

The Board of Supervisors met on 10/27/20 at 10:00 a.m. in the Story County Administration Building. Members present: Linda Murken, Lisa Heddens, and Lauris Olson, with Murken presiding. (all audio of meetings available at storycountyia.gov). Murken read the special note to the public: due to recommendations for social distancing in order to help slow the spread of the COVID-19 virus, and limited space, the meeting will be provided via Zoom originating from the Story County Administration Building.

ADOPTION OF AGENDA: Heddens moved, Olson seconded adopting the agenda as presented. Motion carried unanimously (MCU) on a roll call vote.

UPDATES ON COVID-19 – Heddens reported on statewide and countywide caseload numbers.

QUARTERLY UPDATE FOR WORKFORCE DEVELOPMENT AND ECONOMIC DEVELOPMENT PLANNING (AEDC) – Brenda Dryer, AEDC, introduced new employee Nick Sorenson. Nick Sorenson provided detail from the quarterly update. Discussion took place.

MINUTES: 10/13/20 Minutes and 10/20/20 Minutes – Olson moved, Heddens seconded all minutes as presented. Roll call vote. (MCU)

PERSONNEL ACTIONS: 1) new hire, effective 11/9/20, Animal Control for Anna Peterson @ \$17.05/hr; 2) promotion, effective 10/25/20, in Attorney's Office for Monika Stalzer @ \$26.39/hr. Heddens moved, Olson seconded the approval of Personnel Actions as presented. Roll call vote. (MCU)

CLAIMS: 10/29/20 Claims of \$1,479,974.67 (run date 10/23/20, 31 pages, on file in the Auditor's Office) and authorize the Auditor to issue checks in payments of these claims and payment requests from Central Iowa Drug Task Force (\$1,354.91), Holding-Seized Funds (\$590.00), BooSt School Ready (\$28,781.71), BooSt Early Childhood (\$11,401.16), Emergency Management (\$13,808.19), E911 surcharge (\$24,480.32), County Assessor (\$1,421.88), Ames City Assessor (\$21,921.99), and Central Iowa Community Services (\$135,395.91). Olson moved, Heddens seconded the approval of Claims as presented. Roll call vote. (MCU)

Murken item removed item #11 for additional consideration. Heddens moved, Olson seconded the approval of Consent Agenda with noted change.

1. Calendar 2021 Holiday Schedule
2. License Fees between Story County and CDW for software and maintenance, effective 11/9/20-11/8/21, for \$21,700.00
3. Quarterly Report: Community Services
4. Final Design Plans for Hot Mix Asphalt (HMA) Resurfacing on E15 (110th Street), Section 11 of T85N R24W (Lafayette Township), (FM-CO85(157)--55-85)
5. Final Design Plans for HMA Resurfacing on E23 (170th Street), Section 10 of T84N R24W (Franklin Township), (FM-CO85(159)--55-85)
6. Final Design Plans for HMA Resurfacing on R61 (555th Avenue), Section 1 of T85N R24W (Lafayette Township), (FM-CO85(158) --55-85)
7. Professional Services Agreement with WHKS for 2021 bridge inspection, rating, and maintenance recommendations for bridges within Story County.
8. Revised recommendation for granting of surplus Story County radio equipment
9. Permission to use county credit card for Microsoft SSL email certification, effective 10/23/20-10/22/21, for \$370.00
10. Resolution #21-31, Setting the Date and Time for a Public Hearing for 11/18/20 at 6:30 PM, for the First Consideration to Replace Story County Code of Ordinances, Chapter 65 "Private Sewage Disposal Systems"
12. Utility Permits: #21-5273, #21-5275
13. Resolution #21-33, to hire outside counsel for drainage district appeals

Roll call vote. (MCU)

11. Extending the current deadline of 12/31/20 to either 3/31/21 or 6/30/21 to utilize vacation accrued above the normal limits – Alissa Wignall, Internal Operations and Human Resources Director, reported on background information. A small number of employees currently must use the extended accruals by 12/31/20. Wignall explained entries must be calculated and entered by hand for payroll purposes. She acquired feedback from department heads and elected officials before this presentation. Wignall reported vacations are not being denied, and provided detail on current policy. Discussion took place. Wignall reported on extensions by other counties. Olson stated the goal is fairness; she asked about extending until the end of January or February. Treasurer Rasmusson and Recorder Herridge stated the timeframe works. Wignall stated she would provide information to departments and offices. Heddens moved, Olson seconded the approval to extend the current deadline of 12/31/20 to 1/31/21 to utilize vacation accrued above the normal limits. Roll call vote. (MCU)

SECOND CONSIDERATION OF ORDINANCE NO. 290, AMENDING CERTAIN BOUNDARIES OF THE OFFICIAL ZONING MAP OF STORY COUNTY, KEY COOPERATIVE REZONING – Amelia Schoeneman, County Planner, reported on background information. No additional public comments were received; she recommended waiving third and final consideration. Murken opened the public hearing at 10:35 a.m., and, hearing none, she closed the public hearing at 10:35 a.m. Olson moved, Heddens seconded the approval of the Second Consideration of Ordinance No. 290, Amending Certain Boundaries of the Official Zoning Map of Story County, Key Cooperative Rezoning and Waiving the Third and Final Consideration. Roll call vote. (MCU)

UPCOMING AGENDA ITEMS: Murken stated the 11/3/20 meeting is a limited agenda meeting. Olson and Murken reported on multiple future items.

LIAISON ASSIGNMENTS, COMMITTEE MEETINGS UPDATES, AND ANNOUNCEMENTS FROM THE SUPERVISORS: The Board members all reported on meetings.

Olson moved, Heddens seconded to adjourn at 10:44 a.m. Roll call vote. (MCU)

Story County
Board of Supervisors Meeting
Limited Agenda
10/27/20

1. Originating From Administration Building, Story County Public Access Provided Via "Zoom" Meeting

SPECIAL NOTE TO THE PUBLIC: Due to recommendations to social distance in order to help slow the spread of the COVID-19 virus, the capacity of our meeting room is significantly limited. Therefore, public access to the meeting will be provided via Zoom.

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

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

Visit [HTTPS://WWW.ZOOM.US/](https://www.zoom.us/)

Click on "Join A Meeting" and use the Zoom Meeting ID 981 7092 0243 and Password 446094

To join the meeting by telephone:

Dial (312) 626-6799, then enter Webinar ID 981 7092 0243, Password 446094

Please visit WWW.STORYCOUNTYIOWA.GOV/92/BOARD-OF-SUPERVISORS

for more information on how to participate in meetings of the Story County Board of Supervisors.

2. CALL TO ORDER: 10:00 A.M.
3. PLEDGE OF ALLEGIANCE:
4. STATEMENT EXPLAINING WHY A MEETING IN PERSON IS IMPOSSIBLE OR IMPRACTICAL, PER CODE SECTION 21.8.1
5. ADOPTION OF AGENDA:
6. UPDATES ON COVID-19
 - a) Staff
 - b)Supervisors
7. PUBLIC COMMENT #1:

This comment period is for the public to address topics on today's agenda
8. Quarterly Update For Workforce Development And Economic Development Planning (AEDC) - Brenda Dryer And Nick Sorenson

Department Submitting Board of Supervisors

Documents:

AEDC 3RD QUARTER UPDATE.PDF

9. DISCUSSION AND CONSIDERATION OF ITEMS BROUGHT BEFORE THE BOARD WITH

REQUEST FOR IMMEDIATE ACTION:

10. CONSIDERATION OF MINUTES:

I. 10/13/20, 10/20/20 Minutes

Department Submitting Auditor

11. CONSIDERATION OF PERSONNEL ACTIONS:

I. Action Forms

1) new hire, effective 11/9/20, Animal Control for Anna Peterson @ \$17.05/hr; 2) promotion, effective 10/25/20, in Attorney's Office for Monika Stalzer @ \$26.39/hr;

Department Submitting HR

12. CONSIDERATION OF CLAIMS:

I. 10/29/20 Claims

Department Submitting Auditor

Documents:

