

The Board of Supervisors met on 7/22/25 at 10:00 a.m. in the Story County Administration Building. Lisa Heddens, Linda Murken, and Latifah Faisal, with Heddens presiding. (all audio of meetings available at 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 moved, Faisal seconded adopting the agenda as listed. Motion carried unanimously (MCU) on a roll call vote.

CAMP FIRE ANNUAL REPORT: Owen Ballard, Executive Director, (via zoom), highlighted items; location, programs; summer k-5, middle school, outdoor based, and continue to see steady enrollment increase. He reported on financial partnerships, new service; afterschool programs, school day off (a day that there is no school) and adding Ballard and Gilbert schools.

MINUTES: 7/15/25 Minutes – Faisal moved, Murken seconded approving 7/15/25 Minutes as presented. Roll call vote. (MCU)

PERSONNEL ACTIONS: 1) new hire, effective 7/28/25, in a) Sheriff's Office for Sean Mwangi @ \$2,575.20/bw; 2) pay adjustment, effective 7/27/25, in a) Auditor's Office for Gregory Oberbeck @ \$27.55/hr; b) Board of Supervisors for Bryce Garman @ \$24.35/hr; c) General Assistance for McKenna Niemeyer @ \$28.95/hr; d) Secondary Roads for Alex Golly @ \$34.51/hr; e) Sheriff's Office for John Asmussen @ \$4,793.12/bw; Jason Grubbs @ \$3,408.80/bw; Dillon Lee @ \$2,288.00/bw; 2) promotion, in a) Treasurer's Office for Amber Albright @ \$23.76/hr. Murken moved, Faisal seconded approving the Personnel Actions as presented. Roll call vote. (MCU)

Faisal moved, Murken seconded approving the Consent Agenda.

1. Service Agreement for law enforcement services between Iowa State Fair and Story County Sheriff's Office, effective 8/8/25-8/17/25, for \$80.00 per hour for a Deputy Sheriff and \$40.00 per hour for a Regular Reserve Deputy, for a minimum of two hours
2. Renewal of Tyler Eagle Recorder Software and Support Fees between Story County and Tyler Technologies, Inc., effective 4/1/25-3/31/26, for \$19,641.00
3. Acknowledgement of Appointment of Kalen Petersen to the Central Iowa Aging Resources Advisory Council, effective 7/22/25
4. Appointment of Joshua Peschel to the Nevada Public Library Board of Trustees (non-resident) for a six-year term ending 6/30/31
5. Road Closure: #26-02
6. Utility Permit: #26-8415

Roll call vote. (MCU)

SECOND CONSIDERATION OF ORDINANCE NO. 327 AMENDING CHAPTER 80, FLOODPLAIN

MANAGEMENT PROGRAM OF THE STORY COUNTY CODE OF ORDINANCES: Leanne Harter, Planning and Development Director, reported this is a text amendment. A few modifications were made on First Consideration. No comments were received. Staff recommends approval on Second Consideration, waiving Third Consideration. Heddens opened the public hearing at 10:10 a.m., and, hearing none, she closed the public hearing at 10:10 a.m. Murken moved, Faisal seconded approving Second Consideration of Ordinance No. 327, Amending Chapter 80, Floodplain Management Program of the Story County Code of Ordinances, as put forth, and waiving Third Consideration. Roll call vote. (MCU)

CONTRACTOR WORK FOR ITEMS IN THE ASSESSOR'S OFFICE, FOR \$8,155.00 (UNBUDGETED): Joby

Brogden, Facilities Management Director, reported a second means of egress is requested for security reasons.

Currently, staff has only one door for entry and exit and, during elections, it is often difficult to navigate. The work can be contracted with Facilities completing the finish work for a total cost of \$8,155.00. Brogden stated the work can be absorbed within his current budget. Faisal moved, Murken seconded approving the Contractor Work for the Assessor's Office for \$8,155.00 within the current Facilities Management budget. Roll call vote. (MCU)

THREE-MONTH SUBSCRIPTION, FROM 9/15/25-12/14/25, FOR CITIZENSERVE FOR FOURTEEN (14) USERS,

NOT TO EXCEED \$11,025.00 (UNBUDGETED): Leanne Harter, Planning and Development Director, reported on the need to extend the current permitting software subscription to cover the transition to GeoPermits. After discussing the issue with Alissa Wignall, Human Resources and Internal Operations Director, and being notified that legacy documents will not be transferred within three months, Harter is requesting a six-month subscription for up to twelve (12) users. She requested approval. Discussion took place. Murken moved, Faisal seconded approving the Six-Month Subscription for Citizenserve for up to twelve (12) users, not to exceed \$16,200.00. Roll call vote. (MCU)

ANIMAL CONTROL QUARTERLY REPORT: Katelyn Cash, Animal Control Officer, reported on intakes, adoptions, transfers, control calls, current population, outreach efforts, and fund raising.

FY25 QUARTERLY REPORT: Lisa Markley, Assistant Auditor, reported on expenditures, revenues, total operating funds, and fund balances by type. Discussion took place.

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

Murken moved, Faisal seconded to adjourn at 10:30 a.m. Roll call vote. (MCU)

Story County Board of Supervisors
Tentative Agenda
Administration Building, 900 6th St., Nevada, IA
7/22/25

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](https://us02web.zoom.us/j/84068041164?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. Camp Fire Annual Report - Owen Ballard

Department Submitting Auditor

Documents:

CAMP FIRE.PDF
7. CONSIDERATION OF MINUTES:
 - I. 7/15/25 Minutes

Department Submitting Auditor
8. CONSIDERATION OF PERSONNEL ACTIONS:

I. Action Forms

Department Submitting HR

Documents:

ACTION FORM.PDF

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 Service Agreement Between Iowa State Fair And Story County Effective 8/8/25 - 8/17/25 For \$80.00/Hour For A Minimum Of 2 Hours

Department Submitting Sheriff

Documents:

IOWA STATE FAIR CONTRACT.PDF

II. Consideration Of Renewal For Tyler Eagle Recorder Software And Support Fees Between Story County And Tyler Technologies, Inc. Effective Dates 4/1/25 - 3/31/26 For \$19,641.00

Department Submitting Information Technology

Documents:

TYLER EAGLE RECORDER.PDF

III. Acknowledgement Of Appointment Of Kalen Petersen Of Story County To The Central Iowa Aging Resources Advisory Council Effective 7/22/25

Department Submitting Board of Supervisors

Documents:

KALEN PETERSEN AC APPLICATION.PDF

IV. Consideration Of Appointment To Nevada Public Library Board Of Trustees (Nonresident) For A 6 Year Term Ending 6/30/2031; Joshua Peschel

Department Submitting Auditor

Documents:

NOTICE OF APPT.PDF

V. Consideration Of Road Closure: #26-02

Department Submitting Engineer

Documents:

RC 26 02.PDF

VI. Consideration Of Utility Permit; #26-8415

Department Submitting Engineer

Documents:

UT 26 8415.PDF

10. PUBLIC HEARING ITEMS:

- I. Second Consideration Of Ordinance No. 327 Amending Chapter 80, Floodplain Management Program Of The Story County Code Of Ordinances - Leanne Harter Public Hearing

Department Submitting Planning and Development

Documents:

2ND STAFF REPORT TO BOS.PDF
ORDINANCE NO 327 REVISED.PDF

11. ADDITIONAL ITEMS:

- I. Discussion And Consideration Of Contractor Work For Items In The Assessors Office, For \$8,155.00 (Unbudgeted) - Joby Brogden

Department Submitting Facilities Management

Documents:

ASSESSOR EXIT REQUEST.PDF
HPC ASSESSOR EXIT.PDF

- II. Consideration Of Three-Months Subscription From 09/15/25-12/14/25 For 14 Citizenserve Users For And Not To Exceed \$11,025.00 (Unbudgeted) - Leanne Harter

Department Submitting Planning and Development

Documents:

CS EXT REQUEST.PDF

12. DEPARTMENTAL REPORTS:

- I. Animal Control Quarterly Report - Katelyn Cash

Department Submitting Auditor

Documents:

ACO QTR.PDF

13. OTHER REPORTS:

I. FY25 Quarterly Report - Lisa Markley

Department Submitting Auditor

Documents:

QUARTERLY STORY COUNTY FINANCIAL REPORT FY25.PDF

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 Board of Supervisors
Agenda
7/22/25

NAME

AGENCY

John Bruggen
Marilyn Hill
Kathy Cash
Sandra
Gang Alexander
Crystal D. Davis
Lisa Munkley

SCRM
3 minis
Animal Shelter
BOS
Alliance
BOS
Aust



Story County Board of Supervisors
900 6th St.
Nevada, IA 50201

Camp Fire Heart of Iowa 2025 Annual Report

Unduplicated Participants: 1,600

- 596 Story County Program Participants (unduplicated)

Financial Assistance: \$100,000+ provided in financial assistance (scholarships, free programs, child care assistance, etc).

- 200 Individual Assisted
- 50 Story County participants received financial assistance
- All families benefit from charitable giving which helps subsidize program fees (no family pays the full, true cost of programming)

Volunteers: 150 volunteers, representing 3,625 Hours equivalent to more than \$100,00 in economic impact

PROGRAM DESCRIPTION

Camp Canwita is located on North Duff in Ames, Iowa. This secluded day camp provides a wonderful natural setting for youth PreK-10th grade to run, explore, and experience nature! During the summer, campers spend the week in tight-knit groups led by our dedicated counselors that help them explore new activities centered around a weekly theme. Campers are divided into groups based on their age and each age range has a different, age-appropriate schedule of activities. Each week's program is specifically designed to engage, challenge, and excite with a variety of outdoor-focused activities. Each week also includes STEM, SEL, and literacy activities to help campers have fun while practicing essential life and academic skills. Swimming takes place off-site at public pools and generally occurs twice per week along with a weekly field trip!

Our traditional, week-long overnight camps are life-changing experiences! Traditional summer camp takes place at Camp Hantesa in Boone and activities such as archery, outdoor skills, swimming, etc. are offered every week and **campers create their own schedule choosing from an exciting roster of options each session!** Each week's theme adds in fresh activities,

ensuring every week of overnight camp is a unique, engaging experience for even our most veteran campers!

School Day Off camps bring all the fun of summer camp into one action-packed day! Each day includes transportation from designated community sites listed by each date below, a hot lunch, and a full day of counselor-led activities at Camp Hantesa! Experience overnight camp in a brand-new way during winter or spring break! Join us for a mini week of winter or spring fun as we explore some of our favorite winter/spring games and activities during the day and explore local attractions in the evening!

New in 2024, in an effort to better support families all year-round, we launched a new afterschool program located at Camp Canwita in Ames. SPARKS Ames provides afterschool care for youth in grades K-5, Monday through Friday, all through the school year. We provide pick up from all Ames Elementary Schools and daily programming that includes SEL, STEM, literacy, and outdoor exploration!

IMPACT STORY

“Jump in!”

Those were the encouraging words that Brooke heard when she first arrived at Camp Canwita three years ago. At the time, she struggled with anxiety in large group settings and often found it difficult to connect with peers. But everything began to shift when she was invited to join a round of the beloved camp game, Gaga Ball. That simple invitation opened the door to connection, confidence, and fun — all because, in her words, “I got to play with my friends.”

Brooke is just one of many campers who have found growth, belonging, and joy at Camp Canwita. Here, young people are empowered to challenge themselves, develop new skills, and build meaningful relationships all within a safe, welcoming, and supportive environment. Brooke now looks forward to returning each summer to reconnect with friends, explore nature, and continue her personal journey.

Her mom shared, “Brooke struggled with feeling outcast at school due to her ADHD, which affected her ability to fully enjoy other camp experiences. That’s why Camp Canwita has been so important to our family, she’s made real connections and has had counselors who make her feel welcome. She doesn’t feel like she’s constantly in trouble — she feels seen, heard, and valued.”

Thanks to generous support from the Story County, Camp Fire Heart of Iowa is able to provide transformative experiences like this for children across our community. Funding helps ensure

that campers can build emotional and social skills, foster lasting relationships, and grow into confident young leaders while experiencing the beauty and freedom of the outdoors.

We're deeply grateful to Story County for making these moments, and futures, possible.

With Appreciation,

Owen Ballard, Executive Director

Story County Personnel Actions

Effective Date	Action	Name	Job Title	Department/Office	Status	Grade	Step	Longevity	Salary	Bi-weekly/Hourly Rate
7/27/2025	Pay Adjustment	Niemeyer, McKenna	General Assistance Service Coordinator	General Assistance	Full-time	16	B	N/A	\$60,211.93	\$28.95
7/27/2025	Pay Adjustment	Golly, Alex	Heavy Equipment Operator	Secondary Roads	Full-time	9	6	N/A	\$71,780.80	\$34.51
7/27/2025	Pay Adjustment	Lee, Dillon	Detention Officer	Sheriff's Office	Full-time		1	N/A	\$59,488.00	\$2,288.00
7/27/2025	Pay Adjustment	Grubbs, Jason	Deputy Sheriff	Sheriff's Office	Full-time		6	19 years	\$88,628.80	\$3,408.80
7/27/2025	Pay Adjustment	Asmussen, John	Jail Administrator	Sheriff's Office	Full-time		3	26 years	\$124,621.12	\$4,793.12
7/27/2025	Pay Adjustment	Oberbeck, Gregory	Election Technician	Auditor's Office	Full-time	14	D	N/A	\$57,310.58	\$27.55
7/27/2025	Pay Adjustment	Garman, Bryce	Communications Assistant	Board of Supervisors	Full-time	12	C	N/A	\$50,654.21	\$24.35
7/27/2025	Promotion	Albright, Amber	Senior Motor Vehicle-Property Tax Clerk	Treasurer's Office	Full-time	12	B	N/A	\$49,418.74	\$23.76
7/28/2025	New Hire	Mwangi, Sean	Deputy Sheriff	Sheriff's Office	Full-time		Start	N/A	\$66,955.20	\$2,575.20

Approved this 22nd day of July, 2025



Chairperson, Board of Supervisors



Alissa Wignall, Director of Internal Operations & Human Resources

**STORY COUNTY SHERIFF
SERVICE AGREEMENT
25-08**

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 State Fair, 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 State Fair
3000 E Grand Ave
Des Moines, IA 50317
515-401-1599

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. Four (4) UAS Staff:

State Fairgrounds- 8/8, 8/9,8/10, 8/15, and 8/16/2025: 18:00 – 01:00hrs
 State Fairgrounds- 8/17/25: 17:00 – 22:00hrs

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: Iowa State Fairgrounds
 Address: 3000 E Grand Ave
 City/rural: Des Moines, IA 50317

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: _____
 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
8th August 2025

End date of service: _____
 Day Month Year
17th August 2024

Chart

Days	Times
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 <u>X</u>	_____ a.m. to 6:00 p.m. and _____ p.m. to 1:00 a.m.
Saturday <u>X</u>	_____ a.m. to 6:00 p.m. and _____ p.m. to 1:00 a.m.
Sunday <u>X</u>	_____ a.m. to 5:00 p.m. and 10:00 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) Pilot and civilian employees.

Forty dollars (\$40.00) per hours for a minimum of two (2) hours/for each Story County Sheriff's Regular Reserve Deputy (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 XX 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 **Darin Van Ryswyk** 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

Darin Van Ryswyk

Address:

Story County Sheriff
1315 South “B” Avenue
Nevada, IA 50201
515-382-7457
gbackous@storycountyiowa.gov

Iowa State Fair
3000 E Grand Ave
Des Moines, IA 50317
515-401-1599
dvanryswyk@iowastatefair.org

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

7 / 11 / 2025
Date

Contractor

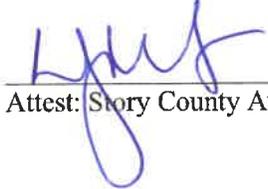
Authorized Representative

Commander
Title

07 / 10 / 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 7 / 22 / 2025


Board of Supervisors


Attest: Story County Auditor

(Staple attachments to back)



Remittance:
 Tyler Technologies, Inc
 (FEIN 75-2303920)
 P.O. Box 203556
 Dallas, TX 75320-3556

Invoice

Invoice No	Date	Page
025-517677	06/30/2025	1 of 1

Questions:
 Tyler Technologies- Local Government
 Phone: 1-800-772-2260 Press 2, then 2
 Email: ar@tylertech.com



Bill To: STORY COUNTY
 ATTN: DIRECTOR INFORMATION TECHNOLOGY
 900 6TH ST
 NEVADA, IA 50201-2004

Ship To: STORY COUNTY
 ATTN: DIRECTOR INFORMATION TECHNOLOGY
 900 6TH ST
 NEVADA, IA 50201-2004

Cust No.-BillTo-ShipTo	Ord No	PO Number	Currency	Terms	Due Date
44700 - MAIN - MAIN	213747	158470	USD	NET30	07/30/2025

Description	Extended Price
Records Management Annual SaaS Fees - 4 Years (4.1.22-3.31.26)	73,128.00

Milestone Details

Description:

- Eagle Annual SaaS Fees (4.1.22-3.31.23)
- Eagle Annual SaaS Fees (4.1.23-3.31.24)
- Eagle Annual SaaS Fees (4.1.24-3.31.25)
- Eagle Annual SaaS Fees (4.1.25-3.31.26)

Handwritten: > approved @ 11/1/24

Contract Amount:

- 16,923.00
- 16,923.00
- 19,641.00
- 19,641.00

Amount Invoiced:

- 16,923.00
- 16,923.00
- 19,641.00
- 19,641.00

APPROVED **DENIED**
 Board Member Initials: AKH
 Meeting Date: 7-22-25
 Follow-up action: _____

****ATTENTION****
 Order your checks and forms from
 Tyler Business Forms at 877-749-2090 or
 tylerbusinessforms.com to guarantee
 100% compliance with your software.

Subtotal	73,128.00
Sales Tax	\$0.00
Invoice Total	73,128.00

Aging Resources of Central Iowa Application For Advisory Council

Full Name: Kalen Petersen

Email Address: director@rsvpvolunteer.org

Phone Number: 515-450-0719

Address: 205 Sycamore Blvd., Huxley, IA 50124

County: Story

APPROVED **DENIED**
Board Member Initials: KPH
Meeting Date: 7-22-25
Follow-up action: _____

Please answer the following questions:

Are you willing and able to attend bi-monthly meetings of the Advisory Council (Virtually via Zoom or in person) and maintain an open line of communication between elders and service providers?

Yes

No

Please describe your experience serving the needs of the older adults and/or representing their viewpoint.

I have been on staff at Central Iowa RSVP for 36 years, 34 as the Executive Director. Engaging adult volunteer age 55+ in service to the community, RSVP focuses on addressing a variety of needs, including independent living (i.e. home delivered meals, grocery/food box delivery, etc. Additionally, RSVP facilitates a volunteer driver transportation program (funded in part by Aging Resources), providing rides for older adults to medical appointments and other essential services.

What do you see as the three most important unmet needs of older adults in your country?

