and with original endorsements effecting coverage required by this clause. The certificates and endorsement for each insurance policy

are to be signed by a person authorized by that insurer to bind coverage on its behalf. The County reserves the right to require complete, certified copies of all required insurance policies, at any time.

## **SECTION 6**

### **Laws and Regulations**

**Section 6.1 Laws and Regulations.** Provider warrants that it is, and during the term of this Agreement will continue to be, operating in full compliance with all applicable federal (including the Health Insurance Portability and Accountability Act, HIPAA) and state laws.

**Section 6.2 Reports from State Authority or Agency.** The Provider will be expected to comply fully with all rules and regulations imposed by a State licensing authority. All written or verbal communications or reports from a State authority or agency, including but not limited to summaries of inspection reports or complaints of abuse or neglect resulting in investigation(s), shall be provided to Story County immediately upon receipt of same by the Provider.

**Section 6.3 Compliance with Civil Rights Laws.** Provider agrees not to discriminate or differentiate in the treatment of any individual based on sex, race, color, age, religion, national origin or otherwise qualified handicapped individual. Provider agrees to ensure services are rendered to Story County Individuals in the same manner, and in accordance with the same standards and with the same availability, as offered to any other individual receiving services from Provider.

**Section 6.4 Equal Opportunity Employer.** Story County is an equal employment opportunity employer. Story County supports a policy which prohibits discrimination against any employee or applicant for employment on the basis of age, race, sex, color, national origin, religion, physical or mental disability, veteran or any other classification protected by law or ordinance. Provider agrees that it is in full compliance with Story County's Equal Employment Policy as expressed herein.

**Section 6.5 Confidentiality of Records.** Story County and Provider agree to maintain the confidentiality of all information regarding Covered Services provided to Story County Individuals under this Agreement in accordance with any applicable laws and regulations. Provider acknowledges that in receiving, storing, processing, or otherwise dealing with information from Story County about Individuals, it is fully bound by federal (including the Health Insurance Portability and Accountability Act, HIPAA, if applicable) and state laws and regulations governing the confidentiality of medical records and mental health records.

## **SECTION 7**

### **Term and Termination**

**Section 7.1 Term.** The term of this Agreement shall be for a period of one (1) year, commencing on the date first above written.

**Section 7.2 Termination of Agreement Without Cause.** Either party may terminate this Agreement without cause upon ninety (90) days prior written notice of termination to the other party.

**Section 7.3 Termination With Cause by Story County.** Story County shall have the right to terminate this Agreement immediately by giving written notice to Provider upon the occurrence of any of the following events: (a) restriction, suspension or revocation of Provider's license, certification or accreditation; (b) Provider's loss of any liability insurance required under this Agreement; (c) chapter 7

bankruptcy files by the Provider, or (d) Provider's material breach of any of the terms or obligations of this Agreement.

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**Section 9.6 Invalidity.** If any term, provision or condition of this Agreement shall be determined invalid by a court of law, such invalidity shall in no way effect the validity of any other term, provision or

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Story County Board of Supervisor's Office  
Story County Administration Building  
900 6<sup>th</sup> Street  
Nevada, Iowa 50201  
Attention: Sandra King

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Central Iowa Retired Senior Volunteer Program  
503 Elm Ave.  
Story City, Iowa 50248  
Attention: Kalen Petersen

*Effective January 1, 2026 - Laura Severson*

***This Agreement has been executed by the parties hereto, through their duly authorized officials.***

**COUNTY:**

By: *Jandankun*

Print Name: LINDA MURKIN

Print Title: Story County Board of Supervisors

Date: 6/10/25

**PROVIDER:**

By: *Kalen Petersen*

Print Name: Kalen Petersen

Print Title: Director

Date: 5-20-2025

**ATTACHMENT A**

**SERVICE DEFINITIONS AND RATES**

**FISCAL YEAR: 2026**

*Central Iowa Retired Senior Volunteer Program*

<b>Central Iowa Retired Senior Volunteer Program</b>			
<b>Service Description</b>	<b>Not to Exceed</b>	<b>Unit of Service</b>	<b>Rate</b>
Transportation	\$8,000	One Way Trip	\$21.69
Volunteer Management	\$23,560	1 Volunteer Hour	\$5.66
Disaster Services	\$2,000	1 Staff Hour	\$38.09

RECEIVED

JUN 02 2025

STORY COUNTY  
BOARD OF SUPERVISORS

**Story County  
Provider and Program Participation Agreement**

**THIS AGREEMENT** (the Agreement), entered into this First day of July, 2025 is by and between **Story County** and **The Community Academy** (Provider).

The statements and intentions of the parties, to this Agreement, are as follows:

Story County is a governmental entity organized under the Code of Iowa, governed by the Board of Supervisors. Story County is interested in contracting with Provider to purchase Covered Services for the benefit of Story County Individuals.

Provider is interested in contracting with Story County to provide Covered Services for the benefit of Story County Individuals.

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Story County Board of Supervisor's Office  
Story County Administration Building  
900 6<sup>th</sup> Street  
Nevada, Iowa 50201  
Attention: Sandra King

**Section 9.9 Notices to Provider.** Any notice, request, demand, waiver, consent, approval or other communication to Provider which is required or permitted herein shall be in writing and shall be deemed given only if delivered personally, or sent by registered mail or certified mail, or by express mail courier service, postage prepaid, as follows:

The Community Academy  
130 South Sheldon Ave. Suite 306  
Ames, IA 50014  
Attention: Mike Todd

*This Agreement has been executed by the parties hereto, through their duly authorized officials.*

**COUNTY:**  
By:   
Print Name: LINDA MURKEN  
Print Title: Story County Board of Supervisors  
Date: 6/10/25

**PROVIDER:**  
By:   
Print Name: Mike Todd  
Print Title: Executive Director  
Date: 5/21/2025

**ATTACHMENT A**  
**SERVICE DEFINITIONS AND RATES**  
**FISCAL YEAR: 2026**  
*The Community Academy*

<b>The Community Academy</b>			
<b>Service Description</b>	<b>Not to Exceed</b>	<b>Unit of Service</b>	<b>Rate</b>
Youth Development/Social Adjustment - Summer Experience	\$15,000	1 Client Contact/Day	\$158.60
Out of School Program	\$3,400	1 Partial Day (3 hrs)	\$125.54