CLAIMS 102920.PDF

13. 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 2021 Holiday Schedule

Department Submitting Human Resources

Documents:

2021 HOLIDAY CALENDAR.PDF

II. Consideration Of License Fess Between Story County And CDW For Software And Maintenance, Effective 11/9/20 - 11/8/21 For \$21,700.00

Department Submitting Information Technology

Documents:

CDW SOFTWARE.PDF

III. Consideration Of Quarterly Report Community Services

Department Submitting Auditor

Documents:

IV. Consideration Of Final Design Plans For HMA RESURFACING On E-15, Section 11 Of T85N R24W, (FM-CO85(157)--55-85)

Department Submitting Engineer

Documents:

FM HMA RESURFACING LAFAYETTE 11.PDF

V. Consideration Of Final Design Plans For HMA RESURFACING On E23, Section 10 Of T84N R24W(FM-CO85(159)--55-85)

Department Submitting Engineer

Documents:

FM HMA RESURFACING FRANKLIN.PDF

VI. Consideration Of Final Design Plans For HMA RESURFACING On R61, Section 1 Of T85N R24W,(FM-CO85(158) --55-85)

Department Submitting Engineer

Documents:

FM HMA RESURFACING LAFAYETTE 1.PDF

VII. Consideration Of Professional Services Agreement With WHKS For 2021 Bridge Inspection, Rating, And Maintenance Recommendations For Bridges Within Story County.

Department Submitting Engineer

Documents:

WHKS BRIDGE INSPECTION 2021.PDF

VIII. Consideration Of Recommendation For Granting Of Surplus Story County Radio Equipment Correction

Department Submitting Board of Supervisors

Documents:

RECOMMENDATION TO BOARD SECOND OFFERING .PDF

IX. Consideration For Permission To Use BOS Credit Card For Microsoft SSL Email Certification Effective 10/23/20 - 10/22/21 For \$370.00

Department Submitting Information Technology

- X. Consideration Of Resolution #21-31 Setting The Date And Time For A Public Hearing For November 18, 2020 At 6:30 PM, For The First Consideration To Replace Story County Code Of Ordinances, Chapter 65 "Private Sewage Disposal Systems"

Department Submitting Environmental Health

Documents:

RESOLUTION 21 31.PDF
SEPTIC ORDINANCE DRAFT.PDF

- XI. Consideration Of Extending The Current Deadline Of December 31, 2020 To The End Of March 2021 Or June 2021 To Utilize Vacation Above The Normal Accrual Limits

Department Submitting Board of Supervisors

Documents:

VACTION MAX ACCRUAL REQUEST1020.PDF
VACTION MAX ACCRUAL APPROVED.PDF

- XII. Consideration Of Utility Permit(S): #21-5273, 21-5275

Department Submitting Engineer

Documents:

UT 21 5273.PDF
UT 21 5275.PDF

- XIII. Consideration Of Resolution #21-33, To Hire Outside Counsel In Drainage District Appeals

Department Submitting Auditor

Documents:

RESOLUTION 21 33.PDF

14. PUBLIC HEARING ITEMS:

- I. Second Consideration Of Ordinance No. 290, Amending Certain Boundaries Of The Official Zoning Map Of Story County, Key Cooperative Rezoning - Amelia Schoeneman

Department Submitting Planning and Development

Documents:

STAFF REPORT.PDF
ORD NO 290.PDF
APPLICATION.PDF

15. UPCOMING AGENDA ITEMS:

16. PUBLIC FORUM #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.

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

18. 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.

Quarterly Story County Board of Supervisors

AROUND THE COUNTY

- Assisting Cambridge with Opera House for development when bids came in high
- Our team is working with city of Colo and developer on a new housing subdivision
- Gilbert has a new dentist office underway
- Working with city of Roland on strategic planning October 29th, 2020
- Larson well Drilling Company New Facility in Roland
- Working with Zearing - downtown Business Interest Survey
- Zearing bank building 2 apartments are rented
- Assisting Zearing on building that burnt



Quarterly Story County Board of Supervisors

WORKFORCE SOLUTIONS

September Unemployment #s / 2.8%

Down from 4.4% in August

Up from 1.6% in September of 2019

The MSA added 4,400 jobs in September

Story County Workforce Innovation Project

Partnering with United Way of Story County and DMACC

\$100,000 award

Welding – underway

8 participants

CNA – starting early November

21 interested

Production Manufacturing Tech – starting early November

13 interested



Ames
ECONOMIC DEVELOPMENT COMMISSION

FUTURE READY STORY COUNTY

VIRTUAL CAREER FAIR

THURSDAY, OCTOBER 15



- 350 Students Registered
- 33 Volunteers
- Recorded for future use

WORK in AMES.com

Your gateway to jobs in Story County, Iowa

- Averaging 5,000 searches a week
- 1,800 registered job seekers
- 1,800+ jobs posted as of 10.19.2020



Sign up today to participate in two upcoming

Outdoor Job & Resource Fairs

Marshalltown

Tuesday, October 6
10:00 am - 2:00 pm
IowaWORKS, 101 Iowa St.

Rain Date: Tuesday, October 13

NOTE: Due to space, spots are limited to the first 10 registrants.

Ames

Wednesday, October 14
10:00 am - 2:00 pm
Iowa State Center, D2 Lot

Rain Date: Wednesday, October 21

NOTE: D2 Lot is located South of Center Dr. and West of University Blvd.

Both fairs are free to attend. If you would like to rent a tent, table or chairs, let us know and we can coordinate the rental. Rental costs will vary depending on needs. Stall assignments and a fair map will be provided prior to each fair.

Masks will be required and hand sanitizer will be available.

All area employers and social service providers are invited to attend. Register today at 515-232-2310 or at brenda@ameschamber.com

WORK in AMES.com



Ames
ECONOMIC DEVELOPMENT COMMISSION

REMIT PAYMENT TO:

INVOICE

ACH INFORMATION:
 THE NORTHERN TRUST
 50 SOUTH LASALLE STREET
 CHICAGO, IL 60675

E-mail Remittance To: gachremittance@cdw.com
 ROUTING NO.: 071000152
 ACCOUNT NAME: CDW GOVERNMENT
 ACCOUNT NO.: 91057



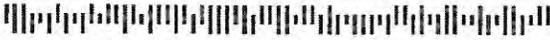
CDW Government
 75 Remittance Drive, Suite 1515
 Chicago, IL 60675-1515



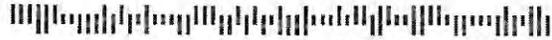
RETURN SERVICE REQUESTED

INVOICE NUMBER	INVOICE DATE	CUSTOMER NUMBER
2842597	10/15/20	8484660
SUBTOTAL	SHIPPING	SALES TAX
\$21,700.00	\$0.00	\$0.00
DUE DATE		AMOUNT DUE
11/14/20		\$21,700.00

261 1 MB 0.439 E0253X I0405 D6724945581 S2 P7763077 0001:0001



STORY COUNTY INFORMATION TECHNOLOGY
 ACCOUNTS PAYABLE
 ADMINISTRATION BLDG
 900 6TH ST
 NEVADA IA 50201-2004



CDW Government
 75 Remittance Drive
 Suite 1515
 Chicago, IL 60675-1515

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

INVOICE DATE	INVOICE NUMBER	PAYMENT TERMS			DUE DATE	
10/15/20	2842597	Net 30 Days			11/14/20	
ORDER DATE	SHIP VIA	PURCHASE ORDER NUMBER			CUSTOMER NUMBER	
10/14/20	ELECTRONIC DISTRIBUTION	COMPREHENSIVE MIMICAST			8484660	
ITEM NUMBER	DESCRIPTION	QTY ORD	QTY SHIP	QTY B/O	UNIT PRICE	TOTAL
6153172	MIMICAST COMP DEFENSE PLAN Manufacturer Part Number: M_COMP-DEF_250_A Electronic distribution - NO MEDIA	300	300	0	41.70	12,510.00
5323899	MIMICAST W1 Manufacturer Part Number: M_W1_250_A Electronic distribution - NO MEDIA	300	300	0	18.30	5,490.00
5063247	MIMICAST LCS SILVER 1Y Manufacturer Part Number: M_LCS_SL_A Electronic distribution - NO MEDIA	1	1	0	900.00	900.00
5065156	MIMICAST IMP GUIDED IMPLEMENTATION Manufacturer Part Number: M_IMP_GDD_OO Electronic distribution - NO MEDIA	1	1	0	1,000.00	1,000.00
5913208	MIMICAST AT IMPLEMENTATION Manufacturer Part Number: M_ATIOS_OO Electronic distribution - NO MEDIA	1	1	0	0.00	0.00
5375511	MIMICAST WEB SECURITY IMPLEMENT Manufacturer Part Number: M_WI_OO Electronic distribution - NO MEDIA	1	1	0	0.00	0.00
6082953	MIMICAST EDUCATION PREM SUB Manufacturer Part Number: M_EDU_PREM_A Electronic distribution - NO MEDIA	1	1	0	1,800.00	1,800.00