1. Transportation (out-of-county)
2. Affordable Housing
3. Rural Access to Services

Please tell us why you are interested in serving older adults in your county and how Aging Resources can help.

As Director of Central Iowa RSVP, most of my professional and life's work has been working with and serving older adults. I have been indirectly working with Aging Resources for many years, previously serving as the liaison between Iowa RSVP projects and Iowa's AAA's.

NOTICE OF APPOINTMENT

PERSON APPOINTED: Joshua Peschel

BOARD COMMISSION OR COMMITTEE APPOINTED TO:

Nevada Public Library Board of Trustees (nonresident)

LENGTH OF TERM: 6 years

(IS THIS APPOINTMENT TO FILL AN UNEXPIRED TERM? No

IF SO, WHOSE TERM? _____

WHO NEEDS TO BE NOTIFIED? City of Nevada

DATE APPOINTED: 6/01/25

DATE TERM EXPIRES: 6/30/31

APPROVED **DENIED**

Board Member Initials: JHP

Meeting Date: 7-22-25

Follow-up action: _____

Closure No. 26-02

Date July 15, 2025

Resolution

BE IT RESOLVED

By the Board of Supervisors of Story County, Iowa, to approve the Road Closure(s) for the purpose of Weather related flooding

Section 23/24 Milford Twsp Bridge Closure 610th St North of 200th St



Chair, Board of Supervisors

Attest: 

County Auditor

ROLL CALL	Latifah Faisal	Yea	___	Nay	___	Absent	___
FOR ALLOWANCE	Lisa Heddens	Yea	___	Nay	___	Absent	___
	Linda Murken	Yea	___	Nay	___	Absent	___

ALLOWED BY VOTE
OF THE BOARD

Yea ___ Nay ___ Absent ___


CHAIRPERSON

Above tabulation made by _____

STORY COUNTY UTILITY PERMIT

Date 7-16-25

To the Board of Supervisors, Story County, Iowa:

The Midland Power Cooperative Company, incorporated under the laws of Iowa, with its principal place of business at 2005 S. Story St, Boone IA, 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 12470 Volts 3-Phase on secondary route 500th Ave, from 170th St North to Buckhill Entrance, a distance of 1.901 miles. FT

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:
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 7/15/2025

Midland Power Cooperative
Name of Company (Applicant - Permittee)

[Signature] by 515-370-5269
Phone no.

Recommended for Approval:

Date 7-15-25

[Signature]
County Engineer 515-382-7355
Phone no.

Approved:

Date 7-22-25

[Signature]
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.

IOWA 93 MIDLAND POWER COOPERATIVE
STAKING SHEET

WORK ORDER NO. 14800

Name Buck Hill + Prairie Valley
Location #: 3351-000-4712
Address: 500th Ave + 170th St
Phone #: _____

Sub 33
Feeder 5
Phase ABC
Line Sec. _____

County: Starke
Township: Franklin
School Dist.: _____

WORK ORDER CODE	
New Construction	<input checked="" type="checkbox"/>
System Improvement	<input type="checkbox"/>
Replacement	<input type="checkbox"/>
Retire No. Replace	<input type="checkbox"/>

7400# 101
Staked By TL Date 7-11-25
Sheet No. 1 of 1
Compiled By _____ Date _____

SKETCH OF WORK Map Reference 47 + 55 Twp. 84 R 24 Sec. 6 + 7 Wire 3 Size 4/0 Kind JCN-220

See Attachment

Pole No.	Pole H & C Span.	Misc.	Pri. Unit	Line Angle	Trans. °	Ground	M2° Ohm	GUY		Anchor "F"	SECONDARY		Misc. & Remarks	Unit	No.		
								No.	Unit 310		Lead	Unit No. J or K			(Back) Span	Size	Water
#7	1	U ^{1/2}	3	U ^{1/2}	U ^{1/2}	U ^{1/2}	U ^{1/2}										
#8	1	U ^{1/2}	3	U ^{1/2}	U ^{1/2}	U ^{1/2}	U ^{1/2}										
#9	1	U ^{1/2}	3	U ^{1/2}	U ^{1/2}	U ^{1/2}	U ^{1/2}										
#10	1	U ^{1/2}	3	U ^{1/2}	U ^{1/2}	U ^{1/2}	U ^{1/2}										
#11	1	U ^{1/2}	3	U ^{1/2}	U ^{1/2}	U ^{1/2}	U ^{1/2}										
#12	1	U ^{1/2}	3	U ^{1/2}	U ^{1/2}	U ^{1/2}	U ^{1/2}										
#13	1	U ^{1/2}	3	U ^{1/2}	U ^{1/2}	U ^{1/2}	U ^{1/2}										
#14	1	U ^{1/2}	3	U ^{1/2}	U ^{1/2}	U ^{1/2}	U ^{1/2}										
#15	1	U ^{1/2}	3	U ^{1/2}	U ^{1/2}	U ^{1/2}	U ^{1/2}										

JOB BRIEFING

Nominal Voltage	Loss of Line Protective Dev
Fault Current Available	Other Utilities in Area
Hazardous Induced Volt	Traffic Control
Presence Protective Grds	Job Procedure
Equipment Grounds	Individual Job Duties
Pole Condition	Other Hazards
Environmental Condition	

Crew Initials 1 _____ 2 _____ 3 _____ 4 _____ 5 _____ 6 _____

CONSTRUCTION

Conductor	Pri. Sec.	O.H.	URD	Pole Line Ft.	No. of Wires	Total Feet
770	X			4083	3	19210'
170	X			120		170'
JCN-12	X					
TOTALS						

RETIREMENT

Conductor	Pri. Sec.	O.H.	URD	Pole Line Ft.	No. of Wires	Total Feet
TOTALS						

Const. Compl: _____
Retire. Compl: _____
Material Ticket Compl: _____
500 BH 9-00

DO NOT WRITE IN THE SPACE ABOVE, RESERVED FOR RECORDER

Prepared By: Leanne Harter, Story County Planning and Development, 900 6th Street, Nevada, IA 50201 (515) 382-7245

**Please return to:
Planning & Development**

**STORY COUNTY IOWA
ORDINANCE NO. 327
AN ORDINANCE AMENDING CHAPTER 80, FLOODPLAIN MANAGEMENT
PROGRAM OF THE STORY COUNTY CODE OF ORDINANCES – LAND
DEVELOPMENT REGULATIONS**

BE IT ENACTED by the Board of Supervisors of Story County, Iowa:

Section 1. Purpose. An Ordinance amending Chapter 80, Floodplain Management Program, of the Story County Code of Ordinances - Land Development Regulations.

Section 2. Proposed Amendments. The amendments are as shown in Attachment A of this ordinance.

Section 3. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 4. Saving Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 5. Effective Date. This ordinance shall be effective after its final passage, approval and publication of the ordinance or a summary thereof, as provided by law and approval by the Iowa Department of Natural Resources (IDNR).

Action upon FIRST Consideration: Approval
DATE: July 15, 2025

Moved by: Murken
Seconded by: Heddens
Voting Aye: Murken, Heddens
Voting Nay: None
Not Voting: None
Absent: Faisal

Action upon SECOND Consideration: Approval
DATE: July 22, 2025

Moved by: Murken
Seconded by: Faisal
Voting Aye: Murken, Faisal, Heddens
Voting Nay: None
Not Voting: None
Absent: None

Action upon THIRD Consideration: Waived
DATE: July 29, 2025

Moved by: _____
Seconded by: _____
Voting Aye: _____
Voting Nay: _____
Not Voting: _____
Absent: _____

ADOPTED THIS 22nd day of July, 2025.


Chairperson, 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 checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
	Linda Murken	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>

ALLOWED BY VOTE
OF BOARD

Yea 3 Nay 0 Absent 0


CHAIRPERSON

Above tabulation made by JB

ATTACHMENT A

80.01 STATUTORY AUTHORITY, PURPOSE, AND FINDINGS OF FACT.

1. Statutory Authority. This chapter is established under authority of Chapter 331 of the Code of Iowa, as amended. The Legislature of the State of Iowa has in Chapter 331, Code of Iowa, as amended, delegated the power to counties to exercise any power and perform any function it deems appropriate to protect and preserve the rights, privileges and property of the County or of its residents, and to preserve and improve the peace, safety, health, welfare, comfort and convenience of its residents. This chapter establishes a development permit system that requires a permit for all development within areas of significant flood hazard as identified by the Flood Insurance Study for Story County, Iowa, and Incorporated Communities dated January 15, 2021, within the Unincorporated Areas of Story County. The original Flood Insurance Study for Story County, Iowa was adopted and implemented by the Story County Board of Supervisors on June 1, 1983.

2. Purpose. This chapter establishes a Floodplain Management Program for the Unincorporated areas of Story County, Iowa, intended and designed to manage the development of land in those areas that would be inundated during a one percent annual chance or greater flood to minimize damage to property and threats to personal safety by protecting floodways from developmental encroachment, which would increase flood levels or impede the free flow of flood waters, and by requiring special site planning and construction standards in the floodway fringe. The chapter is required to meet the minimum requirements for acceptance in the National Flood Insurance Program (NFIP) for counties that have a detailed Flood Insurance Study (FIS) issued by the Federal Emergency Management Agency (FEMA). It is the purpose of this chapter to protect and preserve the rights, privileges, and property of Story County and its residents, and to preserve and improve the peace, safety, health, welfare, and comfort and convenience of its residents by minimizing those flood losses described in this chapter, with provisions designed to:

B. Restrict or prohibit development ~~that is~~ which are dangerous to health, safety, or property in times of flood or which causes excessive increases in flood heights or velocities.

C. Require that ~~development~~ uses vulnerable to floods, including public facilities that serve such ~~development uses~~, be protected against flood damage at the time of initial construction or substantial improvement.

3. Findings of Fact.

B. These flood losses, hazards, and related adverse effects are caused by the: (i) occupancy of flood hazard areas by ~~development~~ uses vulnerable to flood damages which create hazardous conditions as a result of being inadequately elevated or otherwise protected from flooding; and (ii) cumulative effect of obstructions on the floodplain, causing increases in flood heights and velocities.

C. This chapter relies upon engineering methodology for analyzing flood hazards consistent with the standards established by the Iowa Department of Natural Resources (IDNR) ~~and the Federal Emergency Management Agency (FEMA).~~

5. "Development" means any manmade change to improved or unimproved real estate, including (but not limited to) building or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations, or storage of materials and/or equipment. "Development" does not include minor projects or routine maintenance of existing structures and facilities, as defined this section. It also does not include gardening, plowing, and/or similar practices that do not involve filling, or grading, and/or excavating.

New Definition for ENCLOSED AREA BELOW LOWEST FLOOR

"Enclosed Area Below Lowest Floor" means the floor of the lowest enclosed area in a building when all the following criteria are met:

- A. The enclosed area is designed to flood to equalize hydrostatic pressure during flood events with walls or openings that satisfy the provisions of this Chapter, and
- B. The enclosed area is unfinished (not carpeted, drywalled, etc.) and used solely for low damage potential uses such as building access, parking or storage, and
- C. Machinery and service facilities (e.g., hot water heater, furnace, electrical service) contained in the enclosed area are located at least three (3) feet above the base flood elevation, and
- D. The enclosed area is not a "basement" as defined in this section.

9. "Factory-built home" means any structure, designed for residential use, which is wholly or in substantial part, made, fabricated, formed or assembled in manufacturing facilities for installation or assembly and installation, on a building site. For the purpose of this chapter, factory-built homes include mobile homes, manufactured homes, and modular homes; and also include recreational vehicles which are placed on a site for greater than 180 consecutive days and not fully licensed for and ready for highway use.

10. "Factory-built home park or subdivision" means a parcel or contiguous parcels of land divided into two or more factory-built home lots for sale or lease.

New definition for FIVE HUNDRED (500) YEAR FLOOD

"Five hundred (500) year flood" means a flood, the magnitude of which has a two-tenths (0.2) percent chance of being equaled or exceeded in any given year or which, on average, will be equaled or exceeded at least once every five hundred (500) years.

22. "Lowest floor" means the floor of the lowest enclosed area in a structure including a basement except when all the following criteria listed in the definition of Enclosed Area below Lowest Floor are met:

- ~~A. The enclosed area is designed to flood to equalize hydrostatic pressure during floods with walls or openings that satisfy the provisions of this chapter; and~~
- ~~B. The enclosed area is unfinished (not carpeted, drywalled, etc.) and used solely for low damage potential uses such as structure access, parking or storage; and~~

~~C. Machinery and service facilities (e.g., hot water heater, furnace, electrical service) contained in the enclosed area are located at least three (3) feet above the one percent annual chance or greater flood level; and~~

~~D. The enclosed area is not a basement, as defined in this section.~~

~~In cases where the lowest enclosed area satisfies criteria A, B, C, and D above, the lowest floor is the floor of the next highest enclosed area that does not satisfy the criteria above.~~

31. "Special flood hazard area (SFHA)" means the land within a community subject to the "base flood" also known as the "one percent annual chance or greater flood". This land is identified as Zone A, AE, AH, AO, AR, A1-30 or A99 on the community's Flood Insurance Rate Map.

33. "Structure" means anything constructed or erected on the ground or attached to the ground, including, but not limited to, buildings, factories, sheds, cabins, factory-built homes, storage tanks, grain storage facilities and/or other similar development.

34. "Substantial damage" means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damage condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. Substantial damage also means flood-related damages sustained by a structure on two separate occasions during a ten-year period for which the costs of repairs at the time of such flood event, on the average, equals or exceeds 25 percent of the market value of the structure before the damage occurred. Volunteer labor and donated materials shall be included in the estimated cost of repair.

35. "Substantial improvement" means any improvement to a structure which satisfies either of the following criteria:

A. Any repair, reconstruction, ~~rehabilitation, addition,~~ or other improvement of a structure, taking place during a 10-year period, the cumulative cost of which equals or exceeds 50 percent of the market value of the structure either (i) before the start of construction of the first improvement of the structure, or (ii) if the structure has been "substantially damaged" and is being restored, before the damage occurred. ~~The term includes structures which have incurred repetitive loss or substantial damage, regardless of the actual repair work performed.~~

B. Any addition which increases the original floor area of a structure by 25 percent or more. All additions constructed after June 1, 1983, shall be added to any proposed addition in determining whether the total increase in original floor space would exceed 25 percent.

The term does not, however, include any project for improvement of a structure to ~~comply with existing correct existing violations of state or local health, sanitary, or safety code specifications which are solely have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions for the existing development.~~ The term also does not include any alteration of an historic structure, provided the alteration will not preclude the structure's designation as a historic structure.

80.03 LANDS TO WHICH CHAPTER APPLIES.

The provisions of this chapter shall apply to all lands and uses which have significant flood hazards within the jurisdiction of Story County ~~shown on the Official Floodplain Map as being within the boundaries of the Floodway, Floodway Fringe, and the General Floodplain Districts, as established herein.~~ The Flood Insurance Rate Map (FIRM) for Story County, Iowa and Incorporated Areas, dated January 15, 2021, which were prepared as part of the Story County Flood Insurance Study, shall be used to identify such flood hazard areas and all areas shown thereon to be within the boundaries of the base flood shall be considered as having significant flood hazards. The Story County Flood Insurance Study is hereby adopted by reference and is made a part of this ordinance for the purpose of administering floodplain management regulations.

80.05 RULES FOR INTERPRETATION OF DISTRICT BOUNDARIES.

The boundaries of the ~~district~~ Special Flood Hazard areas shall be determined by scaling distances on the ~~Official Floodplain Map~~ Flood Insurance Rate Map. When an interpretation is needed as to the exact location of a boundary, the Floodplain Manager shall make the necessary interpretation. The Story County Board of Adjustment shall hear and decide appeals when it is alleged that there is an error in any requirement, decision, or determination made by the Floodplain Manager in the enforcement or administration of this chapter.

80.06 COMPLIANCE.

No structure or land shall hereafter be developed and no structure shall be located, extended, converted or structurally altered without full compliance with the terms of this chapter and other applicable regulations that apply to ~~development~~ uses within the jurisdiction of this chapter.

80.09 WARNING AND DISCLAIMER OF LIABILITY.

The standards required by this chapter are considered reasonable for regulatory purposes. This chapter does not imply that areas outside the designated ~~Floodplain District~~ areas of significant flood hazard will be free from flooding or flood damages. This chapter shall not create liability on the part of Story County, or any officer or employee thereof, for any flood damages that result from reliance on this chapter or any administrative decision lawfully made thereunder.

~~80.11 ESTABLISHMENT OF DISTRICTS.~~

~~The floodplain areas within the jurisdiction of this chapter are hereby divided into the following districts:~~

- ~~1. Floodway District (FW) those areas identified as Floodway on the Official Flood plain Map.~~
- ~~2. Floodway Fringe District (FF) those areas identified as Zone AE on the Official Floodplain Map but excluding those areas identified as Floodway.~~
- ~~3. General Floodplain District (GF) those areas identified as Zone A on the Official Flood plain Map.~~

~~The boundaries shall be as shown on the Official Floodplain Map. Within these districts, all development not allowed as permitted uses or permissible as conditional uses as defined in Chapter 86 and/or Chapter 90 of the Story County Land Development Regulations are prohibited unless a variance to the terms of this chapter and all other applicable sections of the Story County, Iowa Code of Ordinances is granted after due consideration by the Story County Board of Adjustment. In no case shall the Story~~

County Board of Adjustment grant a variance to the requirements of this chapter, which authorizes a permitted use not allowed in a particular zoning district as established in the Story County Land Development Regulations.