**LEASE - BUSINESS PROPERTY - SHORT FORM**  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 165  
**Recorder's Cover Sheet**

**Preparer Information:**

Crystal W. Rink, 1315 South B. Ave., Nevada, IA 50201, Phone: (515) 382-7255

**Return Document To:**

**Story County Facilities Management**  
900 6<sup>th</sup> St.  
Nevada, Iowa 50201

**Grantors:**

**Grantees:**

**Legal Description:** See Page 2

**Pages:** Nine (9) including this page

**Official Board Action date:** \_\_ / \_\_ / \_\_

**Reference Number:** \_\_\_\_\_

## **BUSINESS PROPERTY LEASE**

THIS LEASE, made and entered into this \_\_\_ day of \_\_\_\_\_, 202\_, by and between Story County, Iowa, authorized under the laws of the State of Iowa, ("Landlord"), whose address, for the purpose of this lease, is 900 6th Street, Nevada, Iowa, 50201, and Collaborative Individual and Community Supports (CICS), ("Tenant"), whose address for the purpose of this lease is 126 S. Kellogg Ave., Ste. 001, Ames, IA 50010.

The parties agree as follows.

### **1. PREMISES AND TERM.**

Landlord leases to Tenant the following real estate, situated in Story County, Iowa described as a building property owned by Story County, Iowa and situated in Story County Iowa:

The Northeast end of the General Assistance Office, including office 011D in Northeast corner, file/copier area, and server room rack space, more particularly described in attached Exhibit "A"

Together with all improvements thereon, and all rights, easements and appurtenances thereto belonging, for a term beginning on the 1st day of June, 2025, and ending on the 30th day of June, 2026 unless terminated earlier as provided in this lease. The lease may be renewed by the parties for additional one (1) year terms either by signing a new lease or by signing an addendum (subject to the conditions in section two (2)). This lease shall not automatically renew.

Either Party may terminate this lease upon at least sixty (60) days' written notice to the other Party. If the Tenant elects to terminate pursuant to this paragraph and vacates the premises prior to the last day of a calendar month, the Tenant is not entitled to prorated rent.

### **2. RENT.**

Tenant agrees to pay Landlord as rent **\$115.00 per month** on or before the 1st day of June, 2025, and on or before the 1<sup>st</sup> day of each month thereafter, during the term of this lease. Rent for any partial month shall be prorated as additional rent. Rent beyond the initial term of this lease will be negotiated at the current fair market rate. All rent payments are to be made payable to Story County Iowa, 900 6<sup>th</sup> Street, Nevada, IA 50201, and delivered to Story County Iowa, 900 6<sup>th</sup> Street, Nevada, IA 50201 or at such other place as Landlord may designate in writing. Delinquent payments shall draw interest at **5%** per annum.

### **3. SECURITY DEPOSIT.**

No security deposit for the property is required by the Landlord.

### **4. POSSESSION.**

Tenant shall be entitled to possession on the first day of the lease term, and shall yield possession to Landlord at the termination of this lease. SHOULD LANDLORD BE UNABLE TO GIVE POSSESSION ON SAID DATE, TENANT'S ONLY DAMAGES SHALL BE A PRO RATA ABATEMENT OF RENT.

### **5. USE.**

It is the understanding of the parties that the intended use of the property is for Collaborative Individual and Community Supports. Collaborative Individual and Community Supports shall use the premises only for this business purpose.

### **6. CARE AND MAINTENANCE.**

Landlord and Tenant agree to the following.

#### **Landlord responsibilities:**

(a) Landlord shall keep the following in good repair: roof, sewer, plumbing, heating, wiring, air conditioning. Landlord shall have reasonable access to the building in all areas at all times in order to inspect, repair, install building mechanical and structural components. Landlord shall not be liable for failure to make any repairs or replacements or alterations unless Landlord fails to do so within a reasonable period of time after written notice from Tenant.

#### **Tenant responsibilities:**

- (b) Tenant accepts the premises as is, except as herein provided.
- (c) Tenant shall maintain the premises in a reasonable safe, serviceable, clean and presentable condition, and except for the repairs and replacements provided to be made by Landlord in subparagraph (b) above, shall make all repairs, replacements and improvements to the premises, INCLUDING ALL CHANGES, ALTERATIONS OR ADDITIONS ORDERED BY ANY LAWFULLY CONSTITUTED GOVERNMENT AUTHORITY DIRECTLY RELATED TO TENANT'S

## USE OF THE PREMISES.

- (d) Tenant shall make no structural changes or alterations to the building or its contents without the prior written consent of Landlord.
- (e) Tenant shall contact the Landlord immediately upon notice of any of the following:
  - (1) for any ceiling water leak, service water or plumbing leak;
  - (2) for loss of electricity;
  - (3) for loss of heat or air conditioning;
  - (4) broken glass including building light fixtures;
  - (5) doors/windows that do not open/close or lock.

---

**The following 24 hour emergency number shall be used and kept available for Franklin County personnel at the building:**

**Facilities Management Emergency Number**

**(515)460-4901**

**Examples of an emergency include: fire, water leaks, unsecured doors/buildings, and broken windows. Our office is open 7:30 am – 4:00 pm, Monday – Friday. During those hours, you may call our main number at: (515)382-7400. If there is no answer, please call the on-call cell phone number (in red, above).**

**Work orders for everyday occurrences, such as a light out, plugged stool, etc., shall be emailed to:**  
<https://assetessentials.dudesolutions.com/StoryCountyIA/Home/Index> .

---

## 7. MECHANICS' LIENS AND NOTICE TO SOLICITORS.

Neither Tenant, nor anyone claiming by, through, or under Tenant, shall have the right to file any mechanic's lien against the premises. Mechanic' liens against public property are barred by Iowa Code Section 626.109. Tenant shall not perform any improvement/work to the four properties or hire contractors and subcontractors who may furnish, or agree to furnish, any material, service or labor for any improvement/work on the premises. Should Tenant be approached by solicitors, Tenant is to immediately notify Landlord and inform solicitors that only Landlord may authorize and perform improvements.