APPROVED

DENIED

Board Member Initials: *AM*

Meeting Date: 10/27/20

Follow-up action: _____

ACCOUNT MANAGER	SHIPPING ADDRESS:	SUBTOTAL	AMOUNT DUE
GABE BROWN 312-547-2674 gabebro@cdwg.com	STORY COUNTY INFORMATION TECHNOLOGY ACCOUNTS PAYABLE 900 6TH ST ADMINISTRATION BLDG NEVADA IA 50201-2004	\$21,700.00	\$21,700.00
SALES ORDER NUMBER		SHIPPING	\$0.00
LRRQ890		SALES TAX	\$0.00
		AMOUNT DUE	\$21,700.00



Cage Code Number 1KH72
 DUNS Number 02-615-7235
 ISO 9001 and ISO 14001 Certified
 CDW GOVERNMENT FEIN 36-4230110

HAVE QUESTIONS ABOUT YOUR ACCOUNT?
 PLEASE EMAIL US AT credit@cdw.com
 VISIT US ON THE INTERNET AT www.cdw.com

MHDS

Central Iowa Community Services Region:

CICS was allocated \$3,217,608.82 in CARES Act funds from Governor Reynolds for COVID-19 Relief for mental health and disability services. CICS has let Requests for Proposals to school districts and mental health and disability service providers to apply for COVID-19 Relief funds. CICS also is identifying CICS office needs for COVID-19 Relief funds and we are working with Trilix marketing firm for development of mental health awareness videos. The CARES Act funds need to be expended by 12/30/20 or returned to the State of Iowa if funds are unused.

CICS has continued to have conversation with staff at Mary Greeley Medical Center regarding potential development of subacute services and conversation with Eyerly Ball Community Mental Health Services regarding development of crisis stabilization community based services.

Cerro Gordo, Webster and Wright Counties have requested to join the CICS Region. The CICS Governing Board is considering these requests.

Community Services

Staff has prepared to begin using the collaboration tool in CSN with partner agencies in October. With a hiring freeze in place and the building closed to the public we have been on hold with fully implementing a centralized intake process.

Staff participated virtually in the Criminal Justice & Behavioral Health Cross-System Planning meetings held by the Gains Center as part of the Sequential Intercept Model mapping grant secured by the County Attorney's Office.

The Story County Mental Health Expo was held virtually in September.

Precautionary measures related to Covid 19 continue to be implemented by staff and staff have regularly participated in the CCMT meetings.

Staff from our office continued to participate as much as possible with various committees that we are involved in.

This quarter 91 interviews were completed with Veterans or surviving spouses by Erin Rewerts, CVSO.

STORY COUNTY

Letting Date **Jan. 20, 2021**

HMA RESURFACING

Proj. No. FM-C085(157)--55-85

PROJECT TRAFFIC CONTROL PLAN

THE ROAD WILL BE OPEN TO ONE LANE TRAFFIC DURING CONSTRUCTION HOURS AND RESERVED TO ADJACENT PROPERTIES AT THE END OF EACH DAY. LOCAL TRAFFIC TO ADJACENT PROPERTIES WILL BE MAINTAINED AS MUCH AS POSSIBLE. TRAFFIC WILL BE CONTROLLED BY THE CONTRACTOR USING TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS INSTALLED WITHIN THE LIMITS OF THIS PROJECT. ALL TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AS ADOPTED BY THE DEPARTMENT PER 781 OF THE IOWA ADMINISTRATIVE CODE (IAC) CHAPTER 130.

ALL TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, AND MAINTAINED BY THE CONTRACTOR.

DETOUR SPACING TO BE FURNISHED, PLACED, AND MAINTAINED BY STORY COUNTY IF NEEDED.

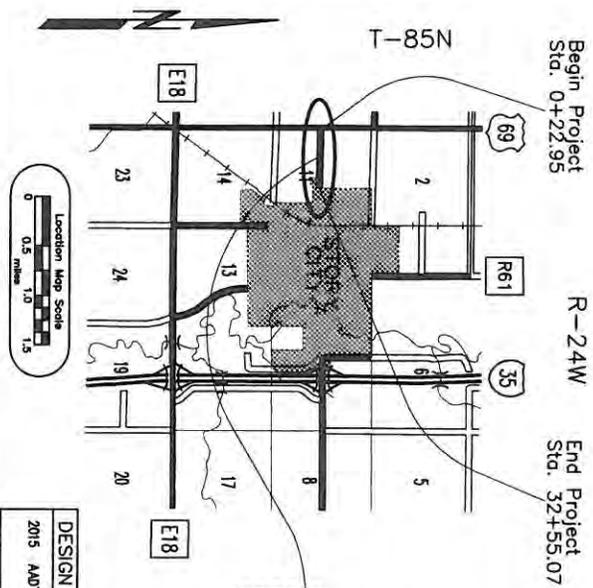
UTILITIES INFORMATION

UTILITY COMPANIES WHOSE FACILITIES ARE SHOWN ON THE PLANS OR SHOWN TO BE WITHIN THE CONSTRUCTION LIMITS SHALL BE NOTIFIED BY THE CONTRACTOR OF THE CONSTRUCTION STARTING DATE AND SUBSEQUENT WORK IN THE AREA.

ALWAYS ENERGY: 319-288-1315
 IOWA NETWORK SERVICES: 515-281-4444
 IOWA NETWORK SERVICES: 515-281-4444
 XENIA RURAL WATER DISTRICT: 515-676-2117

CONTRACTOR SHALL CALL ONE CALL AT LEAST 48 HOURS PRIOR TO BEGINNING WORK. ONE CALL 1-800-292-6989

It shall be the contractor's responsibility to provide water, access or disposal sites for excess material (excavated material or broken concrete) which is not desirable to be incorporated into the work of this project. These areas shall not impact wetlands or other environmentally sensitive areas. No material shall be placed in the right-of-way, unless specifically stated in the plans.



Location Map Scale
 0 0.5 1.0 1.5 miles

DESIGN DATA RURAL
 2015 AADT 2810 V.P.D.

PROJECT LOCATION

ON E-15; FROM US HIGHWAY 69, EAST 0.62 MILES TO THE STORY CITY CITY LIMITS; ON CTR. SECTION 11 OF T85N R24W.

IOWA ONE CALL
 1-800-292-6989
 www.iowacall.com
 IOWA NETWORK SERVICES
 Call before you dig

Begin Project Sta. 0+22.95
 R-24W
 End Project Sta. 32+55.07

Scales: As Noted

Refer to Proposal Form for a list of applicable specifications.

ON E-15; FROM US HIGHWAY 69, EAST 0.62 MILES TO THE STORY CITY CITY LIMITS; ON CTR. SECTION 11 OF T85N R24W.