80.12 FW – FLOODWAY DISTRICT.

~~1. Statement of Intent. It is the intent of the FW Floodway District that the identified area is designed to carry floodwaters and is to be protected from developmental encroachment, which would increase flood levels or cause unnecessary damage to personal property or pose unnecessary threats to personal safety.~~

~~— A. Structures that impede the free flow of floodwaters will not be allowed.~~

~~2. Permitted Development. All development within the FW Floodway District shall meet applicable performance standards of the FW Floodway District and any other ordinance or underlying zoning district as defined in the Story County Land Development Regulations.~~

~~3. Development Standards. All development in the FW Floodway District shall comply with the applicable requirements from the Story County Land Development Regulations as well as all development standards contained herein. The following standards shall be met:~~

~~— A. No development shall cause any increase in the one percent annual chance or greater flood level. Consideration of the effects of any development on flood levels shall be based upon the assumption that an equal degree of development would be allowed for similarly situated lands.~~

~~— B. All development within the FW Floodway District shall:~~

~~— (1) Be consistent with the need to minimize flood damage.~~

~~— (2) Use construction methods and practices that will minimize flood damage.~~

~~— (3) Use construction materials and utility equipment that are resistant to flood damage.~~

~~— C. No development shall affect the capacity or conveyance of the channel or floodway of any tributary to the main stream, drainage ditch or any other drainage facility or system.~~

~~— D. Utilities, if permitted, shall meet the applicable development standards of the Floodway Fringe District and shall be constructed or aligned to present the minimum possible resistance to flood flows.~~

~~— E. Structures, if permitted, shall be designed for low flood damage potential and shall not be for human habitation.~~

~~— F. Storage of equipment or materials that are buoyant, flammable, explosive, or injurious to human, animal, or plant life is prohibited.~~

~~— (1) Storage of other material may be allowed if readily removable from the FW Floodway District within an approved timeframe available after flood warning subject to submission and approval by the Floodplain Manager of an evacuation plan.~~

~~— G. Watercourse alterations or relocations (channel changes and modifications) must be designed to maintain the flood carrying capacity within the altered or relocated portion. Such alterations or relocations must be approved by the Iowa Department of Natural Resources prior to approval of a permit by Story County.~~

~~—H. Any fill allowed in the floodway must be shown to have some beneficial purpose and shall be limited to the minimum amount necessary.~~

~~—I. Pipeline river or stream crossings shall be buried in the streambed and banks or otherwise sufficiently protected to prevent rupture due to channel degradation and meandering or due to the action of flood flows. Only trenchless construction methods shall be permitted for pipeline installations. An undisturbed stream buffer shall be maintained where trenchless methods are also required. The buffer shall be 50 feet or the channel width, measured as the average width between the top of the opposing banks, whichever is greater. The buffer shall be the required width on either side of the stream measured from the stream edge. The buffer may be reduced to the width of the Special Flood Hazard Area in the case that the required buffer is larger than the Special Flood Hazard Area.~~

~~(Ord. 302—Sep. 22 Supp.)~~

~~80.13 FF— FLOODWAY FRINGE DISTRICT.~~

~~—1. Statement of Intent. The intent of the FF Floodway Fringe District is to require special site planning and construction standards to minimize the threats to personal safety and damage to property caused by flooding.~~

~~—2. Permitted Development. All development within the FF Floodway Fringe District shall meet all applicable performance standards of the FF Floodway Fringe District and any other ordinance or underlying zoning district as defined in the Story County Land Development Regulations.~~

~~—3. Development Standards. All development must be consistent with the need to minimize flood damage and meet the following applicable development standards. Until a regulatory floodway is designated no development may increase the Base Flood Elevation more than one (1) foot. The applicant will be responsible for providing the Department of Natural Resources with sufficient technical information to make such a determination.~~

~~—A. Fill. Any fill allowed shall be subject to the following standards:~~

~~—(1) No more than twenty percent (20%) of the area of the lot located in the Floodway Fringe District shall be filled above the grade as demonstrated on the 2-foot elevation contours as developed using elevation data from the State of Iowa's by the 2008 LiDAR program.~~

~~—(2) The fill material must be compacted to at least ninety five percent (95%) of Standard Laboratory Maximum Dry Density (Standard Proctor), according to ASTM Standard D-698. Fill soils must be fine grained soils of low permeability such as those classified as CH, CL, SC or ML according to ASTM Standard D-2487, "Classification of Soils for Engineering Purposes". The fill material must be homogenous and isotropic.~~

~~—(3) The fill cannot alter existing drainage patterns on the lot.~~

~~—(4) A certification from an accredited soil testing professional, certifying that the requirements of this subsection are met, shall be submitted prior to issuance of any permits for further construction on the site.~~

~~—B. New and Substantially Improved Structures. All new and substantially improved structures shall:~~

- ~~— (1) Be adequately anchored to prevent flotation, collapse, or lateral movement of the structure.~~
- ~~— (2) Use construction methods and practices that will minimize flood damage.~~
- ~~— (3) Use construction materials and utility equipment that are resistant to flood damage.~~
- ~~— (4) Fully enclosed areas below the lowest floor (not including basements) which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or meet or exceed the following minimum criteria:~~
 - ~~— a. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.~~
 - ~~— b. The bottom of all openings shall be no higher than one foot above grade.~~
 - ~~— c. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided they permit the automatic entry and exit of floodwaters.~~
 - ~~— d. Such areas shall be used solely for parking of vehicles, structure access and low damage potential storage.~~
- ~~— (5) New and substantially improved structures must be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.~~
- ~~— (6) New and substantially improved structures shall be constructed with electric meter, electrical service panel box, hot water heater, heating, air conditioning, ventilation equipment (including ductwork), and other similar machinery and equipment elevated (or in the case on non-residential structures, optionally floodproofed to) a minimum of three (3) foot above the base flood elevation.~~
- ~~**(Ord. 293—Sep. 22 Supp.)**~~
- ~~— (7) New and substantially improved structures shall be constructed with plumbing, gas lines, water/gas meters and other similar service utilities elevated (or in the case of non-residential structures, optionally floodproofed to) a minimum of three (3) feet above the base flood elevation or designed to be watertight and withstand inundation to such a level.~~
- ~~**(Ord. 293—Sep. 22 Supp.)**~~
- ~~— C. Residential Structures. All new or substantially improved residential structures shall have the lowest floor (including basements) elevated a minimum of three (3) feet above the one percent annual chance or greater flood level. Construction shall be upon compacted fill meeting the requirements in Subsection 80.13.3.A which shall, at all points, be no lower than three (3) feet above the one percent annual chance or greater flood level and extend at such elevation at least 18 feet beyond the limits of any structure erected thereon.~~
 - ~~— (1) Alternate methods of elevating (such as piers) may be allowed, subject to favorable consideration by the Board of Adjustment and concurrence of Iowa Department of Natural Resources, as a variance to requirements of Section 80.13(3)(C), where existing topography, street grades, or other~~

~~factors preclude elevating by fill. In such cases, the methods used must be adequate to support the structure as well as withstand the various forces and hazards associated with flooding.~~

~~—(2) All new residential structures shall be provided with a means of access which will be passable by wheeled vehicles during the one percent annual chance or greater flood.~~

~~—D. Nonresidential Structures. All new or substantially improved nonresidential structures shall have the lowest floor (including basement) elevated a minimum of three (3) feet above the one percent annual chance or greater flood level, or together with attendant utility and sanitary systems, be flood proofed to such a level. When flood proofing is utilized, a professional engineer registered in the State of Iowa shall certify that the flood proofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the one percent annual chance or greater flood; and that the structure, below the one percent annual chance or greater flood level, is watertight with walls substantially impermeable to the passage of water. A record of the certification indicating the specific elevation (in relation to North American Vertical Datum 1988) to which any structures are flood proofed shall be maintained by the Floodplain Manager.~~

~~—E. Factory-Built Homes. All new and substantially improved factory-built homes, including those placed in existing factory-built home parks or subdivisions, shall be elevated on a permanent foundation such that the lowest floor of the structure is a minimum of three (3) feet above the one percent annual chance or greater flood level. All new and substantially improved factory-built homes, including those placed in existing factory-built home parks or subdivisions, shall be anchored to resist flotation, collapse, or lateral movement. The following specific requirements (or their equivalent) shall be met:~~

~~—(1) Over the top ties shall be provided at each of the four corners of the factory-built home, with two additional ties per side at intermediate locations and factory-built homes less than 50 feet long requiring one additional tie per side.~~

~~—(2) Frame ties shall be provided at each corner of the home with five additional ties per side at intermediate points and factory-built homes less than 50 feet long requiring four additional per side.~~

~~—(3) All components of the anchoring system shall be capable of carrying a force of 4,800 pounds.~~

~~—(4) Any additions to factory-built homes shall be similarly anchored.~~

~~—F. Utility and Sanitary Systems:~~

~~—(1) On-site wastewater disposal and water supply systems, including geothermal wells, shall be located or designed to avoid impairment to the system or contamination from the system during flooding.~~

~~—(2) All new and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the system as well as the discharge of effluent into floodwaters.~~

~~—(3) Wastewater treatment facilities (other than on-site systems) shall be provided with a level of flood protection equal to or greater than three (3) feet above the one percent annual chance or greater flood elevation.~~

~~— (4) All new or replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system. Water supply treatment facilities (other than on-site systems) shall be provided with a level of protection equal to or greater than three (3) feet above the one percent annual chance or greater flood elevation.~~

~~— (5) Utilities such as gas or electrical systems shall be located and constructed to minimize or eliminate flood damage to the system and the risk associated with such flood damaged or impaired systems.~~

~~— G. Storage of Equipment and Materials. Storage of equipment and materials that are flammable, explosive, or injurious to human, animal, or plant life is prohibited unless elevated a minimum of three (3) feet above the one percent annual chance or greater flood level. Other material and equipment must either be similarly elevated or: (i) not subject to major flood damage and anchored to prevent movement due to floodwaters; or (ii) readily removable from the area within the time available after flood warning, subject to submission and approval by the Floodplain Manager of an evacuation plan.~~

~~— H. Flood Control Structures. Flood control structural works such as levees, flood walls, etc. shall provide, at a minimum, protection from a one percent annual chance or greater flood with a minimum of three feet of design freeboard and shall provide for adequate interior drainage. Structural flood control works shall be approved by the Iowa Department of Natural Resources.~~

~~— I. Watercourse Alterations or Relocations. Watercourse alterations or relocations must be designed to maintain the flood carrying capacity within the altered or relocated portion. Such alterations or relocations must be approved by the Iowa Department of Natural Resources prior to approval of a permit by Story County.~~

~~— J. No development shall affect the capacity or conveyance of the channel or floodway of any tributary to the main stream, drainage ditch, or other drainage facility or system.~~

~~— K. Subdivisions. Subdivisions (including factory built home parks and subdivisions) shall be consistent with the need to minimize flood damages and shall have adequate drainage provided to reduce exposure to flood damage. Development associated with subdivision proposals (including the installation of public utilities) shall meet the applicable development standards of this chapter as well as those regulations defined in the Story County Land Development Regulations.~~

~~— (1) Subdivision proposals intended for residential development shall provide all lots with a means of vehicular access that will remain dry during occurrence of the one percent annual chance or greater flood.~~

~~— (2) Preliminary and Final Plats for all new subdivisions shall include base flood elevation data for those areas located within the Floodway, Floodway Fringe, or General Floodplain Districts.~~

~~— L. Accessory Structures to Residential Uses.~~

~~— (1) Detached garages, sheds, and similar structures that are incidental to a residential use are exempt from the base flood elevation requirements where the following criteria are satisfied.~~

~~_____ a. The structure shall be designed to have low flood damage potential. The structure shall be used solely for low flood damage potential purposes such as vehicle parking and limited storage. The structure shall not be used for human habitation.~~

~~_____ b. Its size shall not exceed 600 sq. ft. in size.~~

~~_____ c. Those portions of the structure located less than one (1) foot above the one percent annual chance or greater flood elevation must be constructed of flood resistant materials.~~

~~_____ d. The structure shall be constructed and placed on the building site so as to offer minimum resistance to the flow of floodwaters.~~

~~_____ e. The structure shall be firmly anchored to resist flotation, collapse and lateral movement.~~

~~_____ f. The structure's service facilities such as electrical and heating equipment shall be elevated or floodproofed to at least three (3) feet above the one percent annual chance or greater flood elevation.~~

~~_____ g. The structure's walls shall include openings that satisfy the provisions of Section 80.13(3)(B).~~

~~_____ (2) Exemption from the one percent annual chance or greater flood elevation requirements for such a structure may result in increased premium rates for flood insurance coverage of the structure and its contents.~~

~~— M. Recreational Vehicles.~~

~~_____ (1) Recreational vehicles are exempt from the requirements of paragraph E of this subsection regarding anchoring and elevation of factory built homes when the following criteria are satisfied.~~

~~_____ a. The recreational vehicle shall be located on the site for less than 180 consecutive days; and~~

~~_____ b. The recreational vehicle must be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system and is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.~~

~~_____ (2) Recreational vehicles that are located on the site for more than 180 consecutive days and are not ready for highway use must satisfy requirements of paragraph E of this subsection regarding anchoring and elevation of factory built homes.~~

~~— N. Pipeline Crossings. Pipeline river or stream crossings shall be buried in the streambed and banks or otherwise sufficiently protected to prevent rupture due to channel degradation, meandering, and the action of flood flows. Only trenchless construction methods shall be permitted for pipeline installations. An undisturbed stream buffer shall be maintained where trenchless methods are also required. The buffer shall be 50 feet or the channel width, measured as the average width between the top of the opposing banks, whichever is greater. The buffer shall be the required width on either side of the stream, measured from the stream edge. The buffer may be reduced to the width of the Special Flood Hazard Area in the case that the required buffer is larger than the Special Flood Hazard Area.~~

~~**(Ord. 302 - Sep. 22 Supp.)**~~

~~— O. Maximum Damage Potential Development. All new or substantially improved maximum damage potential development shall have the lowest floor (including basement) elevated a minimum of three (3) feet above the elevation of the 500-year flood, or together with attendant utility and sanitary systems;~~

be floodproofed to such a level. When floodproofing is utilized, a professional engineer registered in the State of Iowa shall certify that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the 0.2% annual chance flood; and that the structure below the 0.2% annual chance flood elevation is watertight with walls substantially impermeable to the passage of water. A record of the certification indicating the specific elevation (in relation to NAVD 1988) to which any structures are floodproofed shall be maintained by the Floodplain Manager. Where 0.2% chance flood elevation data has not been provided in the Flood Insurance Study, the Iowa Department of Natural Resources shall be contacted to compute such data. The applicant will be responsible for providing the Department of Natural Resources with sufficient technical information to make such determinations.

80.14 GF – GENERAL FLOODPLAIN DISTRICT.

- 1. ~~Statement of Intent.~~ The GF General Floodplain District reflects those areas that would be inundated during a one percent annual chance or greater flood, but for which specific flood elevations and Floodway and Floodway Fringe limits have not been established. It is the intent of the GF General Floodplain District to impose the development standards of the Floodway and Floodway Fringe after a determination is made to identify the Floodway and Floodway Fringe areas on an individual project basis.
- 2. ~~Applicant's Burden to Define Floodway and Floodway Fringe Boundary.~~ Where one percent annual chance or greater flood data has not been provided in the Flood Insurance Study, the burden to demonstrate the boundary of the Floodway and Floodway Fringe rests on the applicant.
- 3. ~~Permitted Development.~~ The following development shall be permitted within the GF General Floodplain District to the extent they are not prohibited by any other ordinance or underlying zoning district as defined in the Story County Land Development Regulations and provided they do not include placement of structures, factory built homes, fill or other obstructions, the storage of materials or equipment, excavation or alteration of a watercourse.
 - A. ~~Agricultural uses such as general farming, pasture, grazing, outdoor plant nurseries, horticulture, viticulture, truck farming, forestry, sod farming and wild crop harvesting.~~
 - B. ~~Industrial-commercial uses such as loading areas, parking areas, airport landing strips.~~
 - C. ~~Private and public recreational uses such as golf courses, tennis courts, driving ranges, archery ranges, picnic grounds, boat launching ramps, swimming areas, parks, wildlife and nature preserves, game farms, fish hatcheries, shooting preserves, target ranges, trap and skeet ranges, hunting and fishing areas, hiking and horseback riding trails.~~
 - D. ~~Residential uses such as lawns, gardens, parking areas and play areas.~~
 - E. ~~Replacement or Newly Constructed Bridges and/or Culverts.~~ The requirement to define the floodway and floodway fringe boundary does not apply to proposed replacement or newly constructed bridges and/or culverts wherein the bridge and/or culvert is:

~~— (1) Located in a rural (unincorporated) area where the stream drains less than 100 square miles or in an urban (incorporated) area where the stream drains less than two square miles; and~~

~~— (2) Not associated with a channel modification that constitutes a channel change as specified in 567-71.2(1)b, Iowa Administrative Code.~~

~~— In cases of bridges and/or culverts not in compliance with the aforementioned criteria, as well as projects not associated with bridges and/or culverts located within the GF General Floodplain, the following development standards shall apply and review by the Iowa Department of Natural Resources is required.~~

~~— F. Streambank Stabilizations and Drainage Ditch Maintenance. The requirement to define the floodway and floodway fringe boundary does not apply to proposed drainage ditch maintenance completed by the drainage district in accordance with Chapter 468 of the Code of Iowa and stream bank stabilizations wherein:~~

~~— (1) Spoils are disposed of outside of the Special Flood Hazard Area or spread less than six inches thick in an even layer away from the top of the bank; and~~

~~— (2) No fill is proposed; and~~

~~— (3) Revetment material, if proposed, is placed so that it does not extend past the existing bank or, in the case of severe erosion so that the resulting channel cross section is not more restrictive than the adjacent natural upstream and downstream channel cross sections and the revetment material does not extend above the adjacent top of the bank. Revetment material shall also comply with the following best practices, as illustrated in Figure 1:~~

~~— a. The stream bank is prepared by sloping or terracing prior to the placement of gravel bedding and/or fabric under the revetment material.~~

~~— b. The revetment material consists of a mixture of sizes so as to form a dense, interlocking blanket.~~

~~— c. The revetment material is placed on the existing or prepared stream bank with a finished slope of no steeper than two (2) feet horizontal to one (1) foot vertical rise.~~

~~— d. Revetment material is restricted to field stone, quarry rock and broken concrete. All exposed reinforcing steel shall be removed or cut flush with the surface of the concrete prior to placement. Any concrete slabs larger than three feet across shall be broken into smaller pieces prior to placement. The use of asphalt or other solid waste is prohibited.~~

~~— e. The thickness of a revetment blanket shall not exceed three (3) feet.~~

~~— f. A toe of revetment material to protect against scour and erosion is also proposed.~~

~~— (4) For mowed banks, a finished slope of no steeper than three (3) feet horizontal to one (1) foot vertical rise is recommended.~~

~~— (5) Other professionally accepted best practices for stream bank stabilization may be utilized at the discretion of the Floodplain Manager or their designee, such as those included in Iowa's River Restoration Toolbox, as amended by the Iowa Department of Natural Resources.~~

G. The Floodplain Manager may require the floodway and floodway fringe boundary to be defined in the case development proposed under 80.14(3)(E) or 80.14(3)(F) may increase flood levels, impede flood flows, or otherwise creates a risk for downstream life or property.