## **8. UTILITIES AND SERVICES.**

Landlord shall pay for the following listed utilities: water, electric, sewer and trash services. The listed utilities will be in the landlord's name. Landlord shall not be liable for damages for failure to perform as herein provided arising from causes beyond the control of Landlord, provided Landlord uses reasonable diligence to resume such services.

## **9. SURRENDER.**

Upon the termination of this lease, Tenant will surrender the premises to Landlord in good and clean condition, except for ordinary wear and tear or damage without fault or liability of Tenant. Continued possession, beyond the term of this Lease without a written lease or written amendment along with the acceptance of rent by Landlord shall constitute a month-to-month extension of this lease. The landlord may refuse to accept month-to-month payment beyond the lease term without a signed written amendment or new signed lease.

## **10. ASSIGNMENT AND SUBLETTING.**

No assignment or subletting, either voluntary or by operation of law, shall be effective without the prior written consent of Landlord, which consent shall not unreasonably be withheld.

## **11. INSURANCE.**

Landlord and Tenant agree to the following.

- (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 (formerly all risks coverage). 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. This policy shall include an endorsement listing Story County Iowa as an additional insured. The Tenant will provide a copy of the policy declarations to the Landlord yearly upon request.

## **12. LIABILITY FOR DAMAGE.**

Each party shall be liable to the other for all damage caused to the other's property due to the negligence, reckless or intentionally acts caused by that party

(or their agents, employees or invitees), except to the extent the loss is insured and subrogation is waived under the owner's policy.

### **13. INDEMNITY.**

Except for negligence of Landlord or Landlord's agents, Tenant will protect, defend, and indemnify Landlord from and against any and all loss, costs, damage and expenses occasioned by, or arising out of, any accident or other occurrence causing or inflicting injury or damage to any person or property, happening or done in, upon or about the premises, or due directly or indirectly to the tenancy, use or occupancy thereof, or any part thereof by Tenant or any person claiming through or under Tenant.

### **14. DAMAGE.**

In the event of damage to the premises so that Tenant is unable to conduct business on the premises, this lease may be terminated at the option of either party. Such termination shall be affected by written notice of one party to the other and delivered registered or certified mail to the designated address found in paragraph 16 of this agreement. Thirty (30) days after such notice, the parties shall be released from all obligations under this agreement for the remainder of the lease term. This paragraph is not intended as, and does not operate as, a release for any delinquent rent owing by Tenant or liability for damages owing to either Tenant or Landlord occurring before the notice.

### **15. DEFAULT, NOTICE OF DEFAULT AND REMEDIES.**

Landlord and Tenant agree to the following.

#### **Events constituting default by tenant:**

Each of the following shall constitute an event of default by Tenant.

- (a) Failure to pay rent when due;
- (b) Failure to observe or perform any duties, obligations, agreements, or conditions imposed on Tenant pursuant to the terms of the lease;
- (c) Abandonment of the premises. "Abandonment" means the Tenant has failed to engage in its usual and customary business activities on the premises for more than fifteen (15) consecutive business days; and
- (d) Institution of voluntary bankruptcy proceedings by Tenant; institution of involuntary bankruptcy proceedings in which the Tenant thereafter is adjudged a bankruptcy; assignment for the benefit of creditors of the interest of Tenant under this lease agreement; appointment of a

receiver for the property or affairs of Tenant, where the receivership is not vacated within ten (10) days after the appointment of the receiver.

**Notice of default:**

Landlord shall give Tenant a written notice specifying the default and giving the Tenant ten (10) days in which to correct the default. If there is a default (other than for nonpayment of a monetary obligation of Tenant, (including rent) that cannot be remedied in ten (10) days by diligent efforts, the Tenant shall propose an additional period of time (in writing) in which to remedy the default. Consent to additional time shall not be unreasonably withheld by Landlord. Landlord shall not be required to give Tenant any more than three notices for the same default within any one-year (365 day) lease period.

**Remedies:**

In the event Tenant has not remedied a default as required by this agreement and assuming proper notice has been given, Landlord may proceed with all available remedies at law or in equity, including but not limited to termination of the lease. In the event of termination of this lease, Landlord shall be entitled to pursue all legal means available to recover possession of the premises. Landlord shall also be entitled to pursue and obtain money judgment against Tenant for the balance of rent agreed to be paid for the lease term, for any damages to the premises plus all expenses of landlord in enforcing these remedies and reletting the premises, including reasonable attorney's fees and court costs.

**16. LEGAL NOTICES AND DEMANDS.**

All legal or other notices and demands required by this agreement to be in writing shall be delivered to the parties hereto at the addresses designated in this paragraph unless either party notifies the other, in writing, of a different address. Without prejudice to any other method of notifying a party in writing or making a demand or other communication, such notice shall be considered given under the terms of this lease when it is deposited in the U.S. Mail, registered or certified, properly addressed, return receipt requested, and postage prepaid. The address of Landlord is:

**Story County Iowa, 900 6<sup>th</sup> Street, Nevada, IA 50201**

The address of the Tenant is:

**126 S. Kellogg Ave., Ste. 001, Ames, IA 50010.**

**17. PROVISIONS BINDING.**

Each and every covenant and agreement herein contained shall extend to and be binding upon the respective successors, heirs, administrators, executors and assigns of the parties hereto.

**18. CERTIFICATION.**

Tenant certifies that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and it is not engaged in this transaction, directly or indirectly on behalf of, or instigating or facilitating this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Tenant hereby agrees to defend, indemnify and hold harmless Landlord from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification.

**19. CONTENTS**

Landlord will leave contents on the premises. Contents are defined as "chairs, desks, filing and storage cabinets, white boards, folding tables, kitchen equipment, appliances, etc." All contents are left on the premises at the discretion of the Landlord. Landlord retains ownership of all contents and contents shall not be removed from the buildings without express permission from the Landlord. Landlord may remove contents at any time subject to its discretion. At the end of the lease, all contents return to the Landlord. Contents shall remain in good condition with normal wear and tear. Tenant shall execute an inventory sheet with Landlord specifying the contents that are left on the premises and Tenant agrees to return all contents to Landlord at the expiration of the lease agreement.