IOWA DEPARTMENT OF TRANSPORTATION

Highway Division
 PLANS OF PROPOSED IMPROVEMENT ON THE

FARM-TO-MARKET SYSTEM

STORY COUNTY

HMA RESURFACING

Project No. FM-C085(157)--55-85

INDEX OF SHEETS

No.	Description
A.01	TITLE SHEET
C.01	QUANTITY INFORMATION SHEET
C.02	TYPICAL SECTIONS SHEET
C.03	VEGETATION SHEET

MILEAGE SUMMARY

Dw.	Location	Ln. Ft.	Miles
1	STA. 0+22.95 TO STA. 32+55.07	3,232.12	0.612
Total		3,232.12	0.612

STANDARD ROAD PLANS

Number	Date	Title
PA-110	04-21-20	LINE TYPES
PA-120	10-21-14	STOP LINES AND ISLANDS
PR-201	10-21-14	RUNOUTS FOR RESURFACING
PR-202	04-21-20	NOTCHES FOR RESURFACING (WITH OR WITHOUT RUNOUT)
PA-3	04-16-18	SAFETY EDGE
PV-202	04-16-13	HOT MIX ASPHALT RESURFACING
TC-1	10-15-18	WORK NOT AFFECTING TRAFFIC (TWO-LANE OR MULTI-LANE)
TC-214	04-21-20	LANE CLOSURE WITH FLAGGERS FOR USE WITH PILOT CAR
TC-233	10-17-17	PAVEMENT MARKING OPERATIONS TWO-LANE
TC-282	10-15-18	UNEVEN LANES



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

David M. Weller Date: **10-19-2020**

My license renewal date is December 31, 2020.
 (Enter submission unless specified here)

Accepted by
David M. Weller 10-20-20
 Story County Engineer
 Date

Approved Story County Board of Supervisors
[Signature]

Story County Project Number FM-C085(157)--55-85 Sheet No. A.01

ESTIMATED PROJECT QUANTITIES OF QUANTITIES
(1 DIVISION PROJECT)

ITEM	ITEM CODE	ITEM	UNIT	TOTAL
1	2121-7425020	GRANULAR SHOULDERS, TYPE B	TON	1,132.7
2	2212-0475095	CLEANING AND PREPARATION OF BASE	MILE	0.6
3	2214-5145150	PAVEMENT SCARIFICATION	SY	406.7
4	2303-1032500	HMA, ST. INTERMEDIATE COURSE, 1/2 IN. MIX	TON	791.9
5	2303-1033500	HMA, ST. SURFACE COURSE, 1/2 IN. MIX, NO SPECIAL FRICTION	TON	791.9
6	2303-1264223	ASPHALT BINDER, PG 64-22S, STANDARD TRAFFIC	TON	92.0
7	2303-6911000	HMA PAVEMENT SAMPLES	LS	1.0
8	2303-7000610	PAYMENT ADJUSTMENT I/D FOR HMA MIXTURE (LABORATORY VOIDS)	EACH	1.0
9	2303-7000620	PAYMENT ADJUSTMENT I/D FOR HMA MIXTURE (FIELD VOIDS)	EACH	1.0
10	2527-9263109	PAINTED PAVEMENT MARKINGS, WATERBORNE/SOLVENT	STA	97.1
11	2528-8445110	TRAFFIC CONTROL	LS	1.0
12	2528-8445113	FLAGGER	EACH	8.00*
13	2528-8445115	PILOT CAR	EACH	3.00*
14	2533-4980005	MOBILIZATION	LS	1.0

* Estimate only. See Proposal for quantities.

GENERAL NOTES

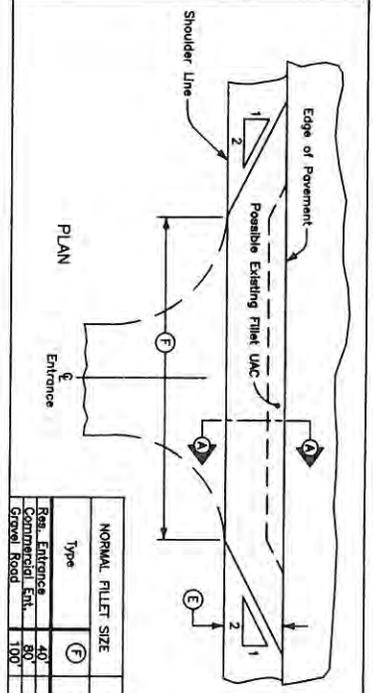
Story County will mark out scarification sawcuts and pavement markings.

Unless otherwise directed or authorized, all hot mix asphalt and other bituminous materials which are not specifically addressed or described in the contract documents shall become the property of the Contractor.

- The Contractor, in accordance with current rules and regulations of the Iowa Department of Natural Resources, may:
1. With the approval of the Engineer, blend or otherwise process the material for use with shoulder or special backfill aggregate, for use on the project.
 2. With the approval of the Engineer, place with material in areas designated by the Engineer as Soil Aggregate Subbase without extra charge.
 3. Remove the material from the project and stockpile for the contractor's future use.

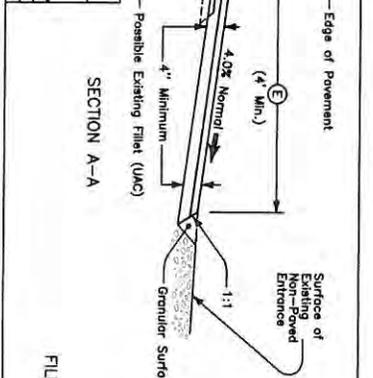
ESTIMATE REFERENCE INFORMATION

ITEM NO.	DESCRIPTION
1.	Item for 6' wide shoulders (on each side). See typical on Sheet C.02 for details. Granular material quantity estimated using a unit weight of 125 pcf. Item includes all material, equipment and labor necessary to furnish, place and finish granular shoulders.
3.	Refer to road detail on Sheet C.02 for surface runoff details and scarification stationing.
4-5.	HMA shall apply. Quantity is for 3" thick (two 1 1/2" lifts) Standard Traffic design overlay with 12' wide lanes for entire the project. Quantity was estimated using 148 lbs./ft ² unit weight. Quantity includes 11.0 tons for entrance filets and mailbox filets. Safety Edge shall be used on both lifts. See Standard Road Plan PV-3 for details. Tack coat is incidental to this item.
6.	Binder was estimated at 6% for both intermediate and surface lifts.
10.	See tabulation on Sheet C.03 for pavement marking types, stationing, and quantities. Quantity includes an application of yellow centerline marking for both intermediate and surface lifts, and one application of white edge lines for the surface lift only.
11.	See Traffic Control Plan on Sheet A.01 for traffic control notes, and refer to TC Standard Road Plans for further details.
12.	Flagger quantity is an estimate only. See Proposal for quantities.
13.	Pilot Car quantity is an estimate only. See Proposal for quantities.



NORMAL FILLET SIZE

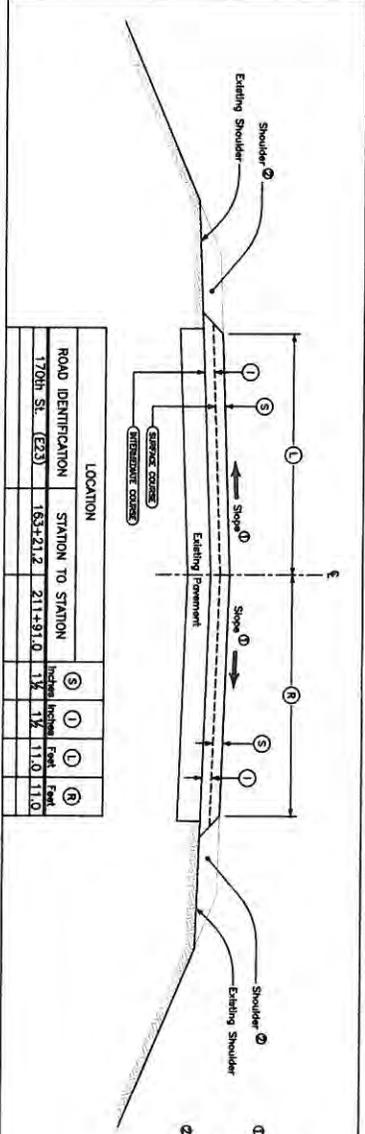
Type	F	E	SURFACE COURSE	INTERMEDIATE COURSE	TACK COAT
Res. Entrance	40	4	1.7	1.7	2.1
Commercial Ent.	80	4	3.2	3.2	3.9
Gravel Road	100	4	3.9	3.9	4.8



FILET FOR NON-PAVED ENTRANCES (HMA Resurfacing Project)

Notes:

- Construct uniform thickness fillets at non-paved entrances to form driveways and other thicknesses where practical, and at commercial entrances, and driveways.
- Special sloping of existing surface prior to placement of fillet may be required by the Engineer and is incidental to other work on the project.
- Fillet slope on filed in the table are recommended and shall be used for all projects unless otherwise specified. The fillet shall be installed at the size of each individual fillet to accommodate conditions at the site.
- HMA quantities included with machine quantities.
- Estimated at 145 lbs./cu. ft.
- Estimated for 2 applications at 0.02 gal./sq. yd. The tack by the Engineer. Fillets may be omitted when so directed.