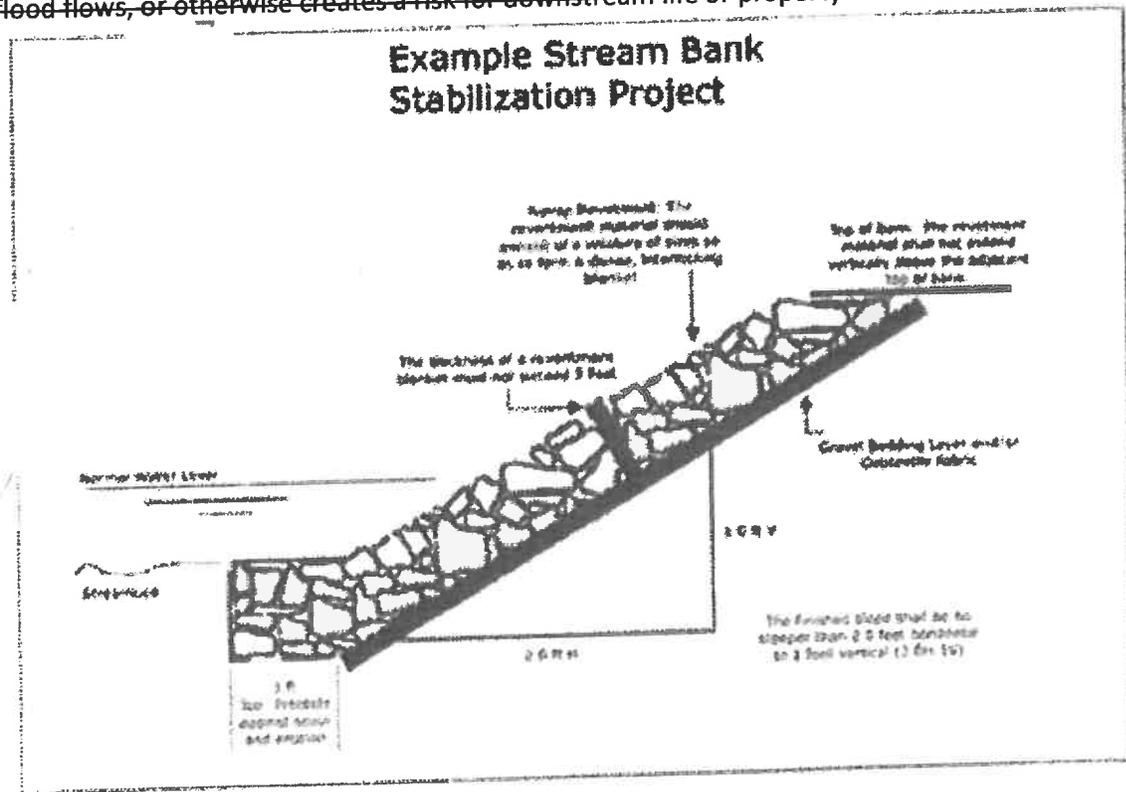


Figure 1 Example Stream Bank Stabilization Project

New Section 80.11 Floodplain Management Standards

80.11 FLOODPLAIN MANAGEMENT STANDARDS

1. General Floodplain Standards

A. All development must be consistent with the need to minimize flood damage and meet the following applicable performance standards. Where base flood elevations have not been provided in the Flood Insurance Study, the Iowa Department of Natural Resources shall be contacted to determine (i) whether

the land involved is either wholly or partly within the floodway or floodway fringe and (ii) the base flood elevation. Until a regulatory floodway is designated, no development may increase the Base Flood Elevation more than one (1) foot. The applicant will be responsible for providing the Department of Natural Resources with sufficient technical information to make such determination.

B. Review by the Iowa Department of Natural Resources is not required for the proposed construction of new or replacement bridges or culverts where (i) the bridge or culvert is located on a stream that drains less than one hundred (100) square miles, and (ii) the bridge or culvert is not associated with a channel modification that constitutes a channel change as specified in 567-71.2(1)b, Iowa Administrative Code.

C. Residential Structures. All new or substantially improved residential structures shall have the lowest floor (including basements) elevated a minimum of three (3) feet above the one percent annual chance or greater flood level. Construction shall be upon compacted fill meeting the requirements in Subsection 80.13.3.A which shall, at all points, be no lower than three (3) feet above the one percent annual chance or greater flood level and extend at such elevation at least 18 feet beyond the limits of any structure erected thereon.

(1) Alternate methods of elevating (such as piers) may be allowed, subject to favorable consideration by the Board of Adjustment and concurrence of Iowa Department of Natural Resources, as a variance to requirements of Section 80.13(3)(C), where existing topography, street grades, or other factors preclude elevating by fill. In such cases, the methods used must be adequate to support the structure as well as withstand the various forces and hazards associated with flooding.

(2) All new residential structures located in areas that would become isolated due to flooding of surrounding ground shall be provided with a means of access that will be passable by wheeled vehicles during the base flood. However, this criterion shall not apply where the Floodplain Manager determines there is sufficient flood warning time for the protection of life and property. When estimating flood warning time, consideration shall be given to the criteria listed in 567-75.2(3), Iowa Administrative Code.

D. Nonresidential Structures. All new or substantially improved nonresidential structures shall have the lowest floor (including basement) elevated a minimum of three (3) feet above the one percent annual chance or greater flood level, or together with attendant utility and sanitary systems, be flood proofed to such a level. When flood proofing is utilized, a professional engineer registered in the State of Iowa shall certify that the flood proofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the one percent annual chance or greater flood; and that the structure, below the one percent annual chance or greater flood level, is watertight with walls substantially impermeable to the passage of water. A record of the certification indicating the specific elevation (in relation to North American Vertical Datum 1988) to which any structures are flood proofed shall be maintained by the Floodplain Manager.

E. All new and substantially improved structures:

(1) Fully enclosed areas below the "lowest floor" (not including basements) that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or meet or exceed the following minimum criteria:

a. A minimum of two (2) openings, with positioning on at least two (2) walls, having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided

b. The bottom of all openings shall be no higher than one foot above grade.

c. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided they permit the automatic entry and exit of floodwaters.

Such areas shall be used solely for parking of vehicles, building access and low damage potential storage. Where the distance between the floor and ceiling of the fully enclosed area below the "lowest floor" is five (5) feet or more, the applicant shall be required to sign and record with the Story County Recorder a Non-Conversion Agreement that ensures the lower enclosed area remains compliant with the criteria outlined in (SECTION V(1)(D)(1).)

(2) New and substantially improved structures must be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

(3) New and substantially improved structures shall be constructed with electric meter, electrical service panel box, hot water heater, heating, air conditioning, ventilation equipment (including ductwork), and other similar machinery and equipment elevated (or in the case of non-residential structures, optionally floodproofed to) a minimum of three (3) feet above the base flood elevation.

(4) New and substantially improved structures shall be constructed with plumbing, gas lines, water/gas meters and other similar service utilities either elevated (or in the case of non-residential structures, optionally floodproofed to) a minimum of three (3) feet above the base flood elevation or designed to be watertight and withstand inundation to such a level.

F. Factory-built homes

(1) All new and substantially improved factory-built homes, including those placed in existing factory-built home parks or subdivisions, shall be elevated on a permanent foundation such that the lowest floor of the structure is a minimum of three (3) foot above the base flood elevation.

(2) All new and substantially improved factory-built homes, including those placed in existing factory-built home parks or subdivisions, shall be anchored to resist flotation, collapse, or lateral movement. Anchorage systems may include, but are not limited to, use of over-the-top or frame ties to ground anchors as required by the State Building Code.

- a. Over-the-top ties shall be provided at each of the four corners of the factory-built home, with two additional ties per side at intermediate locations and factory-built homes less than 50 feet long requiring one additional tie per side.
- b. Frame ties shall be provided at each corner of the home with five additional ties per side at intermediate points and factory-built homes less than 50 feet long requiring four additional per side.
- c. All components of the anchoring system shall be capable of carrying a force of 4,800 pounds.
- d. Any additions to factory-built homes shall be similarly anchored.

G. Utility and Sanitary Systems

- (1) On-site waste disposal and water supply systems, including geothermal wells, shall be located or designed to avoid impairment to the system or contamination from the system during flooding.
- (2) All new and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system as well as the discharge of effluent into flood waters. Wastewater treatment facilities (other than on-site systems) shall be provided with a level of flood protection equal to or greater than three (3) feet above the base flood elevation.
- (3) New or replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system. Water supply treatment facilities (other than on-site systems) shall be provided with a level of protection equal to or greater than three (3) feet above the base flood elevation.
- (4) Utilities such as gas or electrical systems shall be located and constructed to minimize or eliminate flood damage to the system and the risk associated with such flood damaged or impaired systems.

H. Storage of materials and equipment. Storage of materials and equipment that are flammable, explosive or injurious to human, animal or plant life is prohibited unless elevated a minimum of three (3) feet above the base flood elevation. Other material and equipment must either be similarly elevated or (i) not be subject to major flood damage and be anchored to prevent movement due to flood waters or (ii) be readily removable from the area within the time available after flood warning, subject to submission and approval by the Floodplain Manager of an evacuation plan.

I. Flood control structural works. Flood control structural works such as levees, flood walls, etc. shall provide, at a minimum, protection from the base flood with a minimum of 3 ft. of design freeboard and shall provide for adequate interior drainage. In addition, structural flood control works shall be approved by the Department of Natural Resources.

J. Watercourse alterations. Watercourse alterations or relocations must be designed to maintain the flood carrying capacity within the altered or relocated portion. In addition, such alterations or relocations must be approved by the Department of Natural Resources.

K. Subdivisions. Subdivisions (including factory-built home parks and subdivisions) shall be consistent with the need to minimize flood damages and shall have adequate drainage provided to reduce exposure to flood damage. Development associated with subdivision proposals (including the installation of public utilities) shall meet the applicable performance standards of this Ordinance.

- (1) Subdivision proposals intended for residential use shall provide all lots with a means of access which will be passable by wheeled vehicles during the base flood.
- (2) Proposals for subdivisions greater than five (5) acres or fifty (50) lots (whichever is less) shall include base flood elevation data for those areas located within the Special Flood Hazard Area.

L. Accessory Structures to Residential Uses

- (1) Detached garages, sheds, and similar structures that are incidental to a residential use are exempt from the base flood elevation requirements where the following criteria are satisfied.
 - a. The structure shall be designed to have low flood damage potential.
 - b. Its size shall not exceed 600 sq. ft. in size.
 - c. Those portions of the structure located less than 1 foot above the base flood elevation must be constructed of flood-resistant materials.
 - d. The structure shall be used solely for low flood damage potential purposes such as vehicle parking and limited storage.
 - e. The structure shall not be used for human habitation.
 - f. The structure shall be constructed and placed on the building site so as to offer minimum resistance to the flow of floodwaters.
 - g. The structure shall be firmly anchored to prevent flotation, collapse, and lateral movement which may result in damage to other structures.
 - h. The structure's service facilities such as electrical and heating equipment shall be elevated or floodproofed to at least three (3) feet above the base flood elevation.
 - i. The structure's walls shall include openings that satisfy the provisions of this Ordinance.
- (2) Exemption from the one percent annual chance or greater flood elevation requirements for such a structure may result in increased premium rates for flood insurance coverage of the structure and its contents.

M. Recreational Vehicles.

- (1) Recreational vehicles are exempt from the requirements of paragraph E of this subsection regarding anchoring and elevation of factory-built homes when the following criteria are satisfied.

- a. The recreational vehicle shall be located on the site for less than 180 consecutive days; and
 - b. The recreational vehicle must be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system and is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.
- (2) Recreational vehicles that are located on the site for more than 180 consecutive days and are not ready for highway use must satisfy requirements of paragraph E of this subsection regarding anchoring and elevation of factory-built homes.

N. Pipeline Crossings. Pipeline river or stream crossings shall be buried in the streambed and banks or otherwise sufficiently protected to prevent rupture due to channel degradation, meandering, and the action of flood flows. Only trenchless construction methods shall be permitted for pipeline installations. An undisturbed stream buffer shall be maintained where trenchless methods are also required. The buffer shall be 50 feet or the channel width, measured as the average width between the top of the opposing banks, whichever is greater. The buffer shall be the required width on either side of the stream, measured from the stream edge. The buffer may be reduced to the width of the Special Flood Hazard Area in the case that the required buffer is larger than the Special Flood Hazard Area.

O. Maximum Damage Potential Development. All new or substantially improved maximum damage potential development shall have the lowest floor (including basement) elevated a minimum of three (3) feet above the elevation of the 500-year flood, or together with attendant utility and sanitary systems, be floodproofed to such a level. When floodproofing is utilized, a professional engineer registered in the State of Iowa shall certify that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the 0.2 % annual chance flood; and that the structure, below the 0.2% annual chance flood elevation is watertight with walls substantially impermeable to the passage of water. A record of the certification indicating the specific elevation (in relation to North American Vertical Datum 1988) to which any structures are floodproofed shall be maintained by the Administrator. Where 0.2% chance flood elevation data has not been provided in the Flood Insurance Study, the Iowa Department of Natural Resources shall be contacted to compute such data. The applicant will be responsible for providing the Department of Natural Resources with sufficient technical information to make such determinations.

P. Streambank Stabilizations and Drainage Ditch Maintenance. The requirement to define the floodway and floodway fringe boundary does not apply to proposed drainage ditch maintenance completed by the drainage district in accordance with Chapter 468 of the Code of Iowa and stream bank stabilizations wherein:

- (1) Spoils are disposed of outside of the Special Flood Hazard Area or spread less than six inches thick in an even layer away from the top of the bank; and
- (2) No fill is proposed; and

- (3) Revetment material, if proposed, is placed so that it does not extend past the existing bank or, in the case of severe erosion so that the resulting channel cross-section is not more restrictive than the adjacent natural upstream and downstream channel cross-sections and the revetment material does not extend above the adjacent top of the bank. Revetment material shall also comply with the following best practices, as illustrated in Figure 1:
- a. The stream bank is prepared by sloping or terracing prior to the placement of gravel bedding and/or fabric under the revetment material.
 - b. The revetment material consists of a mixture of sizes so as to form a dense, interlocking blanket.
 - c. The revetment material is placed on the existing or prepared stream bank with a finished slope of no steeper than two (2) feet horizontal to one (1) foot vertical rise.
 - d. Revetment material is restricted to field stone, quarry rock and broken concrete. All exposed reinforcing steel shall be removed or cut flush with the surface of the concrete prior to placement. Any concrete slabs larger than three feet across shall be broken into smaller pieces prior to placement. The use of asphalt or other solid waste is prohibited.
 - e. The thickness of a revetment blanket shall not exceed three (3) feet.
 - f. A toe of revetment material to protect against scour and erosion is also proposed.
- (4) For mowed banks, a finished slope of no steeper than three (3) feet horizontal to one (1) foot vertical rise is recommended.
- (5) Other professionally accepted best practices for stream bank stabilization may be utilized at the discretion of the Floodplain Manager or their designee, such as those included in Iowa's River Restoration Toolbox, as amended by the Iowa Department of Natural Resources.
- (6) The Floodplain Manager may require the floodway and floodway fringe boundary to be defined in the case proposed development may increase flood levels, impede flood flows, or otherwise create a risk for downstream life or property.

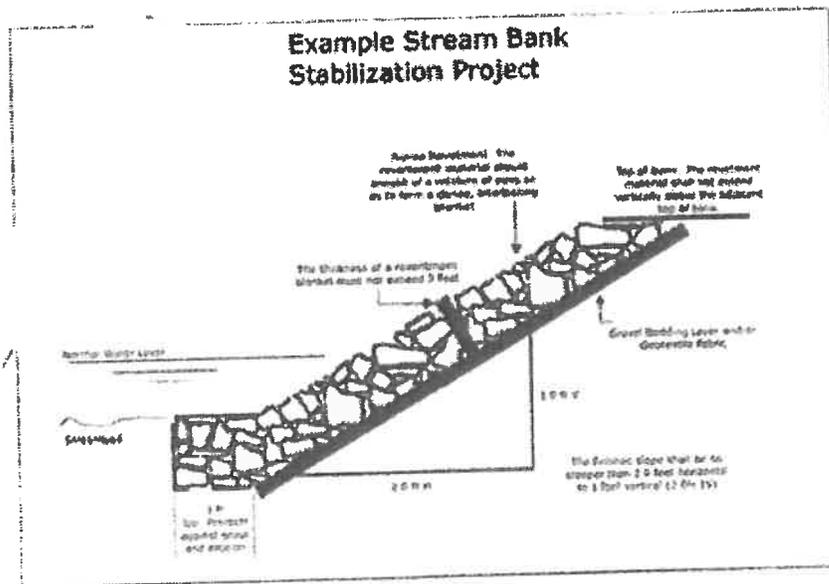


Figure 1 Example Stream Bank Stabilization Project

Q. Fill. Any fill allowed shall be subject to the following standards:

- (1) No more than twenty percent (20%) of the area of the lot located in the Floodway Fringe District shall be filled above the grade as demonstrated on the 2-foot elevation contours as developed using elevation data from the State of Iowa's by the 2008 LiDAR program.
- (2) The fill material must be compacted to at least ninety five percent (95%) of Standard Laboratory Maximum Dry Density (Standard Proctor), according to ASTB Standard D-698. Fill soils must be fine grained soils of low permeability such as those classified as CH, CL, SC or ML according to ASTM Standard D-2487, "Classification of Soils for Engineering Purposes". The fill material must be homogenous and isotropic.
- (3) The fill cannot alter existing drainage patterns on the lot.
- (4) A certification from an accredited soil testing professional, certifying that the requirements of this subsection are met, shall be submitted prior to issuance of any permits for further construction on the site.

2. Special Floodway Provisions

In addition to the General Floodplain Standards, development within the floodway must meet the following applicable standards. The floodway is that portion of the floodplain which must be protected from developmental encroachment to allow the free flow of flood waters. Where floodway data has been provided in the Flood Insurance Study, such data shall be used to define the floodway. Where no floodway data has been provided, the Department of Natural Resources shall be contacted to provide a floodway delineation. The applicant will be responsible for providing the Department of Natural Resources with sufficient technical information to make such determination.

A. No use or development shall be permitted in the floodway that would result in any increase in the base flood elevation. Consideration of the effects of any use or development on flood levels shall be based upon the assumption that an equal degree of development would be allowed for similarly situated lands.

B. All development within the floodway shall:

- (1) Be consistent with the need to minimize flood damage.
- (2) Use construction methods and practices that will minimize flood damage.
- (3) Use construction materials and utility equipment that are resistant to flood damage.

C. No development shall affect the capacity or conveyance of the channel or floodway of any tributary to the main stream, drainage ditch or any other drainage facility or system.

D. Structures, buildings, recreational vehicles, and sanitary and utility systems, if permitted, shall meet the applicable General Floodplain standards and shall be constructed or aligned to present the minimum possible resistance to flood flows.

E. Structures, if permitted, shall have a low flood damage potential and shall not be for human habitation.

F. Storage of materials or equipment that are buoyant, flammable, explosive or injurious to human, animal or plant life is prohibited. Storage of other material may be allowed if readily removable from the floodway within the time available after flood warning subject to submission and approval by the Floodplain Manager of an evacuation plan.

G. Watercourse alterations or relocations (channel changes and modifications) must be designed to maintain the flood carrying capacity within the altered or relocated portion. In addition, such alterations or relocations must be approved by the Department of Natural Resources prior to approval of a permit by Story County.

H. Any fill allowed in the floodway must be shown to have some beneficial purpose and shall be limited to the minimum amount necessary.