LANDLORD, Story County Iowa  
Authorized signature  
~~Lisa Heddens, Chair, Story County Board of Supervisors~~  
LINDA MURKEN, VICE-CHAIR

6/10/25

Date



TENANT, Collaborative Individual and Community Supports  
Russell Wood, Collaborative Individual and Community Supports CEO

6/4/2025

Date

## Facilities Management Emergency Contact Information

**EMERGENCY NUMBER ONLY:**

**(515)460-4901**

Examples of an emergency include: fire, water leaks, unsecured doors/buildings, and broken windows. Our office is open 7:30 am – 4:00 pm, Monday – Friday. During those hours, you may call our main number at: (515)382-7400. If there is no answer, please call the on-call cell phone number (in red, above).

Work orders for everyday occurrences, such as a light out, plugged stool, etc., shall be emailed to:

<https://assetessentials.dudesolutions.com/StoryCountyIA/Home/Index>.

**-Thank You-  
Story County Facilities Management**

**This sign is to reproduced and displayed by Tenant in a prominent location during the lease term.**



# Kuberski Brothers Lawn Care

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PO Box 685  
Ames, IA, 50010  
(515) 601-0190  
[info@kuberskibrothers.com](mailto:info@kuberskibrothers.com)

June 4, 2025

Dear Joby Brogden,

## ONE YEAR MOWING SERVICES AGREEMENT

This Mowing Services Agreement (the "Agreement") is entered into as of \_\_\_\_\_, by and between: Story County Facilities Management, hereinafter referred to as the "Client," and Kuberski Brothers Lawn Care, hereinafter referred to as the "Contractor."

### 1. SERVICES PROVIDED:

The Contractor agrees to provide mowing services to the Client, including regular lawn mowing, weedeating, and blowing off hard surfaces (driveways & sidewalks).

### 2. DURATION:

This Agreement shall commence on July 1, 2025 and continue for a period of one (1) year, terminating on June 30, 2026.

### 3. PAYMENT TERMS:

The Client agrees to pay the Contractor per mowing event during the contract. Payment shall be made in Net 30 terms when billed monthly.

Human Services Building  
Mowing Price Per Event: \$80.00

Administration Building  
Mowing Price Per Event: \$110.00

Justice Center  
Mowing Price Per Event: \$725.00

Animal Shelter Building  
Mowing Price Per Event: \$125.00

Duluth Building  
Mowing Price Per Event: \$65.00

Mosaic Building  
Mowing Price Per Event: \$150.00

Engineering Building  
Mowing Price Per Event: \$110.00

Calhoun Building  
Mowing Price Per Event: \$65.00

### 4. Mowing Minimum Policy & Fuel Surcharge:

KBLC, bills for a minimum of three (3) mowing services per month beginning in May 1 - October 31st of the contract year. For example, if there is a drought situation in August, we may only service your property once that month. With this policy, the August invoice would show the minimum mowing services (two).

In the event gasoline goes over \$4.00/gallon, a five percent surcharge will be added on your monthly invoice. Once gas lowers below \$4.00/gallon the surcharge will be removed. This price will be based off of the Casey's at 3020 S Duff Ave, Ames, IA 50010.

5. RESPONSIBILITIES:

The Client shall provide access to the property during scheduled mowing visits and shall be responsible for any preparations necessary for mowing. The Contractor shall perform mowing services with due diligence and in a professional manner.

5. EQUIPMENT AND MATERIALS:

The Contractor shall provide all necessary equipment and materials required to perform the mowing services.

7. TERMINATION:

Either party may terminate this Agreement with written notice if the other party breaches a material term of this Agreement. Termination shall be effective 60 days after receipt of the written notice.

8. INSURANCE:

The Contractor shall maintain liability insurance throughout the duration of this Agreement and provide proof of insurance upon request.

9. CHANGES AND ADDITIONS:

Any changes or additions to the services must be agreed upon in writing by both parties.

10. DISPUTE RESOLUTION:

Any disputes arising out of or related to this Agreement shall be resolved through [Mediation/Arbitration/Litigation] in accordance with the laws of Iowa.

11. CONFIDENTIALITY:

Both parties agree to keep confidential any proprietary or confidential information disclosed during the course of this Agreement.

12. GOVERNING LAW:

This Agreement shall be governed by and construed in accordance with the laws of Iowa/United States/.

IN WITNESS WHEREOF, the parties hereto have executed this Mowing Services Agreement as of the Effective Date first above written.

Story County Facilities Management

Signature:  Date: 6/10/25

Kuberski Brothers Lawn Care Owner (KLBC, LLC)

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



Planning and Development Department  
Administration Building  
900 6<sup>th</sup> Street, Nevada, Iowa 50201

Ph. 515-382-7245  
[www.storycountyiowa.gov](http://www.storycountyiowa.gov)

June 5, 2025

## MEMORANDUM

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**DATE:** June 5, 2025  
**TO:** Story County Board of Supervisors  
**CC:** Sandra King, Director of External Operations and County Services  
**FROM:** Leanne Harter, Story County Planning and Development Director  
**RE:** FY 2026 Work Program

Attached to this memo is the FY 2026 Work Program for the Planning and Development Department recommended by the Story County Planning and Zoning Commission on June 4, 2025.

Since the joint work session between the Planning and Zoning Commission and Board of Supervisors in May, the following modifications to that draft have been completed:

- Work items recategorized under the three headings as follows:
  - Cornerstone to Capstone Implementation and Long-Range Planning
  - Outreach
  - Regulations and Policies
- All items noted to be completed in FY25 in that draft format have been removed, including the following:
  - Healthy and Viable Manufactured Home Parks Program
  - Debris Management Site Planning and Implementation
  - Flood Preparation and Recovery Guide
  - Erosion Control and Stormwater Management Outreach
  - Fees/Fines Schedules
- The priority for the **Building Code Feasibility Study** is increased from Medium to High to reflect discussion and direction at the joint work session.

Staff recommends approval of the draft work program for FY 2026 to the Story County Board of Supervisors.

Please let me know if you have any questions.