TYPICAL CROSS SECTION HMA RESURFACING

Notes:

- Match finished slope to existing pavement except that the maximum allowable slope is 3.0% minimum outside slope is 2.0%. Section may be modified as directed by the Engineer through change orders.
- Refer to subdivision filing of super-elevation curves and Standard Road Plans for additional requirements through super-elevation curves.
- Refer to shoulder typical.

Location Station

Location Station	①	②	③	④	⑤	⑥	⑦	⑧	⑨	⑩	Remarks
183+21.2	76	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	Begin Project
211+81.0	76	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	End Project
Under 20	10'										

* Based on existing requirements of state roads and interventions.

① Surface Course
② Intermediate Course
③ Milling
④ Bridge Approach or Pavement Section

SURFACE NOTCH - INTERMEDIATE RUNOUT FOR DOUBLE COURSE RESURFACING

TYPICAL SECTION FOR TYPE 'B' GRANULAR SHOULDER ADVANCED TO HOT MIX ASPHALT RESURFACING

Notes:

- Quantities have been determined on the basis of a design depth of 120 lbs. per cubic foot.

ROAD IDENTIFICATION

ROAD IDENTIFICATION	STATION TO STATION	SIZE	①	②	③	④	⑤	⑥	⑦	⑧	⑨	⑩
170th St. (E23)	183+21.2	211+81.0	88	3.0	3	1						
170th St. (E23)	183+21.2	311+81.0	88	3.0	3	1						

STORY COUNTY

Letting Date Jan. 20, 2021

HMA RESURFACING

Proj. No. FM-C085(158)--55-85

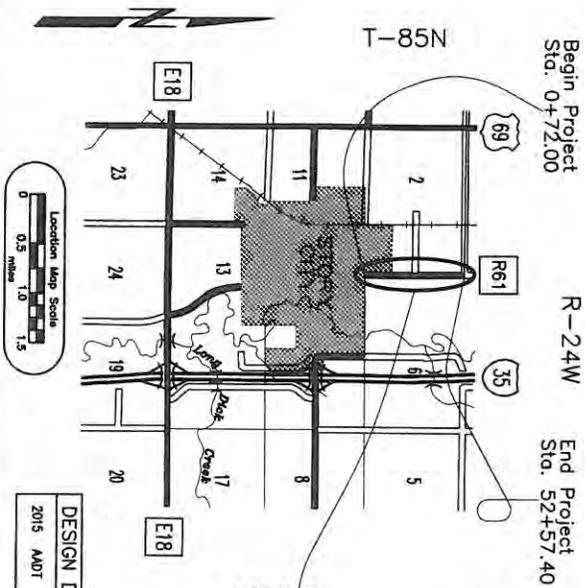
PROJECT TRAFFIC CONTROL PLAN
 THE ROAD WILL BE OPEN TO ONE LANE TRAFFIC DURING CONSTRUCTION HOURS AND RECLOSED TO TWO LANE TRAFFIC AT THE END OF EACH WORK DAY. LOCAL TRAFFIC TO ADVANCE PROGRESS WILL BE MAINTAINED AS MUCH AS POSSIBLE THROUGHOUT THE CONSTRUCTION PERIOD. ALL TRAFFIC CONTROL SIGNING AND PAVEMENT MARKINGS INSTALLED WITHIN THE LIMITS OF THIS PROJECT SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AS ADOPTED BY THE DEPARTMENT PER 781 OF THE IOWA ADMINISTRATIVE CODE (IAC) CHAPTER 150. ALL TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, SPECIFIED, AND MAINTAINED BY THE CONTRACTOR.
 DETOUR SIGNING TO BE FURNISHED, PLACED, AND MAINTAINED BY STORY COUNTY IF NEEDED.

UTILITIES INFORMATION
 UTILITY COMPANIES WHOSE FACILITIES ARE SHOWN ON THE PLANS OR SHOWN TO BE WITHIN THE CONSTRUCTION LIMITS SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE CONSTRUCTION STARTING DATE AND SUBSEQUENT WORK IN THE AREA.

ALUMINUM ENERGY: 319-286-1315
 515-597-2281
 IOWA NETWORK SERVICES: 515-830-0445
 XENIA RURAL WATER DISTRICT: 515-678-2117

CONTRACTOR SHALL CALL ONE CALL AT LEAST 48 HOURS PRIOR TO BEGINNING WORK. ONE CALL 1-800-292-6889

It shall be the contractor's responsibility to provide work areas or disposal sites for excess material (excavated material or broken concrete) which is not desirable to be incorporated into the work. Material shall be placed in a designated area and not impact vehicles or pedestrians. These areas shall not impact waterways or other sensitive areas. No material shall be placed within the right-of-way, unless specifically noted in the plans.



DESIGN DATA RURAL
 2015 AADT 1030 V.P.D.

IOWA DEPARTMENT OF TRANSPORTATION

Highway Division

PLANS OF PROPOSED IMPROVEMENT ON THE

FARM-TO-MARKET SYSTEM

STORY COUNTY

HMA RESURFACING

ON R61: FROM STORY CITY CITY LIMITS, NORTH 1.0 MILES TO HAMILTON COUNTY LINE; ON CTR OF SECTION 1 OF T85N R24W.

Refer to Proposal Form for a list of applicable specifications.



Scales: As Noted

Project No. FM-C085(158)--55-85

INDEX OF SHEETS

No.	Description
A-01	TITLE SHEET
C-01	QUANTITY INFORMATION SHEET
C-02	TYPICAL SECTIONS SHEET
C-03	VARIOUS SECTIONS SHEET

MILEAGE SUMMARY

DW.	Location	Ln. Ft.	Miles
1	Sta. 0+72.00 TO Sta. 52+57.40	5,185.40	0.982
Total		5,185.40	0.982

STANDARD ROAD PLANS

Number	Date	Title
PA-110	04-21-20	LINE TYPES
PA-120	10-21-14	STOP LINES AND ISLANDS
PA-3	04-16-18	SAFETY EDGE
PA-202	04-21-20	HOT MIX ASPHALT RESURFACING
PR-201	10-21-14	RUNDOUTS FOR RESURFACING
PR-202	10-21-14	NOTCHES FOR RESURFACING (WITH OR WITHOUT RUNDOUT)
TC-1	10-15-18	WORK NOT AFFECTING TRAFFIC (TWO-LANE OR MULTI-LANE)
TC-214	04-21-20	LANE CLOSURE WITH FLAGGERS FOR USE WITH PILOT CAR
TC-233	10-17-17	PAVEMENT MARKING OPERATIONS TWO-LANE UNEVEN LANES
TC-282	10-15-18	

ON R61: FROM STORY CITY CITY LIMITS, NORTH 1.0 MILES TO HAMILTON COUNTY LINE; ON CTR OF SECTION 1 OF T85N R24W.