I. Pipeline river or stream crossings shall be buried in the streambed and banks or otherwise sufficiently protected to prevent rupture due to channel degradation and meandering or due to the action of flood flows. Only trenchless construction methods shall be permitted for pipeline installations. An undisturbed stream buffer shall be maintained where trenchless methods are also required. The buffer shall be 50

feet or the channel width, measured as the average width between the top of the opposing banks, whichever is greater. The buffer shall be the required width on either side of the stream measured from the stream edge. The buffer may be reduced to the width of the Special Flood Hazard Area in the case that the required buffer is larger than the Special Flood Hazard

80.15 ADMINISTRATION. – Renumber to 80.12

The Planning and Development Director or their designee is hereby appointed to implement and administer the provisions of this chapter and is referenced herein as the Floodplain Manager. Duties and responsibilities of the Floodplain Manager shall include, but not necessarily be limited to the following:

5. Submit to the Federal Insurance Administrator an annual report concerning the community's participation, utilizing the annual report form supplied by the Federal Insurance Administrator.

8. Maintain the accuracy of the community's Flood Insurance Rate Maps when development results in the following. Within six (6) months of the completion of the development, the applicant shall submit to FEMA all scientific and technical data necessary for a Letter of Map Amendment Revision.

A. Development placed within the Floodway District results in any of the following:

80.16 FLOODPLAIN DEVELOPMENT PERMIT REQUIRED. - Renumber to 80.13

80.17 APPLICATION FOR PERMIT. - Renumber to 80.14

Application shall be made on forms furnished by the Floodplain Manager and shall include the following:

1. Description of the work to be covered by the permit for which application is to be made.
2. Description of the land on which the proposed work is to be done (i.e., parcel identification number, lot, block, track, street address or similar description) that will readily identify and locate the work to be done.
3. Location and dimensions of all structures and additions
4. ~~Identification~~ Indication of the use or occupancy for which the proposed work is intended.
5. Elevation of the base flood/one percent annual chance or greater flood.
6. Elevation (in relation to NAVD 1988) of the lowest floor (including basement) of structures or of the level to which a structure is to be flood proofed.
7. For structures being improved or rebuilt, the estimated cost of improvements and market value of the structure prior to the improvements.
8. Such other information as the Floodplain Manager deems reasonably necessary (e.g., drawings or a site plan) for the purpose of this chapter. Upon completion of the work, additional information may be required to be submitted, such as a no-rise certification, elevation certificate, and/or other required engineering documents as determined by the Floodplain Manager.

80.18 ACTION ON PERMIT APPLICATION. - Renumber to 80.15

80.19 CONSTRUCTION AND DEVELOPMENT TO BE AS PROVIDED IN APPLICATION AND PLANS. - Renumber to 80.16

Floodplain development permits issued on the basis of approved plans and applications authorize only the development, arrangement, and construction set forth in such approved plans and applications and

no other ~~development use~~, arrangement or construction. Any ~~development use~~, arrangement, or construction differing from what is authorized shall be deemed a violation of this chapter. The applicant shall be required to submit certification by a professional engineer or land surveyor, as appropriate, registered in the State of Iowa, that the finished fill, structure floor elevations, flood proofing, or other flood protection measures were accomplished in compliance with the provisions of this chapter, prior to the use or occupancy of any structure. Such certifications shall be on FEMA forms.

80.20 APPOINTMENT AND DUTIES OF BOARD OF ADJUSTMENT. - Renumber to 80.17

80.21 CONDITIONAL USES. - Renumber to 80.18

80.22 APPEALS. - Renumber to 80.19

80.23 VARIANCES. - Renumber to 80.20

80.24 HEARINGS AND DECISIONS OF THE BOARD OF ADJUSTMENT. - Renumber to 80.21

80.25 FACTORS UPON WHICH THE DECISION TO GRANT VARIANCES SHALL BE BASED. - Renumber to 80.22

80.26 CONDITIONS ATTACHED TO VARIANCES. - Renumber to 80.23

80.27 APPEALS TO THE COURT. - Renumber to 80.24

80.28 NONCONFORMING USES. - Renumber to 80.25

3. If any nonconforming use or structure is destroyed by any means, including flood, it shall not be reconstructed if the cost is more than 50 percent of the market value of the structure before the damage occurred, unless it is reconstructed in conformity with the provisions of this chapter. This limitation does not include the cost of any alteration to comply with existing state or local health, sanitary, building or safety codes or regulations or the cost of any alteration of a structure listed on the National Register of Historic Places, provided that the alteration shall not preclude its continued designation.

80.29 PENALTIES FOR VIOLATION. - Renumber to 80.26

80.30 AMENDMENTS. - Renumber to 80.27

80.31 ADMINISTRATIVE PROCEDURES FOR FLOODPLAIN MANAGEMENT AND REGULATION. - Renumber to 80.28

Staff Report

Story County Board of Supervisors



Date of Meeting: July 22, 2025

Staff Project Manager: Leanne Harter

Case Number: TA25-000004

Name of Text Amendment Case: Amendments to Chapter 80 – Story County Floodplain Management Program

Applicant(s): Story County Planning and Development

REQUESTED ACTION

The request is to amend Chapter 80, Floodplain Management Program, of the Story County Code of Ordinances - Land Development Regulations, to be in line with the home rule version as provided and recommended by the Iowa Department of Natural Resources.

RECOMMENDATION

All requirements for a Text Amendment request are met. Planning and Development staff recommend approval.

Chapter 80 is not subject procedurally to review and recommendation by the Planning and Zoning Commission.

Background

Description of Proposed Text Amendment

County staff developed a Code of Ordinance text amendment request proposing to amend Chapter 80, Floodplain Management Program, of the Story County Code of Ordinances - Land Development Regulations, to be in line with the home rule version as provided and recommended by the Iowa Department of Natural Resources (IDNR). This approach was recommended following a Community Assistance Visit (CAV) conducted by the IDNR with Story County during the fall of 2024.

The applicable requirements are outlined below.

Analysis

92.07(2) Standards for Approval. All applications for text amendments shall satisfy the following standards for such requested action to be approved.

- A. The proposed amendment shall conform to the Story County Cornerstone to Capstone Plan (C2C Plan).
- B. The proposed amendment shall conform to the scope and purpose of the Ordinance.

The proposed text amendment is consistent with the criteria outlined in Section 92.07 of the *Story County Code of Ordinances* as follows:



- All requirements are satisfied.
- Not all requirements are satisfied and those exceptions are noted below:

The proposed Text Amendments are attached to this staff report.

Commentary

The following comments are part of the official record of the proposed text amendment, Case No. TA25-000004. If necessary, conditions of approval may be formulated based on these comments.

Comments from the General Public

No public commentary was received or recorded at the time this report was published. Notice of the proposed text amendment was published in the three Story County newspapers on June 26, 2025.

Alternatives

Planning and Development Staff recommend approval of the text amendment. The Story County Board of Supervisors may consider the following alternatives for the text amendment request:

1. **The Story County Board of Supervisors approves the Code of Ordinance Text Amendment, Ordinance 327, as put forth in case TA25-000004 on second consideration and waives the third consideration.**
2. The Story County Board of Supervisors approves the Code of Ordinance Text Amendment, Ordinance 327, as put forth in case TA25-000004 with modifications on second consideration and waives the third consideration.
3. The Story County Board of Supervisors denies the Code of Ordinance Text Amendment, Ordinance 327, as put forth in case TA25-000004 on second consideration and sets the third consideration for July 29, 2025.
4. The Story County Board of Supervisors defers action on the Code of Ordinance Text Amendment, as put forth in case TA25-000004, and requests staff to further review and/or modify the application and directs staff to place this item on a future Board of Supervisors Agenda.

Attachments to the Staff Report

- Submitted application, narrative and plans
- Public Comments
- Written responses from applicants to comments (if applicable)
- Legal Description
- Other **Attachment A - Draft regulations**



ATTACHMENT A



80.01 STATUTORY AUTHORITY, PURPOSE, AND FINDINGS OF FACT.

1. Statutory Authority. This chapter is established under authority of Chapter 331 of the Code of Iowa, as amended. The Legislature of the State of Iowa has in Chapter 331, Code of Iowa, as amended, delegated the power to counties to exercise any power and perform any function it deems appropriate to protect and preserve the rights, privileges and property of the County or of its residents, and to preserve and improve the peace, safety, health, welfare, comfort and convenience of its residents. This chapter establishes a development permit system that requires a permit for all development within areas of significant flood hazard as identified by the Flood Insurance Study for Story County, Iowa, and Incorporated Communities dated January 15, 2021, within the Unincorporated Areas of Story County. The original Flood Insurance Study for Story County, Iowa was adopted and implemented by the Story County Board of Supervisors on June 1, 1983.

2. Purpose. This chapter establishes a Floodplain Management Program for the Unincorporated areas of Story County, Iowa, intended and designed to manage the development of land in those areas that would be inundated during a one percent annual chance or greater flood to minimize damage to property and threats to personal safety by protecting floodways from developmental encroachment, which would increase flood levels or impede the free flow of flood waters, and by requiring special site planning and construction standards in the floodway fringe. The chapter is required to meet the minimum requirements for acceptance in the National Flood Insurance Program (NFIP) for counties that have a detailed Flood Insurance Study (FIS) issued by the Federal Emergency Management Agency (FEMA). It is the purpose of this chapter to protect and preserve the rights, privileges, and property of Story County and its residents, and to preserve and improve the peace, safety, health, welfare, and comfort and convenience of its residents by minimizing those flood losses described in this chapter, with provisions designed to:

B. Restrict or prohibit development ~~that is~~ which are dangerous to health, safety, or property in times of flood or which causes excessive increases in flood heights or velocities.

C. Require that ~~development~~ uses vulnerable to floods, including public facilities that serve such ~~development~~ uses, be protected against flood damage at the time of initial construction or substantial improvement.

3. Findings of Fact.

B. These flood losses, hazards, and related adverse effects are caused by the: (i) occupancy of flood hazard areas by ~~development~~ uses vulnerable to flood damages which create hazardous conditions as a result of being inadequately elevated or otherwise protected from flooding; and (ii) cumulative effect of obstructions on the floodplain, causing increases in flood heights and velocities.

C. This chapter relies upon engineering methodology for analyzing flood hazards consistent with the standards established by the Iowa Department of Natural Resources (IDNR) ~~and the Federal Emergency Management Agency (FEMA).~~

5. "Development" means any manmade change to improved or unimproved real estate, including (but not limited to) building or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations, or storage of materials and/or equipment. "Development" does not include minor projects or routine maintenance of existing structures and facilities, as defined this section. It also does not include gardening, plowing, and/or similar practices that do not involve filling, ~~or~~ grading, ~~and/or~~ excavating.

New Definition for ENCLOSED AREA BELOW LOWEST FLOOR

"Enclosed Area Below Lowest Floor" means the floor of the lowest enclosed area in a building when all the following criteria are met:



- A. The enclosed area is designed to flood to equalize hydrostatic pressure during flood events with walls or openings that satisfy the provisions of this Chapter, and
- B. The enclosed area is unfinished (not carpeted, drywalled, etc.) and used solely for low damage potential uses such as building access, parking or storage, and
- C. Machinery and service facilities (e.g., hot water heater, furnace, electrical service) contained in the enclosed area are located at least three (3) feet above the base flood elevation, and
- D. The enclosed area is not a “basement” as defined in this section.

9. “Factory-built home” means any structure, designed for residential use, which is wholly or in substantial part, made, fabricated, formed or assembled in manufacturing facilities for installation or assembly and installation, on a building site. For the purpose of this chapter, factory-built homes include mobile homes, manufactured homes, and modular homes; and also include recreational vehicles which are placed on a site for greater than 180 consecutive days and not fully licensed for and ready for highway use.

10. “Factory-built home park or subdivision” means a parcel or contiguous parcels of land divided into two or more factory-built home lots for sale or lease.

New definition for FIVE HUNDRED (500) YEAR FLOOD

“Five hundred (500) year flood” means a flood, the magnitude of which has a two-tenths (0.2) percent chance of being equaled or exceeded in any given year or which, on average, will be equaled or exceeded at least once every five hundred (500) years.

22. “Lowest floor” means the floor of the lowest enclosed area in a structure including a basement except when all the following criteria listed in the definition of Enclosed Area below Lowest Floor are met:

- ~~A. The enclosed area is designed to flood to equalize hydrostatic pressure during floods with walls or openings that satisfy the provisions of this chapter; and~~
- ~~B. The enclosed area is unfinished (not carpeted, drywalled, etc.) and used solely for low damage potential uses such as structure access, parking or storage; and~~
- ~~C. Machinery and service facilities (e.g., hot water heater, furnace, electrical service) contained in the enclosed area are located at least three (3) feet above the one percent annual chance or greater flood level; and~~
- ~~D. The enclosed area is not a basement, as defined in this section.~~

~~In cases where the lowest enclosed area satisfies criteria A, B, C, and D above, the lowest floor is the floor of the next highest enclosed area that does not satisfy the criteria above.~~

31. “Special flood hazard area (SFHA)” means the land within a community subject to the “base flood” also known as the “one percent annual chance or greater flood”. This land is identified as Zone A, AE, AH, AO, AR, A1-30 or A99 on the community’s Flood Insurance Rate Map.

33. “Structure” means anything constructed or erected on the ground or attached to the ground, including, but not limited to, buildings, factories, sheds, cabins, factory-built homes, storage tanks, grain storage facilities and/or other similar development.

34. “Substantial damage” means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damage condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. Substantial damage also means flood-related damages sustained by a structure on two separate occasions during a ten-year period for which the costs of repairs at the time of such flood event, on the average, equals or exceeds 25 percent of the market value of the structure before the damage occurred. Volunteer labor and donated materials shall be included in the estimated cost of repair.



35. "Substantial improvement" means any improvement to a structure which satisfies either of the following criteria:

A. Any repair, reconstruction, ~~rehabilitation, addition,~~ or other improvement of a structure, taking place during a 10-year period, the cumulative cost of which equals or exceeds 50 percent of the market value of the structure either (i) before the start of construction of the first improvement of the structure, or (ii) if the structure has been "substantially damaged" and is being restored, before the damage occurred. ~~The term includes structures which have incurred repetitive loss or substantial damage, regardless of the actual repair work performed.~~

B. Any addition which increases the original floor area of a structure by 25 percent or more. All additions constructed after June 1, 1983, shall be added to any proposed addition in determining whether the total increase in original floor space would exceed 25 percent.

The term does not, however, include any project for improvement of a structure to ~~comply with existing correct existing violations of state or local health, sanitary, or safety code specifications which are solely have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions for the existing development.~~ The term also does not include any alteration of an historic structure, provided the alteration will not preclude the structure's designation as a historic structure.

80.03 LANDS TO WHICH CHAPTER APPLIES.

The provisions of this chapter shall apply to all lands and uses which have significant flood hazards within the jurisdiction of Story County ~~shown on the Official Floodplain Map as being within the boundaries of the Floodway, Floodway Fringe, and the General Floodplain Districts, as established herein.~~ The Flood Insurance Rate Map (FIRM) for Story County, Iowa and Incorporated Areas, dated January 15, 2021, which were prepared as part of the Story County Flood Insurance Study, shall be used to identify such flood hazard areas and all areas shown thereon to be within the boundaries of the base flood shall be considered as having significant flood hazards. The Story County Flood Insurance Study is hereby adopted by reference and is made a part of this ordinance for the purpose of administering floodplain management regulations.

80.05 RULES FOR INTERPRETATION OF DISTRICT BOUNDARIES.

The boundaries of the ~~district~~ Special Flood Hazard areas shall be determined by scaling distances on the ~~Official Floodplain Map~~ Flood Insurance Rate Map. When an interpretation is needed as to the exact location of a boundary, the Floodplain Manager shall make the necessary interpretation. The Story County Board of Adjustment shall hear and decide appeals when it is alleged that there is an error in any requirement, decision, or determination made by the Floodplain Manager in the enforcement or administration of this chapter.

80.06 COMPLIANCE.

No structure or land shall hereafter be developed and no structure shall be located, extended, converted or structurally altered without full compliance with the terms of this chapter and other applicable regulations that apply to ~~development~~ uses within the jurisdiction of this chapter.

80.09 WARNING AND DISCLAIMER OF LIABILITY.

The standards required by this chapter are considered reasonable for regulatory purposes. This chapter does not imply that areas outside the designated ~~Floodplain District~~ areas of significant flood hazard will be free from flooding or flood damages. This chapter shall not create liability on the part of Story



County, or any officer or employee thereof, for any flood damages that result from reliance on this chapter or any administrative decision lawfully made thereunder.

~~80.11 ESTABLISHMENT OF DISTRICTS.~~

~~The floodplain areas within the jurisdiction of this chapter are hereby divided into the following districts:~~

- ~~—1. Floodway District (FW)— those areas identified as Floodway on the Official Flood plain Map.~~
- ~~—2. Floodway Fringe District (FF)— those areas identified as Zone AE on the Official Floodplain Map but excluding those areas identified as Floodway.~~
- ~~—3. General Floodplain District (GF)— those areas identified as Zone A on the Official Flood plain Map.~~

~~The boundaries shall be as shown on the Official Floodplain Map. Within these districts, all development not allowed as permitted uses or permissible as conditional uses as defined in Chapter 86 and/or Chapter 90 of the Story County Land Development Regulations are prohibited unless a variance to the terms of this chapter and all other applicable sections of the Story County, Iowa Code of Ordinances is granted after due consideration by the Story County Board of Adjustment. In no case shall the Story County Board of Adjustment grant a variance to the requirements of this chapter, which authorizes a permitted use not allowed in a particular zoning district as established in the Story County Land Development Regulations.~~

~~80.12 FW – FLOODWAY DISTRICT.~~

~~—1. Statement of Intent. It is the intent of the FW Floodway District that the identified area is designed to carry floodwaters and is to be protected from developmental encroachment, which would increase flood levels or cause unnecessary damage to personal property or pose unnecessary threats to personal safety.~~

~~—A. Structures that impede the free flow of floodwaters will not be allowed.~~

~~—2. Permitted Development. All development within the FW Floodway District shall meet applicable performance standards of the FW Floodway District and any other ordinance or underlying zoning district as defined in the Story County Land Development Regulations.~~

~~—3. Development Standards. All development in the FW Floodway District shall comply with the applicable requirements from the Story County Land Development Regulations as well as all development standards contained herein. The following standards shall be met:~~

~~—A. No development shall cause any increase in the one percent annual chance or greater flood level. Consideration of the effects of any development on flood levels shall be based upon the assumption that an equal degree of development would be allowed for similarly situated lands.~~

~~—B. All development within the FW Floodway District shall:~~

- ~~— (1) Be consistent with the need to minimize flood damage.~~
- ~~— (2) Use construction methods and practices that will minimize flood damage.~~
- ~~— (3) Use construction materials and utility equipment that are resistant to flood damage.~~

~~—C. No development shall affect the capacity or conveyance of the channel or floodway of any tributary to the main stream, drainage ditch or any other drainage facility or system.~~

~~—D. Utilities, if permitted, shall meet the applicable development standards of the Floodway Fringe District and shall be constructed or aligned to present the minimum possible resistance to flood flows.~~

~~—E. Structures, if permitted, shall be designed for low flood damage potential and shall not be for human habitation.~~

~~—F. Storage of equipment or materials that are buoyant, flammable, explosive, or injurious to human, animal, or plant life is prohibited.~~