APPROVED
DENIED

Board Member Initials: gjm

Meeting Date: 6/10/25

Follow-up action: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



**Story County Planning and Development Department – Work Program  
FY2026**

Work Item	Staff Lead(s)	Priority	Fiscal Year 2026												
			Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	
<b>Cornerstone to Capstone Implementation and Long-Range Planning</b>															
C2C Plan Review	Leanne	High													
<ul style="list-style-type: none"> <li>• Survey Follow-up</li> <li>• Chapter 6 Economic Development</li> <li>• Urban Expansion Areas</li> </ul>															
Climate Resiliency Planning - Climate Reduction Pollution Grant (Polk County) and Climate Action Plan for Story County Government Operations	Marcus Leanne	High													
Density-Based Program Development	Marcus	High													
Historic Preservation Plan/Certified Local Government	Leanne	Medium													
Housing Action Plan Implementation	Leanne	High													
Local Foods Programming	Leanne	Low													
<b>Outreach</b>															
Current Projects Map	Marcus	High													
<b>Regulations and Policies</b>															
Develop Substantial Damage Management Plan (Floodplain)	Leanne	High													
Building Code Feasibility Study	Marcus	High													
Annual Review of Land Development Regulations	Leslie	High													
Rural Residential Development Inventory	Leslie	High													

Presented to the Planning and Zoning Commission and Board of Supervisors – May 7, 2025  
 Recommended from the Planning and Zoning Commission to the Board of Supervisors – June 4, 2025  
 Approved by the Board of Supervisors – June 10, 2025



**Story County Planning and Development Department – Work Program  
FY2026**



Work Item	Staff Lead(s)	Priority	Fiscal Year 2026											
			Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
<b>Cornerstone to Capstone Implementation and Long-Range Planning</b>														
C2C Plan Review • Survey Follow-up • Chapter 6 Economic Development • Urban Expansion Areas	Leanne	High												
Climate Resiliency Planning - Climate Reduction Pollution Grant (Polk County) and Climate Action Plan for Story County Government Operations	Marcus Leanne	High												
Density-Based Program Development	Marcus	High												
Historic Preservation Plan/Certified Local Government	Leanne	Medium												
Housing Action Plan Implementation	Leanne	High												
Local Foods Programming	Leanne	Low												
<b>Outreach</b>														
Current Projects Map	Marcus	High												
<b>Regulations and Policies</b>														
Develop Substantial Damage Management Plan (Floodplain)	Leanne	High												
Building Code Feasibility Study	Marcus	High												
Annual Review of Land Development Regulations	Leslie	High												
Rural Residential Development Inventory	Leslie	High												

Presented to the Planning and Zoning Commission and Board of Supervisors – May 7, 2025  
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11-130  
 11-139A  
 11-139B  
 11-139C  
 11-139D



## STORY COUNTY BOARD OF SUPERVISORS

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900 6<sup>th</sup> Street • Nevada, IA 50201  
Phone: (515) 382-7200 • Fax: (515) 934-3105  
Website: <https://www.storycountyiowa.gov>

June 5, 2025

Iowa Economic Development Authority  
1963 Bell Avenue, Suite 200  
Des Moines, IA 50315

RE: Support of Iowa Workforce Housing Tax Credit Application for the City of Maxwell & JAMC Real Estate Solutions, LLC

Dear Members of the Workforce Housing Tax Credit Review Committee,

On behalf of the Story County Board of Supervisors, I would like to extend our support for JAMC Real Estate Solutions' Workforce Housing Tax Credit application to the Iowa Economic Development Authority to build for-sale single family homes and bi-attached units in the City of Maxwell, Iowa.

There is a high demand for new, attainable quality housing in Maxwell with few options to consider in the current market. Most local new housing is attributed to individual projects purchasing a lot for home development. This process is not consistent, nor are such open lots always available. This type of housing supply for the community is not a sustainable solution long term, as it does not meet the expectations of city leaders or the Board of Supervisors that wish to support rural communities like Maxwell to take advantage of generational opportunities for new population growth.

We also recognize the importance of an adequate and affordable workforce housing supply as it plays in the recruitment and retention of our workforce that benefits local school districts and major employers across Story County and throughout the larger Ames region.

We are supportive of local rural city efforts to sustainably expand the availability of housing that bolsters the economic growth of Maxwell and Story County. Please accept this letter of support for JAMC Real Estate Solutions' attainable housing project, which promises to expand workforce housing options in Maxwell.

Sincerely,

Linda Murken, Vice Chair  
Story County Board of Supervisors

---

Lisa K. Heddens  
Supervisor, Chair  
[LHeddens@storycountyiowa.gov](mailto:LHeddens@storycountyiowa.gov)  
515-382-7201

Linda Murken  
Supervisor, Vice Chair  
[LMurken@storycountyiowa.gov](mailto:LMurken@storycountyiowa.gov)  
515-382-7202

Latifah Faisal  
Supervisor  
[LFaisal@storycountyiowa.gov](mailto:LFaisal@storycountyiowa.gov)  
515-382-7203

# RESOLUTION #25-98

Story County Board of Supervisors

Award of Bid for Projects L-F17--73-85

HMA Pavement - Grade and New - On 510<sup>th</sup> Ave., from Prairie Ridge Dr. N 0.2 miles

**BE IT RESOLVED**, by the Story County Board of Supervisors, as follows:

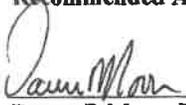
Section 1: That bid for L-F17--73-85 be awarded to the low bidder, Manatts, Inc. of Brooklyn, IA for the total cost of \$107,111.00.

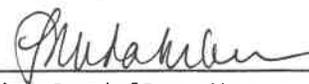
Section 2: That the Engineer be authorized to sign the contract documents on behalf of the board.

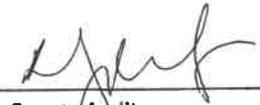
Section 3: That this resolution shall take effect immediately.

Adopted this 10<sup>th</sup> day of June, 2025

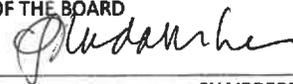
**Recommended Approval by:**

  
Darren R Moon, P.E.      6-9-25  
County Engineer      Date

  
VCE Chair, Board of Supervisors

Attest:   
County Auditor

ROLL CALL	Latifah Faisal	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
FOR ALLOWANCE	Lisa Heddens	Yea <input type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input checked="" type="checkbox"/>
	Linda Murken	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>

ALLOWED BY VOTE OF THE BOARD  
  
CHAIRPERSON  
Yea 2 Nay 0 Absent 1  
Above tabulation made by SB

## STORY COUNTY UTILITY PERMIT

Date 6/4/2025

To the Board of Supervisors, Story County, Iowa:

The Huxley Communications Company, incorporated under the laws of Iowa, authorize to do business within the State of Iowa, with its principal place of business at Huxley, Iowa, does hereby make application requesting permission to occupy certain portions of public right-of-way and that the County Engineer be directed to establish the location of lines of transmission of Fiber Optics on secondary route 300th St, from 510th Ave to East - 1,600 feet, a distance of 0.3 miles.