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.
 David W. Smith
 Date: 10-19-2020

Accepted by
 David W. Smith 10-20-20
 Story County Engineer
 Date

Story County Project Number: FM-C085(158)--55-85 Sheet No. A.01

QUANTITY INFORMATION SHEET

PROJ No. FM-C085(158)--55-85

ESTIMATED PROJECT QUANTITIES OF QUANTITIES
(1 DIVISION PROJECT)

ITEM	ITEM CODE	ITEM	UNIT	TOTAL
1	2121-7425020	GRANULAR SHOULDERS, TYPE B	TON	966.4
2	2212-0475095	CLEANING AND PREPARATION OF BASE	MILE	1.0
3	2214-5145150	PAVEMENT SCARIFICATION	SY	430.1
4	2303-1032500	HMA, ST. INTERMEDIATE COURSE, 1/2 IN. MIX	TON	1,171.4
5	2303-1033500	HMA, ST. SURFACE COURSE, 1/2 IN. MIX, NO SPECIAL FRICTION	TON	1,171.4
6	2303-1264223	ASPHALT BINDER, PG 64-22S, STANDARD TRAFFIC	TON	140.6
7	2303-6911000	HMA PAVEMENT SAMPLES	LS	1.0
8	2303-7000610	PAYMENT ADJUSTMENT 1/D FOR HMA MIXTURE (LABORATORY VOIDS)	EACH	1.0
9	2303-7000620	PAYMENT ADJUSTMENT 1/D FOR HMA MIXTURE (FIELD VOIDS)	EACH	1.0
10	2527-9263109	PAINTED PAVEMENT MARKINGS, WATERBORNE/SOLVENT	STA	188.52
11	2528-8445110	TRAFFIC CONTROL	LS	1.0
12	2528-8445113	FLAGGER	EACH	10.00*
13	2528-8445115	PILOT CAR	EACH	5.00*
14	2533-4980005	MOBILIZATION	LS	1.0

* Estimate only. See Proposal for quantities.

GENERAL NOTES

Story County will mark out scarification sawcuts and pavement markings.

Unless otherwise directed or authorized, all hot mix asphalt and other bituminous materials which are not specifically addressed or described in the contract documents shall become the property of the Contractor.

- The Contractor, in accordance with current rules and regulations of the Iowa Department of Natural Resources, may:
1. With the approval of the Engineer, blend or otherwise process the material for use with shoulder or special backfill aggregate, for use on the project.
 2. With the approval of the Engineer, place with material in areas designated by the Engineer as Soil Aggregate Subbase without extra charge.
 3. Remove the material from the project and stockpile for the contractor's future use.

ESTIMATE REFERENCE INFORMATION

ITEM NO.	DESCRIPTION
1.	Item for 3' wide shoulders (on each side). See typical on Sheet C.02 for details. Granular material quantity estimated using a unit weight of 125 pcf. Item includes all material, equipment and labor necessary to furnish, place and finish granular shoulders.
3.	Refer to road detail on Sheet C.02 for surface runoff details and scarification stationing.
4-5.	HMA shall apply. Quantity is for 3' thick (two 1 1/2" lifts) Standard Traffic design overlay with 11' wide lanes for entire the project. Quantity was estimated using 148 lbs./ft ² unit weight. Quantity includes 21.1 tons for entrance filets and mailbox filets. Safety Edge shall be used on both lifts. See Standard Road Plan PY-3 for details. Tack coat is incidental to this item.
6.	Binder was estimated at 6% for both intermediate and surface lifts.
10.	See tabulation on Sheet C.03 for pavement marking types, stationing, and quantities. Quantity includes an application of yellow centerline marking for both intermediate and surface lifts, and one application of white edge lines for the surface lift only.
11.	See Traffic Control Plan on Sheet A.01 for traffic control notes, and refer to TC Standard Road Plans for further details.
12.	Flagger quantity is an estimate only. See Proposal for quantities.
13.	Pilot Car quantity is an estimate only. See Proposal for quantities.



PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT, by and between **Story County, Iowa** hereinafter referred to as the "Client" and WHKS & Co., hereinafter referred to as "WHKS", is made as follows:

WHEREAS, the Client has a need for certain professional services relating to the project described as **2021 Bridge Inspection, Rating, and Maintenance Recommendations.**

WHEREAS, WHKS proposes to furnish the professional services required by the Client for said project, NOW THEREFORE, the Client hereby agrees to retain and compensate WHKS to perform the professional services in accordance with the terms and conditions of this Agreement and the attached Standard Terms and Conditions.

Scope of Services

WHKS shall perform the following described services for the Client:

Professional engineering services as described on the attached Scope of Services included in Exhibit A.

Basis of Compensation

For the services described above, the Client shall remunerate WHKS as follows:

Billed Hourly with a Not-to-Exceed Fee of \$64,250 including Expenses.

Executed this 27th day of OCTOBER, 2020

Story County, IA

By: [Signature]
Printed Name: LINDA MURKEN
Title: 10-27-2020

WHKS & CO.

By: [Signature]
Printed Name: Derek J. Thomas, P.E.
Title: Principal

Recommended for approval by:

[Signature] 10-21-20
Darren R. Moon, P.E. Date



Exhibit A to Professional Services Agreement

A. Project Description:

This project involves performing field inspection of the following bridges and culverts under the jurisdiction of the Client:

- 188 bridges or culverts on the NBI with lengths greater than 20 feet (including bridges in Cambridge, Gilbert, Maxwell, Roland, and Zearing)
- 13 NBI bridges listed as fracture critical in SIIMS using FC inspection techniques
- 75 non-NBI bridges or culverts with lengths less than 20 feet

An inspection report will be created and submitted in the Iowa DOT Structure Inventory and Inspection Management System (SIIMS) for each bridge on the National Bridge Inventory (NBI). In addition to SIIMS reports, a supplementary bridge inspection report will be submitted to the Client for NBI and non-NBI bridges.

Load ratings will be completed based on the following assumptions:

- Hours are estimated based on 14 bridges (~5% of total) requiring revised load rating calculations to be performed in accordance with the *Load Rating Evaluation* form.
- Update SIIMS Load Rating form for structures previously rated but not posted for Group 2 SHV (approximately 21 bridges).

This work will be done in accordance with I.M. 7.020 "Bridge Inspections", dated October 1, 2019, by the Iowa DOT Office of Local Systems, the current edition of the "Manual for Bridge Evaluation" by AASHTO (American Association of State Highway Transportation Officials), and the current "Recording and Coding Guide for the Structure Inventory and Appraisal of the Nation's Bridges" by the U.S. Department of Transportation, Federal Highway Administration. WHKS will notify the Client of updates to the listed documents governing bridge inspection requiring extra work for approval and negotiation of the fee prior to completion.

B. Scope of Services Provided Under This Agreement:

1. **Project Management and Meetings**

- Perform general project administrative duties including supervision and coordination of the project team, review of project costs and billings, prepare invoices using Consultant's standard forms, preparation of status reports, and general administrative activities.
- Advise the Client of the necessity of obtaining Special Engineering Services as described in Paragraph C., and act as the Client's representative in connection with any such services not actually performed by WHKS.
- Attend one (1) meeting for the project to review the report and recommendations.

2. **Field Work**

- Perform field inspection
- Take member measurements as needed for analysis and ratings.

- Take photographs and sketches of deficiencies associated with a coding of 4 or less on Items 58-61 on the SIA.
- Take road view, side view, and under view photographs: as required and for new or rehabilitated NBI structures.
- Input condition information for NBI structures into SIIMS. This includes the Local Agency Field Data Collection form, Structure Inventory and Appraisal (SIA) form, Load Rating Evaluation form, and Critical Findings form (as needed).
- Inspections will be Routine, except that In-Depth inspections will be conducted for the following: Client-identified priority bridges, Fracture Critical and fatigue vulnerable bridges, Structurally Deficient bridges, bridges with two or more condition ratings equal to 5 or less, and culverts with a condition rating equal to 5 or less.