~~— (1) Storage of other material may be allowed if readily removable from the FW Floodway District within an approved timeframe available after flood warning subject to submission and approval by the Floodplain Manager of an evacuation plan.~~



~~— G. Watercourse alterations or relocations (channel changes and modifications) must be designed to maintain the flood carrying capacity within the altered or relocated portion. Such alterations or relocations must be approved by the Iowa Department of Natural Resources prior to approval of a permit by Story County.~~

~~— H. Any fill allowed in the floodway must be shown to have some beneficial purpose and shall be limited to the minimum amount necessary.~~

~~— I. Pipeline river or stream crossings shall be buried in the streambed and banks or otherwise sufficiently protected to prevent rupture due to channel degradation and meandering or due to the action of flood flows. Only trenchless construction methods shall be permitted for pipeline installations. An undisturbed stream buffer shall be maintained where trenchless methods are also required. The buffer shall be 50 feet or the channel width, measured as the average width between the top of the opposing banks, whichever is greater. The buffer shall be the required width on either side of the stream measured from the stream edge. The buffer may be reduced to the width of the Special Flood Hazard Area in the case that the required buffer is larger than the Special Flood Hazard Area.~~

~~(Ord. 302 – Sep. 22 Supp.)~~

80.13 FF – FLOODWAY FRINGE DISTRICT.

~~— 1. Statement of Intent. The intent of the FF Floodway Fringe District is to require special site planning and construction standards to minimize the threats to personal safety and damage to property caused by flooding.~~

~~— 2. Permitted Development. All development within the FF Floodway Fringe District shall meet all applicable performance standards of the FF Floodway Fringe District and any other ordinance or underlying zoning district as defined in the Story County Land Development Regulations.~~

~~— 3. Development Standards. All development must be consistent with the need to minimize flood damage and meet the following applicable development standards. Until a regulatory floodway is designated no development may increase the Base Flood Elevation more than one (1) foot. The applicant will be responsible for providing the Department of Natural Resources with sufficient technical information to make such a determination.~~

~~— A. Fill. Any fill allowed shall be subject to the following standards:~~

~~— (1) No more than twenty percent (20%) of the area of the lot located in the Floodway Fringe District shall be filled above the grade as demonstrated on the 2-foot elevation contours as developed using elevation data from the State of Iowa's by the 2008 LiDAR program.~~

~~— (2) The fill material must be compacted to at least ninety five percent (95%) of Standard Laboratory Maximum Dry Density (Standard Proctor), according to ASTM Standard D-698. Fill soils must be fine grained soils of low permeability such as those classified as CH, CL, SC or ML according to ASTM Standard D-2487, "Classification of Soils for Engineering Purposes". The fill material must be homogenous and isotropic.~~

~~— (3) The fill cannot alter existing drainage patterns on the lot.~~

~~— (4) A certification from an accredited soil testing professional, certifying that the requirements of this subsection are met, shall be submitted prior to issuance of any permits for further construction on the site.~~

~~— B. New and Substantially Improved Structures. All new and substantially improved structures shall:~~

~~— (1) Be adequately anchored to prevent flotation, collapse, or lateral movement of the structure.~~

~~— (2) Use construction methods and practices that will minimize flood damage.~~

~~— (3) Use construction materials and utility equipment that are resistant to flood damage.~~

~~— (4) Fully enclosed areas below the lowest floor (not including basements) which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by~~



allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or meet or exceed the following minimum criteria:

- a. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
- b. The bottom of all openings shall be no higher than one foot above grade.
- c. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided they permit the automatic entry and exit of floodwaters.
- d. Such areas shall be used solely for parking of vehicles, structure access and low damage potential storage.

— (5) New and substantially improved structures must be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

— (6) New and substantially improved structures shall be constructed with electric meter, electrical service panel box, hot water heater, heating, air conditioning, ventilation equipment (including ductwork), and other similar machinery and equipment elevated (or in the case on non-residential structures, optionally floodproofed to) a minimum of three (3) feet above the base flood elevation.

~~(Ord. 293 – Sep. 22 Supp.)~~

— (7) New and substantially improved structures shall be constructed with plumbing, gas lines, water/gas meters and other similar service utilities elevated (or in the case of non-residential structures, optionally floodproofed to) a minimum of three (3) feet above the base flood elevation or designed to be watertight and withstand inundation to such a level.

~~(Ord. 293 – Sep. 22 Supp.)~~

— C. Residential Structures. All new or substantially improved residential structures shall have the lowest floor (including basements) elevated a minimum of three (3) feet above the one percent annual chance or greater flood level. Construction shall be upon compacted fill meeting the requirements in Subsection 80.13.3.A which shall, at all points, be no lower than three (3) feet above the one percent annual chance or greater flood level and extend at such elevation at least 18 feet beyond the limits of any structure erected thereon.

— (1) Alternate methods of elevating (such as piers) may be allowed, subject to favorable consideration by the Board of Adjustment and concurrence of Iowa Department of Natural Resources, as a variance to requirements of Section 80.13(3)(C), where existing topography, street grades, or other factors preclude elevating by fill. In such cases, the methods used must be adequate to support the structure as well as withstand the various forces and hazards associated with flooding.

— (2) All new residential structures shall be provided with a means of access which will be passable by wheeled vehicles during the one percent annual chance or greater flood.

— D. Nonresidential Structures. All new or substantially improved nonresidential structures shall have the lowest floor (including basement) elevated a minimum of three (3) feet above the one percent annual chance or greater flood level, or together with attendant utility and sanitary systems, be flood proofed to such a level. When flood proofing is utilized, a professional engineer registered in the State of Iowa shall certify that the flood proofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the one percent annual chance or greater flood; and that the structure, below the one percent annual chance or greater flood level, is watertight with walls substantially impermeable to the passage of water. A record of the certification indicating the specific elevation (in relation to North American Vertical Datum 1988) to which any structures are flood proofed shall be maintained by the Floodplain Manager.

— E. Factory Built Homes. All new and substantially improved factory built homes, including those placed in existing factory built home parks or subdivisions, shall be elevated on a permanent foundation



~~such that the lowest floor of the structure is a minimum of three (3) feet above the one percent annual chance or greater flood level. All new and substantially improved factory built homes, including those placed in existing factory built home parks or subdivisions, shall be anchored to resist flotation, collapse, or lateral movement. The following specific requirements (or their equivalent) shall be met:~~

~~— (1) Over the top ties shall be provided at each of the four corners of the factory built home, with two additional ties per side at intermediate locations and factory built homes less than 50 feet long requiring one additional tie per side.~~

~~— (2) Frame ties shall be provided at each corner of the home with five additional ties per side at intermediate points and factory built homes less than 50 feet long requiring four additional per side.~~

~~— (3) All components of the anchoring system shall be capable of carrying a force of 4,800 pounds.~~

~~— (4) Any additions to factory built homes shall be similarly anchored.~~

~~— F. Utility and Sanitary Systems.~~

~~— (1) On-site wastewater disposal and water supply systems, including geothermal wells, shall be located or designed to avoid impairment to the system or contamination from the system during flooding.~~

~~— (2) All new and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the system as well as the discharge of effluent into floodwaters.~~

~~— (3) Wastewater treatment facilities (other than on-site systems) shall be provided with a level of flood protection equal to or greater than three (3) feet above the one percent annual chance or greater flood elevation.~~

~~— (4) All new or replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system. Water supply treatment facilities (other than on-site systems) shall be provided with a level of protection equal to or greater than three (3) feet above the one percent annual chance or greater flood elevation.~~

~~— (5) Utilities such as gas or electrical systems shall be located and constructed to minimize or eliminate flood damage to the system and the risk associated with such flood damaged or impaired systems.~~

~~— G. Storage of Equipment and Materials. Storage of equipment and materials that are flammable, explosive, or injurious to human, animal, or plant life is prohibited unless elevated a minimum of three (3) feet above the one percent annual chance or greater flood level. Other material and equipment must either be similarly elevated or: (i) not subject to major flood damage and anchored to prevent movement due to floodwaters; or (ii) readily removable from the area within the time available after flood warning, subject to submission and approval by the Floodplain Manager of an evacuation plan.~~

~~— H. Flood Control Structures. Flood control structural works such as levees, flood walls, etc. shall provide, at a minimum, protection from a one percent annual chance or greater flood with a minimum of three feet of design freeboard and shall provide for adequate interior drainage. Structural flood control works shall be approved by the Iowa Department of Natural Resources.~~

~~— I. Watercourse Alterations or Relocations. Watercourse alterations or relocations must be designed to maintain the flood carrying capacity within the altered or relocated portion. Such alterations or relocations must be approved by the Iowa Department of Natural Resources prior to approval of a permit by Story County.~~

~~— J. No development shall affect the capacity or conveyance of the channel or floodway of any tributary to the main stream, drainage ditch, or other drainage facility or system.~~

~~— K. Subdivisions. Subdivisions (including factory built home parks and subdivisions) shall be consistent with the need to minimize flood damages and shall have adequate drainage provided to reduce exposure to flood damage. Development associated with subdivision proposals (including the~~



installation of public utilities) shall meet the applicable development standards of this chapter as well as those regulations defined in the Story County Land Development Regulations.

— (1) Subdivision proposals intended for residential development shall provide all lots with a means of vehicular access that will remain dry during occurrence of the one percent annual chance or greater flood.

— (2) Preliminary and Final Plats for all new subdivisions shall include base flood elevation data for those areas located within the Floodway, Floodway Fringe, or General Floodplain Districts.

L. Accessory Structures to Residential Uses.

— (1) Detached garages, sheds, and similar structures that are incidental to a residential use are exempt from the base flood elevation requirements where the following criteria are satisfied.

— a. The structure shall be designed to have low flood damage potential. The structure shall be used solely for low flood damage potential purposes such as vehicle parking and limited storage. The structure shall not be used for human habitation.

— b. Its size shall not exceed 600 sq. ft. in size.

— c. Those portions of the structure located less than one (1) foot above the one percent annual chance or greater flood elevation must be constructed of flood resistant materials.

— d. The structure shall be constructed and placed on the building site so as to offer minimum resistance to the flow of floodwaters.

— e. The structure shall be firmly anchored to resist flotation, collapse and lateral movement.

— f. The structure's service facilities such as electrical and heating equipment shall be elevated or floodproofed to at least three (3) feet above the one percent annual chance or greater flood elevation.

— g. The structure's walls shall include openings that satisfy the provisions of Section 80.13(3)(B).

— (2) Exemption from the one percent annual chance or greater flood elevation requirements for such a structure may result in increased premium rates for flood insurance coverage of the structure and its contents.

M. Recreational Vehicles.

— (1) Recreational vehicles are exempt from the requirements of paragraph E of this subsection regarding anchoring and elevation of factory built homes when the following criteria are satisfied.

— a. The recreational vehicle shall be located on the site for less than 180 consecutive days; and

— b. The recreational vehicle must be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system and is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.

— (2) Recreational vehicles that are located on the site for more than 180 consecutive days and are not ready for highway use must satisfy requirements of paragraph E of this subsection regarding anchoring and elevation of factory built homes.

— N. Pipeline Crossings. Pipeline river or stream crossings shall be buried in the streambed and banks or otherwise sufficiently protected to prevent rupture due to channel degradation, meandering, and the action of flood flows. Only trenchless construction methods shall be permitted for pipeline installations.

An undisturbed stream buffer shall be maintained where trenchless methods are also required. The buffer shall be 50 feet or the channel width, measured as the average width between the top of the opposing banks, whichever is greater. The buffer shall be the required width on either side of the stream, measured from the stream edge. The buffer may be reduced to the width of the Special Flood Hazard Area in the case that the required buffer is larger than the Special Flood Hazard Area.

{Ord. 302 – Sep. 22 Supp.}

— O. Maximum Damage Potential Development. All new or substantially improved maximum damage potential development shall have the lowest floor (including basement) elevated a minimum of three (3) feet above the elevation of the 500-year flood, or together with attendant utility and sanitary systems,



be floodproofed to such a level. When floodproofing is utilized, a professional engineer registered in the State of Iowa shall certify that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the 0.2% annual chance flood; and that the structure below the 0.2% annual chance flood elevation is watertight with walls substantially impermeable to the passage of water. A record of the certification indicating the specific elevation (in relation to NAVD 1988) to which any structures are floodproofed shall be maintained by the Floodplain Manager. Where 0.2% chance flood elevation data has not been provided in the Flood Insurance Study, the Iowa Department of Natural Resources shall be contacted to compute such data. The applicant will be responsible for providing the Department of Natural Resources with sufficient technical information to make such determinations.

80.14 GF – GENERAL FLOODPLAIN DISTRICT.

—1. Statement of Intent. The GF General Floodplain District reflects those areas that would be inundated during a one percent annual chance or greater flood, but for which specific flood elevations and Floodway and Floodway Fringe limits have not been established. It is the intent of the GF General Floodplain District to impose the development standards of the Floodway and Floodway Fringe after a determination is made to identify the Floodway and Floodway Fringe areas on an individual project basis.

—2. Applicant’s Burden to Define Floodway and Floodway Fringe Boundary. Where one percent annual chance or greater flood data has not been provided in the Flood Insurance Study, the burden to demonstrate the boundary of the Floodway and Floodway Fringe rests on the applicant.

—3. Permitted Development. The following development shall be permitted within the GF General Floodplain District to the extent they are not prohibited by any other ordinance or underlying zoning district as defined in the Story County Land Development Regulations and provided they do not include placement of structures, factory-built homes, fill or other obstructions, the storage of materials or equipment, excavation or alteration of a watercourse.

—A. Agricultural uses such as general farming, pasture, grazing, outdoor plant nurseries, horticulture, viticulture, truck farming, forestry, sod farming and wild crop harvesting.

—B. Industrial commercial uses such as loading areas, parking areas, airport landing strips.

—C. Private and public recreational uses such as golf courses, tennis courts, driving ranges, archery ranges, picnic grounds, boat launching ramps, swimming areas, parks, wildlife and nature preserves, game farms, fish hatcheries, shooting preserves, target ranges, trap and skeet ranges, hunting and fishing areas, hiking and horseback riding trails.

—D. Residential uses such as lawns, gardens, parking areas and play areas.

—E. Replacement or Newly Constructed Bridges and/or Culverts. The requirement to define the floodway and floodway fringe boundary does not apply to proposed replacement or newly constructed bridges and/or culverts wherein the bridge and/or culvert is:

—(1) Located in a rural (unincorporated) area where the stream drains less than 100 square miles or in an urban (incorporated) area where the stream drains less than two square miles; and

—(2) Not associated with a channel modification that constitutes a channel change as specified in 567 71.2(1)b, Iowa Administrative Code.

—In cases of bridges and/or culverts not in compliance with the aforementioned criteria, as well as projects not associated with bridges and/or culverts located within the GF General Floodplain, the following development standards shall apply and review by the Iowa Department of Natural Resources is required.

—F. Streambank Stabilizations and Drainage Ditch Maintenance. The requirement to define the floodway and floodway fringe boundary does not apply to proposed drainage ditch maintenance



~~completed by the drainage district in accordance with Chapter 468 of the Code of Iowa and stream bank stabilizations wherein:~~

- ~~— (1) Spoils are disposed of outside of the Special Flood Hazard Area or spread less than six inches thick in an even layer away from the top of the bank; and~~
- ~~— (2) No fill is proposed; and~~
- ~~— (3) Revetment material, if proposed, is placed so that it does not extend past the existing bank or, in the case of severe erosion so that the resulting channel cross section is not more restrictive than the adjacent natural upstream and downstream channel cross sections and the revetment material does not extend above the adjacent top of the bank. Revetment material shall also comply with the following best practices, as illustrated in Figure 1:
 - ~~— a. The stream bank is prepared by sloping or terracing prior to the placement of gravel bedding and/or fabric under the revetment material.~~
 - ~~— b. The revetment material consists of a mixture of sizes so as to form a dense, interlocking blanket.~~
 - ~~— c. The revetment material is placed on the existing or prepared stream bank with a finished slope of no steeper than two (2) feet horizontal to one (1) foot vertical rise.~~
 - ~~— d. Revetment material is restricted to field stone, quarry rock and broken concrete. All exposed reinforcing steel shall be removed or cut flush with the surface of the concrete prior to placement. Any concrete slabs larger than three feet across shall be broken into smaller pieces prior to placement. The use of asphalt or other solid waste is prohibited.~~
 - ~~— e. The thickness of a revetment blanket shall not exceed three (3) feet.~~
 - ~~— f. A toe of revetment material to protect against scour and erosion is also proposed.~~~~
- ~~— (4) For mowed banks, a finished slope of no steeper than three (3) feet horizontal to one (1) foot vertical rise is recommended.~~
- ~~— (5) Other professionally accepted best practices for stream bank stabilization may be utilized at the discretion of the Floodplain Manager or their designee, such as those included in Iowa's River Restoration Toolbox, as amended by the Iowa Department of Natural Resources.~~
- ~~— G. The Floodplain Manager may require the floodway and floodway fringe boundary to be defined in the case development proposed under 80.14(3)(E) or 80.14(3)(F) may increase flood levels, impede flood flows, or otherwise creates a risk for downstream life or property.~~

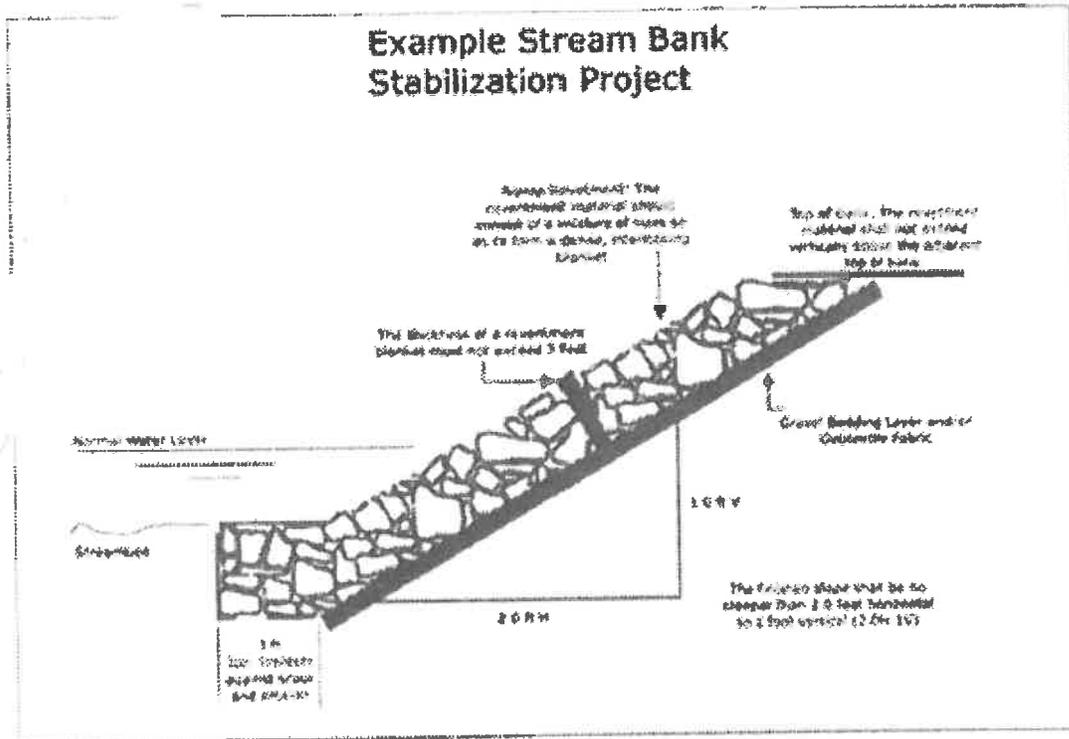


Figure 1 Example Stream Bank Stabilization Project

New Section 80.11 Floodplain Management Standards

80.11 FLOODPLAIN MANAGEMENT STANDARDS

1. General Floodplain Standards

A. All development must be consistent with the need to minimize flood damage and meet the following applicable performance standards. Where base flood elevations have not been provided in the Flood Insurance Study, the Iowa Department of Natural Resources shall be contacted to determine (i) whether the land involved is either wholly or partly within the floodway or floodway fringe and (ii) the base flood elevation. Until a regulatory floodway is designated, no development may increase the Base Flood Elevation more than one (1) foot. The applicant will be responsible for providing the Department of Natural Resources with sufficient technical information to make such determination.