Agreements: The utility company, corporation, applicant, permittee, or licensee, (hereinafter referred to as the permittee) agrees that the following stipulations shall govern under this permit.

1. The Permittee will file a plat setting out the location of proposed line on the secondary route and that the description of the proposed installation including type, height, and spacing of poles, maximum voltage, lengths of cross arms, minimum clearance and number of wires, type, size and capacity of underground cables, conduits, tile lines, and pipe lines, maximum working pressures for pipe lines carrying gas or flammable petroleum products are described as follows:

*\* SEE ATTACHED TILE MAP.*

2. The installation shall meet the requirements of county, state, and federal laws, franchise rules, and of the Iowa State Commerce Commission Regulations and Directives, Utilities Division, the Iowa State Department of Health, and any other laws or regulations applicable.

3. The Permittee shall be fully responsible for any future adjustments of its facilities within the established highway right-of-way caused by highway construction or maintenance operations.

4. Story County assumes no responsibility for damages to the Permittee's property occasioned by any construction or maintenance operations on said highways.

5. The Permittee shall take all reasonable precautions during the construction and maintenance of said installation to protect and safeguard the lives and property of the traveling public and adjacent property owners.

6. The Permittee, and its contractors, shall carry on the construction or repair of the accommodated utility with serious regard to the safety of the public. Traffic protection shall be in accordance with Part VI of the current Iowa Department of Transportation Manual on Uniform Control Devices for Streets and Highways.

7. The Permittee shall be responsible for any damage resulting to said highways because of the construction operation, or maintenance of said utility, and shall reimburse Story County for any expenditure the County may have to make on said highways because of said permittee's utility having been constructed, operated, and maintained thereon.

8. The Permittee shall indemnify and save harmless Story County from any and all causes of action, suits at law or in equity, or losses, damages, claims, or demands, and from any and all

liability and expense of whatsoever nature for, on account of or due to the acts or omissions of said Permittee's officers, members, agents, representatives, contractors, employees or assigns arising out of or in connection with its (or their) use or occupancy of the public highway under this permit.

9. Noncompliance with any of the terms of permit, or agreement, may be considered cause for shut down of utility construction operations, or revocation of the permit.

10. The following special requirements, if applicable, shall apply to this permit:

Whenever the route of the proposed cable line runs along a paved secondary highway, the location of said cable shall be constructed on top of the road shoulder so as to be within approximately two-feet of the pavement edge.

Whenever the route of the proposed cable line runs along a dirt or gravel surfaced highway, the location of said cable shall be constructed on top of the road surface and as near possible to the shoulder line

Whenever a cross road culvert or bridge is encountered along the route of the proposed cable lines, said cable shall be constructed around the ends of said cross road culvert or bridge even though this looping is not designated on the situation plans attached hereto.

The crossing of the cable line from one side of the highway to the other shall be accomplished at a near right angle rather than diagonally so as to disturb the roadbed of the traveled way as little as possible.

Whenever the route of the proposed cable line is to cross a paved highway, such crossing shall be in a bored hole rather than open cut trench.

Date 6/3/2025

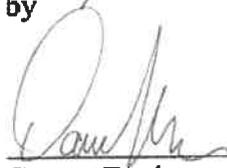
Precision Underground Utilites - Zak Keninger

Name of Company (Applicant - Permittee)

by  515-597-2020  
Phone no.

Recommended for Approval:

Date 6-4-25

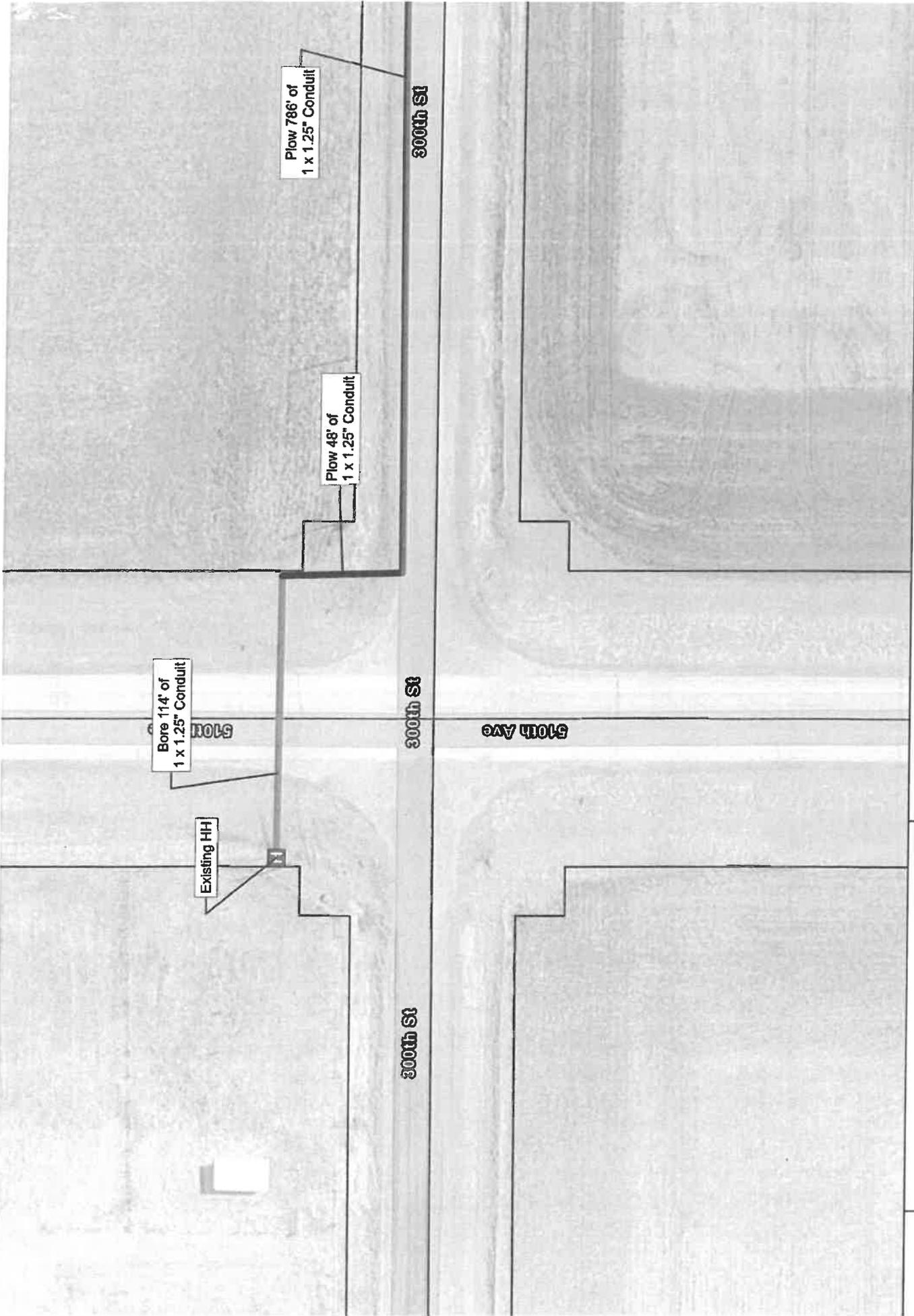
 515-382-7355  
County Engineer Phone no.