3. Office Work

- Perform computations and load ratings as required by the Load Rating Evaluation form. All new or revised calculations will be uploaded to SIIMS.
- Update the Bridge Load Rating Report form in SIIMS as required. A signed copy of the form for new non-standard bridges and bridges with revised ratings will be provided to the Client.
- Prepare and submit a Supplementary Bridge Inspection Report (in addition to SIIMS) to Client on the condition of each bridge/culvert and provide recommendations for maintenance and repairs when applicable. The report will be submitted electronically.
- Prepare and submit a bridge information table (summary of FHWA number, type of wearing surface, bridge postings, type, length, width, and sufficiency rating) to Client.
- Upload photos taken in the field to SIIMS as required. Electronic copies of photos will be provided to the Client.
- Upload plans completed by WHKS or provided by Client into SIIMS for new bridges and bridge repairs
- Upload scour evaluation worksheets and plans of action (POAs) into SIIMS as needed for new bridges or bridges that must be re-evaluated due to changed conditions.
- WHKS will not update or upload the following items in SIIMS, except as specifically noted:
 - i. Bridge plans
 - ii. Channel cross-sections
 - iii. Bridge photographs
 - iv. Rating calculations and Bridge Load Rating Report
 - v. Scour evaluation worksheets

4. Schedule

- Inspection dates and rating codes will be updated in SIIMS within 30 days of field inspection.
- Final approval and submittal of inspection reports and ratings, if required, will be completed in SIMS within 90 days of the completion of field inspections.
- The Supplementary Bridge Inspection Report will be submitted to the Client within 180 days of the last field inspection.

C. Special Engineering Services:

Special Engineering Services are those services not listed above, but which may be required or advisable to accomplish the Project. Special Engineering Services shall be performed when authorized by the Client for additional fees, to be determined at the time authorized.

Special Engineering Services include:

1. Quality control testing and construction materials testing
2. Permits
3. Funding assistance, including grant and/or loan applications
4. Floodplain and hydraulic/hydrologic modeling
5. Geotechnical design/recommendations
6. Structural evaluation and/or design (other than listed above)
7. Attendance at additional meetings (other than those listed above)



**STORY COUNTY
BOARD OF SUPERVISORS
LISA HEDDENS
LINDA MURKEN
LAURIS OLSON**

Story County Administration
900 Sixth Street
Nevada Iowa 50201
515-382-7200
515-382-7206 (fax)

APPROVED
Initials: *am*
Date: *10/21/20*
up action:

DENIED

October 14, 2020
Revised October 21, 2020

**RECOMMENDATION FOR GRANTING OF
SURPLUS STORY COUNTY RADIO EQUIPMENT –
Second Offering – revised**

On June 19, 2020, the Story County Board of Supervisors approved sending an announcement to local Story County Jurisdictions to invite them to apply for surplus radio equipment purchased by Story County for use with the StoryComm public safety communication system.

Four applications were received by the July 15 deadline, for a total of 12 radios. A review committee consisting of Captain Nicholas Lennie and Commander Dina McKenna of the Story County Sheriff’s Office, and Deputy Fire Chief Tom Hackett of the Ames Fire Department, recommended that the requests be filled, and the Board of Supervisors approved the recommendation on July 28.

Because we still had a number of surplus radios, a second offering was issued on September 10. The review committee is recommending that the four agency requests we received be filled as follows:

<u>Agency</u>	<u>Requested</u>	<u>Recommendation</u>
Collins Fire & Rescue	1 XL-185 P portable radio	1 XL-185 P portable radio
Colo Fire & Rescue	2 XL-185 P portable radios	2 XL-185 P portable radios (erroneously listed as 1)
Gilbert/Franklin Fire Department	3 XL-185 P portable radios	3 XL-185 P portable radios
Nevada Public Safety	4 XL-185 P portable radios	4 XL-185 P portable radios

It is recommended to the Board of Supervisors that these radios be granted to the agencies listed above, with the following conditions:

1. Any radios the agency receives from Story County will be placed in active use, and the agency will pay the monthly StoryComm subscriber fees and annual maintenance fees from our budget.
2. If at any point, the agency is no longer actively using any of these radios, it will notify the Story County Board of Supervisors and return the equipment if requested.

The review committee is exploring whether the school districts in Story County would be interested in receiving the radios that remain and will consider re-issuing a revised announcement later in the year.

Submitted by Linda Murken, Board Chair

DO NOT WRITE IN THE SPACE ABOVE, RESERVED FOR RECORDER

Prepared by Margaret Cemashko Jaynes, Environmental Health Department, 900 6th Street, Nevada, Iowa 50201 515-382-7240

STORY COUNTY IOWA
RESOLUTION OF THE BOARD OF SUPERVISORS
RESOLUTION NUMBER 21-31

SETTING DATE AND TIME FOR PUBLIC HEARING FOR NOVEMBER 18, 2020 AT 6:30 pm FOR FIRST CONSIDERATION OF ORDINANCE NO. 287 PERTAINING TO REPLACING CHAPTER 65, PRIVATE SEWAGE DISPOSAL SYSTEMS, ADDING DEFINITIONS, SETTING MORE STRINGENT SETBACKS FOR SEPTIC SYSTEMS, LIMITING SHARED SEPTIC SYSTEMS, IDENTIFYING WHEN A PERMIT OR REPAIR PERMIT IS NEEDED, SPECIAL CONSIDERATIONS FOR SEPTIC SYSTEMS FOR PROPOSED SUBDIVISIONS, REQUIRING SOIL PROTECTION, SETTING MORE STRINGENT HOLDING TANK REQUIREMENTS, ISSUING CERTIFICATES OF COMPLETION, REQUIRING SEPTIC TANK PUMPING EVERY FIVE YEARS FOR EXISTING AND NEW SEPTIC SYSTEMS, SETTING REQUIREMENTS FOR DISCHARGING SYSTEMS AND MAINTENANCE AGREEMENTS, AND SETTING AN ADOPTION DATE OF JANUARY 1, 2020,

WHEREAS, the Board of Supervisors approved the *Code of Ordinances of Story County, Iowa*, on May 29, 2018;

AND WHEREAS, Section 1.11 (2)(A), a proposed ordinance shall be considered and receive a favorable vote for passage in accordance with Section 331.302 (6) of the Code of Iowa, as amended;

AND WHEREAS, Section 1.11 (2)(B) the title of the proposed ordinance shall be published in accordance with Section 331.305 of the *Code of Iowa*, as amended, prior to its first consideration by the Board. Copies of the full text of the ordinance shall be made available to the public at the time of publication at the office of the County Auditor, and the published notice shall specify where such copies may be obtained;

AND WHEREAS, the Story County Board of Health has recommended the amendment to Chapter 65, Private Sewage Disposal Systems to the Board of Supervisors for consideration;

NOW THEREFORE BE IT RESOLVED that a public hearing date on this matter be held on the proposed Ordinance No. 287 on the 18th of November, 2020 via Zoom at 6:30 PM. The Board of Supervisors directs the Environmental Health Department staff to place copies of the full text of the ordinance with the Office of the County Auditor, and to post an electronic copy to the Environmental Health Department's website.

Dated this 27th day of October 2020.