B. Review by the Iowa Department of Natural Resources is not required for the proposed construction of new or replacement bridges or culverts where (i) the bridge or culvert is located on a stream that drains less than one hundred (100) square miles, and (ii) the bridge or culvert is not associated with a channel modification that constitutes a channel change as specified in 567-71.2(1)b, Iowa Administrative Code.

C. Residential Structures. All new or substantially improved residential structures shall have the lowest floor (including basements) elevated a minimum of three (3) feet above the one percent annual chance or greater flood level. Construction shall be upon compacted fill meeting the requirements in Subsection



80.13.3.A which shall, at all points, be no lower than three (3) feet above the one percent annual chance or greater flood level and extend at such elevation at least 18 feet beyond the limits of any structure erected thereon.

(1) Alternate methods of elevating (such as piers) may be allowed, subject to favorable consideration by the Board of Adjustment and concurrence of Iowa Department of Natural Resources, as a variance to requirements of Section 80.13(3), where existing topography, street grades, or other factors preclude elevating by fill. In such cases, the methods used must be adequate to support the structure as well as withstand the various forces and hazards associated with flooding.

(2) All new residential structures located in areas that would become isolated due to flooding of surrounding ground shall be provided with a means of access that will be passable by wheeled vehicles during the base flood. However, this criterion shall not apply where the Floodplain Manager determines there is sufficient flood warning time for the protection of life and property. When estimating flood warning time, consideration shall be given to the criteria listed in 567-75.2(3), Iowa Administrative Code.

D. Nonresidential Structures. All new or substantially improved nonresidential structures shall have the lowest floor (including basement) elevated a minimum of three (3) feet above the one percent annual chance or greater flood level, or together with attendant utility and sanitary systems, be flood proofed to such a level. When flood proofing is utilized, a professional engineer registered in the State of Iowa shall certify that the flood proofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the one percent annual chance or greater flood; and that the structure, below the one percent annual chance or greater flood level, is watertight with walls substantially impermeable to the passage of water. A record of the certification indicating the specific elevation (in relation to North American Vertical Datum 1988) to which any structures are flood proofed shall be maintained by the Floodplain Manager.

E. All new and substantially improved structures:

(1) Fully enclosed areas below the "lowest floor" (not including basements) that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or meet or exceed the following minimum criteria:

a. A minimum of two (2) openings, with positioning on at least two (2) walls, having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided

b. The bottom of all openings shall be no higher than one foot above grade.

c. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided they permit the automatic entry and exit of floodwaters.

Such areas shall be used solely for parking of vehicles, building access and low damage potential storage. Where the distance between the floor and ceiling of the fully enclosed area below the "lowest floor" is five (5) feet or more, the applicant shall be required to sign and record with the Story County Recorder a Non-Conversion Agreement that ensures the lower enclosed area remains compliant with the criteria outlined in this Chapter.

(2) New and substantially improved structures must be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

(3) New and substantially improved structures shall be constructed with electric meter, electrical service panel box, hot water heater, heating, air conditioning, ventilation equipment (including ductwork), and other similar machinery and equipment elevated (or in the case of non-



residential structures, optionally floodproofed to) a minimum of three (3) feet above the base flood elevation.

- (4) New and substantially improved structures shall be constructed with plumbing, gas lines, water/gas meters and other similar service utilities either elevated (or in the case of non-residential structures, optionally floodproofed to) a minimum of three (3) feet above the base flood elevation or designed to be watertight and withstand inundation to such a level.

F. Factory-built homes

- (1) All new and substantially improved factory-built homes, including those placed in existing factory-built home parks or subdivisions, shall be elevated on a permanent foundation such that the lowest floor of the structure is a minimum of three (3) foot above the base flood elevation.
- (2) All new and substantially improved factory-built homes, including those placed in existing factory-built home parks or subdivisions, shall be anchored to resist flotation, collapse, or lateral movement. Anchorage systems may include, but are not limited to, use of over-the-top or frame ties to ground anchors as required by the State Building Code.
 - a. Over-the-top ties shall be provided at each of the four corners of the factory-built home, with two additional ties per side at intermediate locations and factory-built homes less than 50 feet long requiring one additional tie per side.
 - b. Frame ties shall be provided at each corner of the home with five additional ties per side at intermediate points and factory-built homes less than 50 feet long requiring four additional per side.
 - c. All components of the anchoring system shall be capable of carrying a force of 4,800 pounds.
 - d. Any additions to factory-built homes shall be similarly anchored.

G. Utility and Sanitary Systems

- (1) On-site waste disposal and water supply systems, including geothermal wells, shall be located or designed to avoid impairment to the system or contamination from the system during flooding.
- (2) All new and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system as well as the discharge of effluent into flood waters. Wastewater treatment facilities (other than on-site systems) shall be provided with a level of flood protection equal to or greater than three (3) feet above the base flood elevation.
- (3) New or replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system. Water supply treatment facilities (other than on-site systems) shall be provided with a level of protection equal to or greater than three (3) feet above the base flood elevation.
- (4) Utilities such as gas or electrical systems shall be located and constructed to minimize or eliminate flood damage to the system and the risk associated with such flood damaged or impaired systems.

H. Storage of materials and equipment. Storage of materials and equipment that are flammable, explosive or injurious to human, animal or plant life is prohibited unless elevated a minimum of three (3) feet above the base flood elevation. Other material and equipment must either be similarly elevated or (i) not be subject to major flood damage and be anchored to prevent movement due to flood waters or (ii) be readily removable from the area within the time available after flood warning, subject to submission and approval by the Floodplain Manager of an evacuation plan.



I. Flood control structural works. Flood control structural works such as levees, flood walls, etc. shall provide, at a minimum, protection from the base flood with a minimum of 3 ft. of design freeboard and shall provide for adequate interior drainage. In addition, structural flood control works shall be approved by the Department of Natural Resources.

J. Watercourse alterations. Watercourse alterations or relocations must be designed to maintain the flood carrying capacity within the altered or relocated portion. In addition, such alterations or relocations must be approved by the Department of Natural Resources.

K. Subdivisions. Subdivisions (including factory-built home parks and subdivisions) shall be consistent with the need to minimize flood damages and shall have adequate drainage provided to reduce exposure to flood damage. Development associated with subdivision proposals (including the installation of public utilities) shall meet the applicable performance standards of this Ordinance.

- (1) Subdivision proposals intended for residential use shall provide all lots with a means of access which will be passable by wheeled vehicles during the base flood.
- (2) Proposals for subdivisions greater than five (5) acres or fifty (50) lots (whichever is less) shall include base flood elevation data for those areas located within the Special Flood Hazard Area.

L. Accessory Structures to Residential Uses

- (1) Detached garages, sheds, and similar structures that are incidental to a residential use are exempt from the base flood elevation requirements where the following criteria are satisfied.
 - a. The structure shall be designed to have low flood damage potential.
 - b. Its size shall not exceed 600 sq. ft. in size.
 - c. Those portions of the structure located less than 1 foot above the base flood elevation must be constructed of flood-resistant materials.
 - d. The structure shall be used solely for low flood damage potential purposes such as vehicle parking and limited storage.
 - e. The structure shall not be used for human habitation.
 - f. The structure shall be constructed and placed on the building site so as to offer minimum resistance to the flow of floodwaters.
 - g. The structure shall be firmly anchored to prevent flotation, collapse, and lateral movement which may result in damage to other structures.
 - h. The structure's service facilities such as electrical and heating equipment shall be elevated or floodproofed to at least three (3) feet above the base flood elevation.
 - i. The structure's walls shall include openings that satisfy the provisions of this Ordinance.
- (2) Exemption from the one percent annual chance or greater flood elevation requirements for such a structure may result in increased premium rates for flood insurance coverage of the structure and its contents.

M. Recreational Vehicles.

- (1) Recreational vehicles are exempt from the requirements of paragraph E of this subsection regarding anchoring and elevation of factory-built homes when the following criteria are satisfied.
 - a. The recreational vehicle shall be located on the site for less than 180 consecutive days; and
 - b. The recreational vehicle must be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system and is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.



- (2) Recreational vehicles that are located on the site for more than 180 consecutive days and are not ready for highway use must satisfy requirements of paragraph E of this subsection regarding anchoring and elevation of factory-built homes.

N. Pipeline Crossings. Pipeline river or stream crossings shall be buried in the streambed and banks or otherwise sufficiently protected to prevent rupture due to channel degradation, meandering, and the action of flood flows. Only trenchless construction methods shall be permitted for pipeline installations. An undisturbed stream buffer shall be maintained where trenchless methods are also required. The buffer shall be 50 feet or the channel width, measured as the average width between the top of the opposing banks, whichever is greater. The buffer shall be the required width on either side of the stream, measured from the stream edge. The buffer may be reduced to the width of the Special Flood Hazard Area in the case that the required buffer is larger than the Special Flood Hazard Area.

O. Maximum Damage Potential Development. All new or substantially improved maximum damage potential development shall have the lowest floor (including basement) elevated a minimum of three (3) feet above the elevation of the 500-year flood, or together with attendant utility and sanitary systems, be floodproofed to such a level. When floodproofing is utilized, a professional engineer registered in the State of Iowa shall certify that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the 0.2 % annual chance flood; and that the structure, below the 0.2% annual chance flood elevation is watertight with walls substantially impermeable to the passage of water. A record of the certification indicating the specific elevation (in relation to North American Vertical Datum 1988) to which any structures are floodproofed shall be maintained by the Administrator. Where 0.2% chance flood elevation data has not been provided in the Flood Insurance Study, the Iowa Department of Natural Resources shall be contacted to compute such data. The applicant will be responsible for providing the Department of Natural Resources with sufficient technical information to make such determinations.

P. Streambank Stabilizations and Drainage Ditch Maintenance. The requirement to define the floodway and floodway fringe boundary does not apply to proposed drainage ditch maintenance completed by the drainage district in accordance with Chapter 468 of the Code of Iowa and stream bank stabilizations wherein:

- (1) Spoils are disposed of outside of the Special Flood Hazard Area or spread less than six inches thick in an even layer away from the top of the bank; and
- (2) No fill is proposed; and
- (3) Revetment material, if proposed, is placed so that it does not extend past the existing bank or, in the case of severe erosion so that the resulting channel cross-section is not more restrictive than the adjacent natural upstream and downstream channel cross-sections and the revetment material does not extend above the adjacent top of the bank. Revetment material shall also comply with the following best practices, as illustrated in Figure 1:
 - a. The stream bank is prepared by sloping or terracing prior to the placement of gravel bedding and/or fabric under the revetment material.
 - b. The revetment material consists of a mixture of sizes so as to form a dense, interlocking blanket.
 - c. The revetment material is placed on the existing or prepared stream bank with a finished slope of no steeper than two (2) feet horizontal to one (1) foot vertical rise.
 - d. Revetment material is restricted to field stone, quarry rock and broken concrete. All exposed reinforcing steel shall be removed or cut flush with the surface of the concrete prior to placement. Any concrete slabs larger than three feet across shall be broken into smaller pieces prior to placement. The use of asphalt or other solid waste is prohibited.



- e. The thickness of a revetment blanket shall not exceed three (3) feet.
- f. A toe of revetment material to protect against scour and erosion is also proposed.
- (4) For mowed banks, a finished slope of no steeper than three (3) feet horizontal to one (1) foot vertical rise is recommended.
- (5) Other professionally accepted best practices for stream bank stabilization may be utilized at the discretion of the Floodplain Manager or their designee, such as those included in Iowa's River Restoration Toolbox, as amended by the Iowa Department of Natural Resources.
- (6) The Floodplain Manager may require the floodway and floodway fringe boundary to be defined in the case proposed development may increase flood levels, impede flood flows, or otherwise create a risk for downstream life or property.

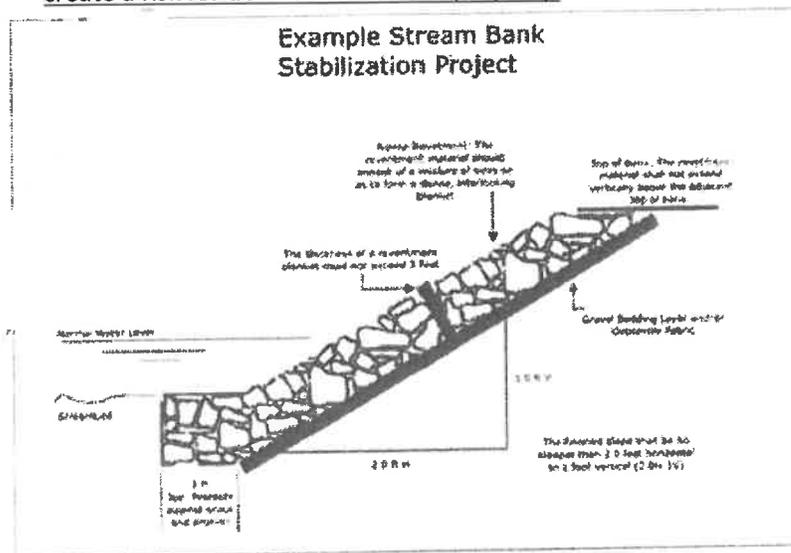


Figure 1 Example Stream Bank Stabilization Project

Q. Fill. Any fill allowed shall be subject to the following standards:

- (1) No more than twenty percent (20%) of the area of the lot located in the Floodway Fringe District shall be filled above the grade as demonstrated on the 2-foot elevation contours as developed using elevation data from the State of Iowa's by the 2008 LiDAR program.
- (2) The fill material must be compacted to at least ninety five percent (95%) of Standard Laboratory Maximum Dry Density (Standard Proctor), according to ASTM Standard D-698. Fill soils must be fine grained soils of low permeability such as those classified as CH, CL, SC or ML according to ASTM Standard D-2487, "Classification of Soils for Engineering Purposes". The fill material must be homogenous and isotropic.
- (3) The fill cannot alter existing drainage patterns on the lot.
- (4) A certification from an accredited soil testing professional, certifying that the requirements of this subsection are met, shall be submitted prior to issuance of any permits for further construction on the site.



2. Special Floodway Provisions

In addition to the General Floodplain Standards, development within the floodway must meet the following applicable standards. The floodway is that portion of the floodplain which must be protected from developmental encroachment to allow the free flow of flood waters. Where floodway data has been provided in the Flood Insurance Study, such data shall be used to define the floodway. Where no floodway data has been provided, the Department of Natural Resources shall be contacted to provide a floodway delineation. The applicant will be responsible for providing the Department of Natural Resources with sufficient technical information to make such determination.

A. No use or development shall be permitted in the floodway that would result in any increase in the base flood elevation. Consideration of the effects of any use or development on flood levels shall be based upon the assumption that an equal degree of development would be allowed for similarly situated lands.

B. All development within the floodway shall:

- (1) Be consistent with the need to minimize flood damage.
- (2) Use construction methods and practices that will minimize flood damage.
- (3) Use construction materials and utility equipment that are resistant to flood damage.

C. No development shall affect the capacity or conveyance of the channel or floodway of any tributary to the main stream, drainage ditch or any other drainage facility or system.

D. Structures, buildings, recreational vehicles, and sanitary and utility systems, if permitted, shall meet the applicable General Floodplain standards and shall be constructed or aligned to present the minimum possible resistance to flood flows.

E. Structures, if permitted, shall have a low flood damage potential and shall not be for human habitation.

F. Storage of materials or equipment that are buoyant, flammable, explosive or injurious to human, animal or plant life is prohibited. Storage of other material may be allowed if readily removable from the floodway within the time available after flood warning subject to submission and approval by the Floodplain Manager of an evacuation plan.

G. Watercourse alterations or relocations (channel changes and modifications) must be designed to maintain the flood carrying capacity within the altered or relocated portion. In addition, such alterations or relocations must be approved by the Department of Natural Resources prior to approval of a permit by Story County.

H. Any fill allowed in the floodway must be shown to have some beneficial purpose and shall be limited to the minimum amount necessary.

I. Pipeline river or stream crossings shall be buried in the streambed and banks or otherwise sufficiently protected to prevent rupture due to channel degradation and meandering or due to the action of flood flows. Only trenchless construction methods shall be permitted for pipeline installations. An undisturbed stream buffer shall be maintained where trenchless methods are also required. The buffer shall be 50 feet or the channel width, measured as the average width between the top of the opposing banks, whichever is greater. The buffer shall be the required width on either side of the stream measured from the stream edge. The buffer may be reduced to the width of the Special Flood Hazard Area in the case that the required buffer is larger than the Special Flood Hazard

80.15 ADMINISTRATION. – Renumber to 80.12

The Planning and Development Director or their designee is hereby appointed to implement and administer the provisions of this chapter and is referenced herein as the Floodplain Manager. Duties and responsibilities of the Floodplain Manager shall include, but not necessarily be limited to the following:



5. Submit to the Federal Insurance Administrator an annual report concerning the community's participation, utilizing the annual report form supplied by the Federal Insurance Administrator.
8. Maintain the accuracy of the community's Flood Insurance Rate Maps when development results in the following. Within six (6) months of the completion of the development, the applicant shall submit to FEMA all scientific and technical data necessary for a Letter of Map ~~Amendment~~ Revision.
 - A. Development placed within the Floodway ~~District~~ results in any of the following:

80.16 FLOODPLAIN DEVELOPMENT PERMIT REQUIRED. - Renumber to 80.13

80.17 APPLICATION FOR PERMIT. - Renumber to 80.14

Application shall be made on forms furnished by the Floodplain Manager and shall include the following:

1. Description of the work to be covered by the permit for which application is to be made.
2. Description of the land on which the proposed work is to be done (i.e., parcel identification number, lot, block, track, street address or similar description) that will readily identify and locate the work to be done.
3. Location and dimensions of all structures and additions
4. ~~Identification~~ Indication of the use or occupancy for which the proposed work is intended.
5. Elevation of the base flood/one percent annual chance or greater flood.
6. Elevation (in relation to NAVD 1988) of the lowest floor (including basement) of structures or of the level to which a structure is to be flood proofed.
7. For structures being improved or rebuilt, the estimated cost of improvements and market value of the structure prior to the improvements.
8. Such other information as the Floodplain Manager deems reasonably necessary (e.g., drawings or a site plan) for the purpose of this chapter. Upon completion of the work, additional information may be required to be submitted, such as a no-rise certification, elevation certificate, and/or other required engineering documents as determined by the Floodplain Manager.