Approved:

Date 6/10/25

  
VICE Chair, Board of Supervisors  
Story County, Iowa

Three (3) copies of this form will be required for each installation. A plat shall be attached to each copy submitted.



**LEGEND**

- Bore 1.25" Duct
- Plow 1.25" Duct
- Pull in Existing
- Handholes
- Public Utility Easements
- County Parcels / ROW



**APPROVED**
**DENIED**

Board Member Initials: \_\_\_\_\_

Meeting Date: \_\_\_\_\_

Follow-up action: \_\_\_\_\_

*Removed*

## Microsoft Teams Calling Licenses – Licenses Only

Quote #359746 v8


 Prepared For:  
**Story County, Iowa**  
 Joe Wakeman  
 900 6th St  
 Nevada, IA 50201

 P: (515) 382-7300  
 E: jwakeman@storycountyiowa.gov

 Prepared By:  
**Des Moines Iowa Area Office**  
 Keri McMahon  
 7745 Office Plaza Dr N Suite 150  
 West Des Moines, IA 50266

 P: (515) 400-8296  
 E: kmcmahon@hbs.net

 Date Issued:  
**05.13.2025**  
 Expires:  
**05.16.2025**

Licensing		Price	Qty	Ext. Price
CSP-D- CFQ7TTC0LH0 V:000P-12MO	<b>Common Area Phone (Governmental Community Cloud Pricing) Annual Term, Paid Annually</b>	\$96.00	75	\$7,200.00
CSP-D- CFQ7TTC0LH0R :000H-12MO	<b>Microsoft Teams Phone Resource Account</b>	\$0.00	50	\$0.00
CSP-D- CFQ7TTC0LHXJ :001D-M2M	<b>Microsoft Teams Domestic Calling Plan (Governmental Community Cloud Pricing) Month to Month</b>	\$14.40	219	\$3,153.60
<b>Subtotal</b>				<b>\$10,353.60</b>

Quote Summary	Amount
Licensing	\$10,353.60
<b>Total:</b>	<b>\$10,353.60</b>

This quote may not include applicable sales tax, shipping, handling and/or delivery charges. Final applicable sales tax, shipping, handling and/or delivery charges are calculated and applied at invoice. The above prices are for hardware/software only, and do not include delivery, setup or installation by Heartland ("HBS") unless otherwise noted. Installation by HBS is available at our regular hourly rates, or pursuant to a prepaid HBSFlex Agreement. This configuration is presented for convenience only. HBS is not responsible for typographical or other errors/omissions regarding prices or other information. Prices and configurations are subject to change without notice. HBS may modify or cancel this quote if the pricing is impacted by a tariff. A 20% restocking fee will be charged on any returned part. Customer is responsible for all costs associated with return of product and a \$25.00 processing fee. No returns, cancellations or order changes are accepted by HBS without prior written approval. This quote and any attached agreement are not subject to termination without cause or for convenience. This quote expressly limits acceptance to the terms of this quote, and HBS disclaims any additional terms. Customer may issue a purchase order for administrative purposes only. By providing your "E-Signature," you acknowledge that your electronic signature is the legal equivalent of your manual signature, and you warrant that you have express authority to execute this agreement and legally bind your organization to this proposal and all attached documents. Any purchase that the customer makes from HBS is governed by HBS' Standard Terms and Conditions ("ST&Cs") located at <http://www.hbs.net/standard-terms-and-conditions>, which are incorporated herein by reference. The ST&Cs are subject to change. When a new order is placed, the ST&Cs on the above-stated website at that time shall apply. If customer has signed HBS' ST&Cs version 2021.v1.0 or later, or the parties have executed a current master services agreement, the signed agreement shall control over any conflicting terms in the version on the website. If a current master services agreement does not cover the purchase of products, the ST&Cs located on the website shall govern the purchase of products. Certain purchases also require customer to be bound by end user terms and conditions. A list of end user terms and conditions related to various manufacturers and vendors is set forth at <https://www.hbs.net/End-User-Agreements>. Any purchase that customer makes is also governed by the applicable end user terms and conditions, which are incorporated herein by reference. If customer has questions about whether end user terms and conditions apply to a purchase, customer shall contact HBS. Any order(s) that exceeds the credit limit assigned by HBS shall require upfront payment from customer in an amount determined by HBS. HBS shall make this determination at the time of the order, unless customer has previously submitted the required onboarding paperwork. In such event, HBS shall make this determination at the time of quoting. Customer shall ensure that all invoices are timely paid as stated in Section 2 of the ST&Cs, regardless of whether Customer has a financing or leasing company or other third-party issue the purchase order. In the event that a third-party issues the purchase order, Customer shall be required to sign this Quote for purposes of approving the order. QT.2024.v2.0