80.18 ACTION ON PERMIT APPLICATION. - Renumber to 80.15

80.19 CONSTRUCTION AND DEVELOPMENT TO BE AS PROVIDED IN APPLICATION AND PLANS. - Renumber to 80.16

Floodplain development permits issued on the basis of approved plans and applications authorize only the development, arrangement, and construction set forth in such approved plans and applications and no other ~~development use~~, arrangement or construction. Any ~~development use~~, arrangement, or construction differing from what is authorized shall be deemed a violation of this chapter. The applicant shall be required to submit certification by a professional engineer or land surveyor, as appropriate, registered in the State of Iowa, that the finished fill, structure floor elevations, flood proofing, or other flood protection measures were accomplished in compliance with the provisions of this chapter, prior to the use or occupancy of any structure. Such certifications shall be on FEMA forms.

80.20 APPOINTMENT AND DUTIES OF BOARD OF ADJUSTMENT. - Renumber to 80.17

80.21 CONDITIONAL USES. - Renumber to 80.18

80.22 APPEALS. - Renumber to 80.19

80.23 VARIANCES. - Renumber to 80.20



80.24 HEARINGS AND DECISIONS OF THE BOARD OF ADJUSTMENT. - Renumber to 80.21

80.25 FACTORS UPON WHICH THE DECISION TO GRANT VARIANCES SHALL BE BASED. - Renumber to 80.22

80.26 CONDITIONS ATTACHED TO VARIANCES. - Renumber to 80.23

80.27 APPEALS TO THE COURT. - Renumber to 80.24

80.28 NONCONFORMING USES. - Renumber to 80.25

3. If any nonconforming use or structure is destroyed by any means, including flood, it shall not be reconstructed if the cost is more than 50 percent of the market value of the structure before the damage occurred, unless it is reconstructed in conformity with the provisions of this chapter. This limitation does not include the cost of any alteration to comply with existing state or local health, sanitary, building or safety codes or regulations or the cost of any alteration of a structure listed on the National Register of Historic Places, provided that the alteration shall not preclude its continued designation.

80.29 PENALTIES FOR VIOLATION. - Renumber to 80.26

80.30 AMENDMENTS. - Renumber to 80.27

80.31 ADMINISTRATIVE PROCEDURES FOR FLOODPLAIN MANAGEMENT AND REGULATION. - Renumber to 80.28

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 jim@citizenserve.com
 www.citizenserve.com



BILL TO Story County ATTN: Amelia Schoeneman Planning and Development 900 6th Street Nevada, IA 50201

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
6135	07/01/2025	\$16,200.00	07/01/2025	Due on receipt	

DESCRIPTION	QTY	RATE	AMOUNT
Annual Billing Annual billing for 12 Citizenserve user subscriptions (09/15/2025 - 3/14/2025)	12	1,350.00	16,200.00

SUBTOTAL	16,200.00
TAX (8.3%)	0.00
TOTAL	16,200.00
BALANCE DUE	\$16,200.00

APPROVED **DENIED**

Board Member Initials: AKH

Meeting Date: 7-22-25

Follow-up action: _____



STORY COUNTY

Facilities Management

JOBY BROGDEN

Director
515.382.7401

MATT MILLER

Assistant
515.382.7402

Story County Administration
900 6th St.

Nevada, Iowa 50201
515.382.7404 FAX

DATE: July 16, 2025
TO: Board of Supervisors
FROM: Joby J. Brogden
RE: Assessor Office Security Enhancements

APPROVED

DENIED

Board Member Initials: AKH

Meeting Date: 7-22-25

Follow-up action: _____

Facilities Management is requesting consideration of adding a secondary exit to the Assessor's office, to allow for a more discreet exit from their office area into the stair tower. Additional work with this project is to add secure wood case work to the large, frosted windows that face the corridor.

These items offer a solution for two safety and security concerns with the layout of the existing office. During elections this corridor can and does become very congested for long periods of time throughout the workday. The current entrance/exit brings staff into the middle of the staging lines for voters that are in line to enter the conference room. The current entry/exit staff has staff coming and going in the same area as customers at the main counter, the additional exit will allow for entering/exiting adjacent to the main corridor, without being directly in the waiting line for voters or within the line of sight from the front counter. The windows also pose a safety and security concern with the voter staging line being along this wall, people tend to lean on these large glass windows that were not intended to receive this type of force, this poses a safety concern for the public and the staff that sit directly on the other side of the windows. The windows are frosted, with no clear view through them, however as people stand/lean at or on the windows it is also very disruptive. The proposed oak casement will provide a site barrier and will add a layer of safety and security to the windows without sacrificing aesthetics of the office or corridor areas.

This is a current project on the Facilities Management work plan for FY-26. With our current staff levels our department is using contractors to help with getting priority projects completed. This request shouldn't need a budget amendment; we can absorb the additional cost in the Facilities Management operating budget for the Administration building.

Facilities Management is requesting the BOS hire Harold Pike Construction to perform the work of adding the door and the wood casing work, Facilities will do the painting, door hardware install, adding of access control, and moving of light switches or other existing devices in the wall where the proposed doorway will be.

The cost of this request is **\$8,155.00**



HAROLD PIKE CONSTRUCTION COMPANY

120 N. SHERMAN AVE. P.O. BOX 429 AMES, IOWA 50010 • PHONE: 515-232-3133 • FAX: 515-232-7818 • WWW.HPIKECONST.COM

July 3, 2025

Story County
900 6th Street
Nevada IA 50201
515-382-7400

Attn: Joby Brogden

RE: Story County Administration Building – Accessor's Area

Dear Joby:

HPC, L.L.C. proposes to install wood window covers on two hallway windows and install a secondary exit door to the stairway for a price of \$8,155.00.

HPC will stain the door, infill panels and trims. HPC will provide a door frame, wood door, hinges, seal and kickplate.

The County will paint and provide and install electric strike, lockset and closure.

Please let HPC know how you wish to proceed.

Sincerely,

A handwritten signature in black ink, appearing to read 'Curtis Pike', is written over a faint, illegible stamp or watermark.

Curtis Pike

CP/tm



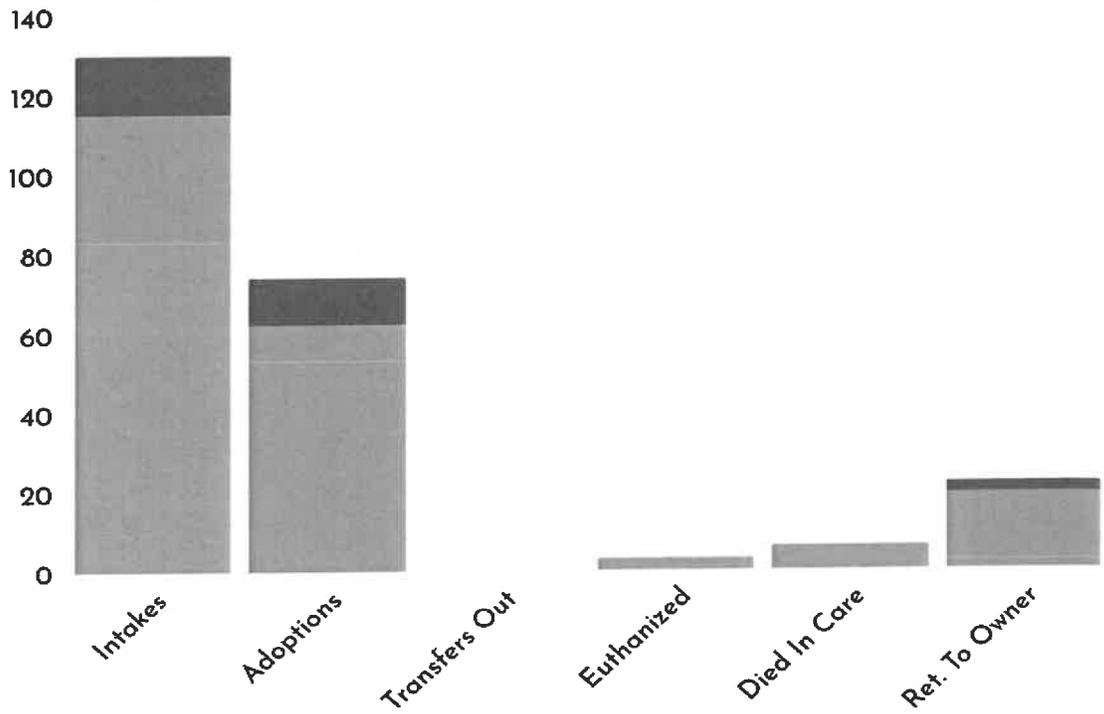
Story County Animal Control and Shelter
Quarterly Report: April 1st 2025 – June 30th 2025

	April	May	June	Total
Cat Intakes	22	40	21	83
Cats Adopted	20	18	15	53
Cats Transferred to another rescue	0	0	0	0
Cats Euthanized(medical)	0	1	0	1
Cats Died in Care	2	4	0	6
Cats Returned to Owner	1	0	1	2
Dog Intakes	9	12	11	32
Dogs Adopted	3	2	4	9
Dogs Transferred to another rescue	0	0	0	0
Dogs Euthanized(medical)	0	0	0	0
Dogs Euthanized(behavior)	1	1	0	2
Dogs Died in Care	0	0	0	0
Dogs Returned to Owner	6	8	3	17
Other Animal Intakes	0	0	0	0
Other Animals Transferred	0	0	0	0
Other Animals Adopted	0	0	0	0
Other Animals Returned to Owner	0	0	0	0



A LOOK AT OUR NUMBERS

■ Cats ■ Dogs ■ Other



Animal Control Calls: 37 Incidents

Reason	Count
Abandoned	1
Bite Case	14
Complaint	2
Confined Stray	12
Dangerous	1
Deceased Animal	2
Disturbance	1
Injured	1
Issued Citation	1
Neglect	1
Un-Confined Stray	3
Vicious	1
Welfare Check	6

Current Animal Population 07/15/2025: Dogs - 8, Cats - 64

Animals currently in Foster Care as of 07/15/2025: Cats: 3, Dogs: 1

Donations Received:	April	May	June	Total
	\$1,145.00	\$2,905.00	\$949.00	\$4,999.00

Quarterly Report Summary

The second quarter of 2025 moved along steadily, with manageable intake numbers. We took in 53 cats and 32 dogs during this period. We had 62 adoptions, and 19 animals reunited with their owners. While adoptions are typically slower this time of year consistent with past trends we've seen a strong uptick in the past couple of weeks, with 29 adoptions alone helping to close the gap.

Animal control responded to 37 calls, many of which involved bite reports or confined stray pickups. Fortunately, we've been able to keep our in-shelter cat population at very manageable levels, which benefits both animal care and staff workload. Lower stray intake has also allowed us to focus on transferring in animals from our waitlist and assisting rescue partners in need.

Two shelter attendants are currently enrolled in the national Animal Care and Control ACO I certification program.

Staff also participated in several community outreach efforts, including:

- Nevada Elementary's PTA STEAM event, where we engaged young attendees with animal trivia and shared the importance of microchipping
- Our first-ever in-person Kitten Shower, which had great turnout and support from the community
- Get Outdoors Day with Story County Conservation, where adoptable puppies were the stars of the show
- Visits to senior living centers with kittens in tow
- A presentation to kids with Huxley Parks and Rec about shelter operations and responsible pet ownership

Thanks to the hard work of the Chasin Tails Fun Run crew, this incredible team was able to raise \$5,850.00 for the animals during their annual Motorcycle ride, along with donations of dog food and flea/tick prevention. We also had a very generous donation of \$4,000 to help us purchase enough Kuranda beds for every single animal in the shelter.



Staff enjoying the 1st ever in person Kitten Shower



Participating in Nevada PTA STEAM event



Kittens enjoying their time in foster care and adoptable cats enjoying their donated Kuranda bed tower and free roam room

Story County FY25 Quarterly Report
June 30, 2025

	Original		Apr-May-June		YTD		Percent of Budget	Amount Remaining
	Annual Budget	Amended	Total	Total	Total			
Expenditures:								
Board of Supervisors	\$1,267,650.00	\$1,300,650.00	\$288,479.61	\$1,233,608.55	94.85%	\$67,041.45		
Auditor	\$1,556,811.00	\$1,575,811.00	\$296,513.48	\$1,528,256.65	96.98%	\$47,554.35		
Treasurer	\$1,201,084.00	\$1,235,894.00	\$282,287.78	\$1,178,413.07	98.11%	\$57,480.93		
County Attorney	\$3,523,465.00	\$3,468,818.00	\$802,613.94	\$3,323,721.49	95.82%	\$145,096.51		
Sheriff	\$12,953,901.00	\$12,659,901.00	\$2,877,089.44	\$12,286,053.95	97.05%	\$373,847.05		
Recorder	\$590,542.00		\$125,133.48	\$556,811.71	94.29%	\$33,730.29		
Animal Control	\$659,430.00	\$671,830.00	\$160,125.20	\$642,948.95	95.70%	\$28,881.05		
General Betterment (40% L.O.S.T.	\$1,462,316.00	\$1,636,968.00	\$415,316.15	\$1,151,121.71	70.32%	\$485,846.29		
Engineer	\$9,392,310.00	\$149,554.00	\$30,210.08	\$7,539,024.37	80.27%	\$1,853,285.63		
Veteran Affairs	\$164,189.00	\$7,529,260.00	\$1,197,571.60	\$130,195.01	87.06%	\$19,358.99		
Conservation Board	\$6,721,935.00	\$472,210.00	\$102,639.67	\$437,652.37	78.16%	\$1,644,144.64		
Environmental Health	\$470,685.00	\$346,200.00	\$79,892.21	\$305,862.44	92.68%	\$34,557.63		
IRVM	\$385,700.00	\$505,885.00	\$110,930.02	\$474,594.88	93.81%	\$31,290.12		
General Assistance	\$509,835.00		\$12,640.22	\$78,063.73	89.73%	\$8,936.27		
Group Homes	\$87,000.00	\$747,255.00	\$168,209.95	\$678,504.35	90.80%	\$68,750.65		
Human Services Center	\$723,655.00	\$955,890.00	\$210,290.73	\$878,656.14	91.92%	\$77,233.86		
Facilities Management	\$984,890.00	\$1,968,051.00	\$562,669.66	\$415,605.29	93.02%	\$31,194.71		
Information Technology	\$1,994,051.00	\$446,800.00	\$83,539.50	\$812,968.05	88.23%	\$108,446.95		
Planning & Development	\$444,100.00	\$945,515.00	\$195,745.79	\$47,488.60	75.98%	\$15,011.40		
Justice Center Facilities	\$945,515.00	\$921,415.00	\$8,664.71	\$0.00	1.38%	\$2,958.55		
HHS	\$62,500.00		\$0.00	\$85,358.63	71.10%	\$34,691.37		
MHDS Local Services	\$3,000.00		\$8,672.76	\$20,150,079.58	78.78%	\$5,427,780.42		
Juvenile Court Services	\$120,050.00		\$5,490,152.05	\$61,642,273.56	85.11%	\$10,783,380.44		
Countywide Services	\$21,265,748.00	\$25,577,860.00	\$15,874,619.58					
Total Expenditures:	\$67,490,342.00	\$72,425,654.00	\$15,874,619.58	\$61,642,273.56				
Fund Balance Status:		Restricted	Committed	Assigned	YTD	EFB %		
General Basic Fund	\$14,650,836.19	\$100,000.00	\$406,050	\$2,153,356	90.81%	45%		
Gen Sub Fund ARPA	\$3,291,254.65				69.31%	na		
Gen Sub Fund MHDS	\$4,489,86				1.38%	na		
General Supplemental Fund	\$2,479,324.76				94.47%	38%		
Rural Services Fund	\$1,953,468.75			\$629,764	92.81%	27%		
TIF Fund	\$41,395.04				99.93%			
LG Opioid Abatement Fund					44.34%			
Secondary Roads Fund	\$7,365,894.15				80.27%	98%		

Story County FY25 Quarterly Report June 30, 2025

Departmental Revenues:	Annual Budget	Amended	YTD		Percent of Budget	Amount Remaining
			Total			
Auditor	\$32,300.00	\$3,383,930.00	\$27,320.06		84.58%	\$4,979.94
Treasurer	\$3,089,930.00	\$374,000.00	\$3,831,359.53		113.22%	-\$447,429.53
County Attorney	\$391,000.00	\$374,000.00	\$334,365.32		89.40%	\$39,634.68
Sheriff	\$1,117,360.00	\$1,137,860.00	\$1,083,350.26		95.21%	\$54,509.74
Recorder	\$597,000.00		\$496,632.90		83.19%	\$100,367.10
Animal Control	\$49,700.00	\$66,200.00	\$65,410.86		98.81%	\$789.14
Engineer	\$8,855,230.00	\$8,896,430.00	\$9,437,317.08		106.08%	-\$540,887.08
Veteran Affairs	\$10,150.00		\$10,000.00		98.52%	\$150.00
Conservation Board	\$2,286,390.00	\$1,860,393.00	\$1,743,393.40		93.71%	\$116,999.60
Environmental Health	\$131,750.00	\$119,750.00	\$100,921.98		84.28%	\$18,828.02
IRVM	\$28,800.00	\$11,900.00	\$9,879.99		83.03%	\$2,020.01
General Assistance	\$10,900.00		\$0.00		0.00%	\$0.00
Group Homes	\$215,236.00		\$216,040.94		100.37%	-\$804.94
Human Services Center	\$3,000.00	\$0.00	\$115.00		10.00%	-\$115.00
Facilities Management	\$3,950.00		\$3,705.84		93.82%	\$244.16
Information Technology	\$9,600.00	\$34,660.00	\$63,112.87		657.43%	-\$53,512.87
Planning & Development	\$32,660.00		\$44,297.90		127.81%	-\$9,637.90
Justice Center Facilities	\$2,400.00		\$1,748.43		72.85%	\$651.57
HHS	\$230,000.00		\$256,293.23		111.43%	-\$26,293.23
MHDS Local Services	\$4,500.00		\$260.16		5.78%	\$4,239.84
Countwide Services	\$37,187,980.00	\$37,597,365.00	\$37,551,154.76		99.88%	\$46,210.24
Total Revenues:	\$54,289,836.00	54,598,524.00	\$55,276,680.51		101.24%	-\$689,056.51