## Acceptance

Des Moines Iowa Area Office

Story County, Iowa

Keri McMahon

Signature / Name

05/13/2025

Date

Joe Wakeman

Signature / Name

5/13/2025 11:45:22 AM

Date

jwakeman@storycountyiowa.gov

Email Address

46.110.81.194

IP Address

JW

Initials

APPROVED  
CENTRE

25052075

PO Number

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Jordan Judkins  
 General Manager  
 Blake Judkins  
 Sales, Iowa  
 Brady  
 Ellenbecker



Mark Boland, President  
 304 Orchard Drive  
 Marshalltown, IA 50158  
 641-752-7589

Date: 05/22/2025

Quote For:  
 Story County Conservation

Prepared by:  
 Brady Ellenbecker  
 Boland Recreation  
 Marshalltown, IA 50158

Item Description	Amount
Typhoon Slide Replacement:	\$4,926.00
Removal / Disposal of old and install of new:	\$4,000.00

**APPROVED** **DENIED**  
 Board Member Initials: AM  
 Meeting Date: 6/10/25  
 Follow-up action: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Subtotal	\$8,926.00
Freight	\$1,655.00
<b>Total Cost</b>	<b>\$10,581.00</b>

Prices shown above are good for 30 days (after 30 days, the quote will have to be updated due to volatility)  
 Lead times are approximately 4-6 weeks after the order has been placed.  
 Prices DO NOT include sales tax, if applicable.  
 Payment for materials is due no later than 30 days after delivery.  
 Payment for installation services is due no later than 15 days after completion of work.  
 Boland Recreation reserves the right to charge a 1.5% fee on past due invoices.

**NOTE:** Boland Recreation, Inc. is NOT RESPONSIBLE for unloading of equipment, storage, permits, fees, ground preparation, installation (unless specifically stated above), pea gravel, borders, dumpster/disposal of trash, sales tax, or anything in addition to what is listed above.



## INFORMATION TECHNOLOGY

# Memo

**To:** Story County Board of Supervisors

**From:** Joe Wakeman, IT Director

**Date:** 6/10/2025

Quarterly Report

## Ticket Statistics

Category	# of Tickets
A/V Equipment	4
Accounts	38
Copier	10
Desk Phones	27
Desktop/Laptop	49
Email	48
Equipment Checkout	7
Equipment Request	6
Other	57
Printer	11
Purchase Request	1
Security	8
Servers & Network	7
Software	73
Software Request	9
VPN	21
Website	13
Wifi	1
<b>TOTAL TICKETS</b>	<b>292</b>

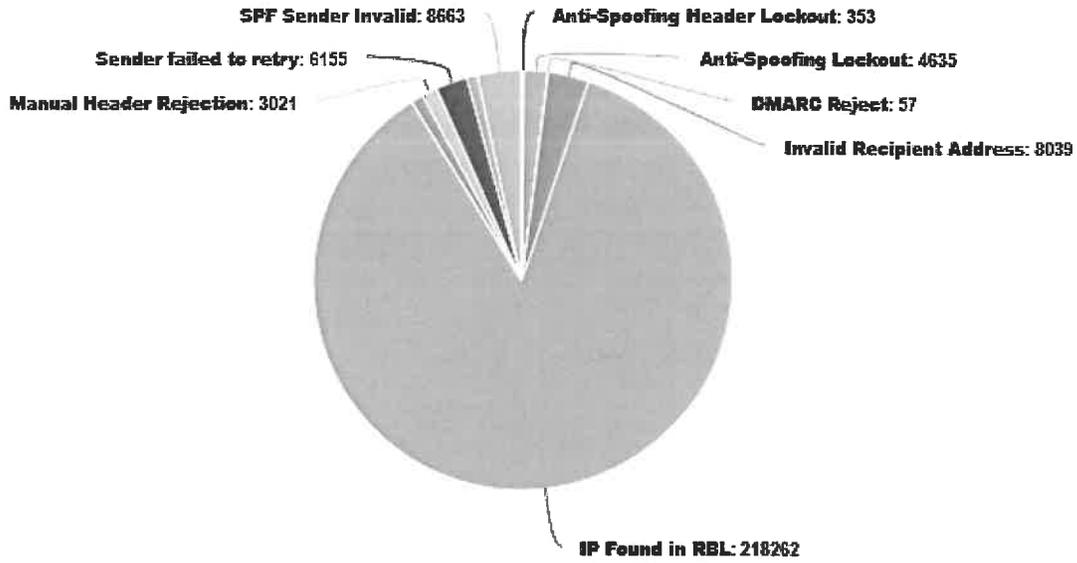
## Email Statistics

882,707 total emails during this past quarter

900 6<sup>th</sup> STREET | NEVADA, IOWA 50201 | (515) 382-7300  
storycountyiowa.gov



# INFORMATION TECHNOLOGY



## Security Statistics

Category	#
CrowdStrike Analyzed Events	21,564
CrowdStrike Detections	6
Firewall Threats Denied	2,488,440

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 storycountyiowa.gov



*Engaging our diverse communities to responsibly provide quality opportunities and services that matter.*



## INFORMATION TECHNOLOGY

### Projects

#### Completed

- Conversion of County fax lines to eFax service
- Spring workstation replacements, Start of FY26 computer replacements
- Kick off phone system replacement project
- Internet replacement at Conservation Center complex and Hickory Grove Park (increased bandwidth; decreased cost)
- Major back end recording stack equipment replacement for the Jail
- Coordinated with a new local ewaste recycler to responsibly recycle old county IT hardware that has been accumulating including certified data destruction
- Staff recently attended ITAG conference in Altoona; gained new ideas on how to serve our staff & constituents, and networked with other county IT folks
- Converted IT conference room to a Teams room setup, ordered hardware to convert Assessor's Conference Room which will be completed soon.
- Developed new form for County Attorney to collect media files, retiring old solution that wasn't meeting their needs

#### Upcoming

- Updating telephone infrastructure for non-emergency dispatch lines for increased reliability, lower cost, and more efficient troubleshooting
- Deploy Teams Phone countywide
- Research options for AS/400 system hardware replacement and new options for hardware support in FY26.