Chairperson, Board of Supervisors

CHAPTER 65

PRIVATE SEWAGE DISPOSAL SYSTEMS

- ~~65.01 Purpose~~
- ~~65.13 Site Evaluations for Proposed Subdivisions~~
- ~~65.02 Applicability~~
- ~~65.14 Construction Permit~~
- ~~65.03 Adoption of State Code~~
- ~~65.15 Denial of Permit~~
- ~~65.04 Designated Agency~~
- ~~65.16 Voiding of Permit~~
- ~~65.05 Additional Rules~~
- ~~65.17 Permit Expiration~~
- ~~65.06 Soil Percolation Tests~~
- ~~65.18 Posting Permit~~
- ~~65.07 Application for Permit~~
- ~~65.19 Emergency Repair~~
- ~~65.08 When Construction Permit Application Needed~~
- ~~65.20 Requests for Final Inspection~~
- ~~65.09 When Repair Permit Application Needed~~
- ~~65.21 Inspection of Newly Constructed or Reconstructed~~
- ~~65.10 Fees~~
- ~~Private Sewage Disposal Systems~~
- ~~65.11 Site Evaluation~~
- ~~65.22 Licensure of Private Sewage Disposal Contractors~~
- ~~65.12 Soil Protection~~
- ~~65.23 Revocation and Denial of Licensure~~

~~65.01 PURPOSE.~~

~~—The purpose of this chapter is to safeguard public health by minimizing the impact of onsite sewage treatment and disposal by promoting the maintenance of existing systems and employing best technology for new system installation.~~

~~65.02 APPLICABILITY.~~

~~—The provisions contained herein apply to any system that provides for the treatment or disposal of domestic sewage from four or fewer dwelling units or the equivalent of less than 16 individuals on a continuing basis, including domestic waste, whether residential or nonresidential, but not including any industrial waste of any flow rate except for on-farm food processing provisions described in 567 IAC 68.~~

~~65.03 ADOPTION OF STATE CODE.~~

~~—Pursuant to the authority granted in Section 137.104 of the *Code of Iowa*, the Board of Health adopts, in its entirety, by reference, the following Iowa Administrative Code chapter: 567 IAC 69—*Private Sewage Disposal Systems*.~~

~~65.04 DESIGNATED AGENCY.~~

~~—Pursuant to Chapter 137 of the *Code of Iowa*, the Story County Environmental Health Department (EH) is the designated agency to interpret, monitor and enforce the rules contained in this chapter.~~

~~65.05 ADDITIONAL RULES.~~

~~—Pursuant to Section 137.104 of the *Code of Iowa*, the Board of Health adopts the additional rules contained in this chapter regulating private sewage disposal systems.~~

~~65.06 SOIL PERCOLATION TESTS.~~

~~—The property owner is responsible for overseeing any required percolation test, and shall follow the percolation test procedure outlined in 567 IAC 69.~~

~~65.07 APPLICATION FOR PERMIT.~~

~~—Any person, firm, or corporation wishing to construct or reconstruct a private sewage disposal system in Story County shall submit an application for a construction permit to EH.~~

~~—Application shall be made on forms provided by EH.~~

~~—Information provided shall contain, at a minimum, name of property owner, name of applicant, legal description of the site location, type of facility and/or anticipated loading rate, name of septic contractor, and additional requests by EH.~~

~~65.08 WHEN CONSTRUCTION PERMIT APPLICATION NEEDED.~~

- ~~1. New construction with wastewater generation.~~
- ~~2. Existing system with increased wastewater loading.~~
- ~~3. Replacement or enlargement of the secondary system.~~

~~65.09 WHEN REPAIR PERMIT APPLICATION NEEDED.~~

- ~~1. Septic tank or pump chamber replacement.~~
- ~~2. Distribution box replacement.~~

~~65.10 FEES.~~

~~—Application for permit must be accompanied by a filing fee, as set by the Board of Health. Fees shall be made payable to the Story County Treasurer, and directed to EH.~~

~~65.11 SITE EVALUATION.~~

~~Site evaluations are required prior to issuance of a construction permit, and may be conducted by EH, a certified civil engineer, or a soils professional. A person performing a professional soil analysis for a site evaluation shall demonstrate training and experience in soil morphology, such as testing absorption qualities of soil by the physical examination of the soil's color, mottling, texture, structure, topography, and landscape position. EH may require an engineer's design for system proposals for commercial, institutional, or public service facilities with special wastewater treatment needs or large wastewater volumes.~~

~~65.12 SOIL PROTECTION.~~

~~As per the findings of the site evaluation, the proposed wastewater soil absorption area shall be cordoned off to prevent soil compaction from construction traffic.~~

~~65.13 SITE EVALUATIONS FOR PROPOSED SUBDIVISIONS.~~

~~All subdivisions of land proposing more than two buildable lots shall have a site evaluation conducted by a certified engineer or soils professional for each lot. The evaluation report shall include soil core locations, soil descriptions to at least 60" depth to limiting layer, soil loading rates, system type, and options for system location. Wells, subsurface tiles, easements, buried utilities, known locations of buried rubble, and waterways shall be identified in the report. Site evaluation timing shall coordinate with the developer's and builder's schedules, using the evaluation to establish property lines, building placement and a reserved area for the septic system.~~

~~65.14 CONSTRUCTION PERMIT.~~

~~Upon completion of the site evaluation EH shall issue a permit using information obtained from the site evaluation report, soil survey, flood maps, permit application, and other pertinent information. EH may apply policy or variations of design which have been approved or recommended by the Board of Health, the Federal Environmental Protection Agency, the Iowa Department of Natural Resources, or the University Extension Engineering Specialists in efforts to enhance wastewater treatment or increase the system's longevity. The permit shall outline the basic construction design and minimum system size as defined in 567 IAC 69, along with any restrictive conditions or requirements. Mandatory system maintenance and monitoring requirements, easements, and other special conditions shall be stipulated on the permit.~~

~~65.15 DENIAL OF PERMIT.~~

~~EH may deny issuing a permit if the application is incomplete or any instrumental factors for defining the wastewater treatment system are absent or shown to be inadequate.~~

~~65.16 VOIDING OF PERMIT.~~

~~The wastewater treatment system's construction plan, stipulated in the Story County Board of Health Permit, shall be followed. Any variation from that which is defined in the permit voids the construction permit.~~

~~65.17 PERMIT EXPIRATION.~~

~~A permit for construction shall expire one calendar year from the date of issuance.~~

~~65.18 POSTING PERMIT.~~

~~A copy of the permit shall be posted at the site location during the construction period. The permit applicant shall post a copy at the entrance of the construction site so it can be clearly seen by the public.~~

~~65.19 EMERGENCY REPAIR.~~

~~In the event of an emergency situation, work may be initiated to repair a system without first obtaining a permit, provided this repair work is reported to EH by 12:00 noon of the next Story County Administration's business day. All repair work shall conform to the specifications provided in 567 IAC 69. All completed work shall be left uncovered until inspected by EH.~~

~~Emergency repair work does not include replacing the secondary system. The necessity for a new or replacement wastewater treatment system requires a site evaluation and permit.~~

~~65.20 REQUESTS FOR FINAL INSPECTION.~~

~~—The contractor or property owner shall notify EH at least eight working hours, between 8:00 a.m. and 5:00 p.m. before the completed system is to be available for final inspection.~~

~~65.21 INSPECTION OF NEWLY CONSTRUCTED OR RECONSTRUCTED PRIVATE SEWAGE DISPOSAL SYSTEMS.~~

~~—The secondary system shall remain uncovered until inspected by EH.~~

~~—The contractor shall be available to discuss details of the installation. EH will notify the contractor of any concerns with the system installation, and how to remedy them. The purpose of this inspection is to collect field data in order to document the system's description and location, to determine if the permit intent was accomplished, and to assess the workmanship. The field data collected during the inspection documents the conditions at the time of the inspection, but does not necessarily sanction a system as being in compliance with the requirements of 567 IAC 69. It is the responsibility of the licensed contractor to ensure that all on-site wastewater treatment system installations are performed in accordance with the provisions of 567 IAC 69.~~

~~65.22 LICENSURE OF PRIVATE SEWAGE DISPOSAL CONTRACTORS.~~

~~—Any person, firm or corporation desiring to construct, alter, repair or provide maintenance of any private sewage disposal system in Story County, Iowa, shall file for licensure with EH.~~

~~—To qualify for licensure in Story County, the applicant must be a Certified Installer of Onsite Wastewater Treatment Systems (CIOWTS), as accredited by the Iowa Onsite Waste Water Association (IOWWA) or the National Environmental Health Association (NEHA). Certification must be obtained by April 1, 2015.~~

~~—1. Licensure is valid for two years. Renewal requires proof of CIOWTS.~~

~~—2. Continuing education credits for CIOWTS shall be as defined by IOWWA certification requirements.~~

~~—3. A licensed Story County private sewage disposal contractor shall be on site during the final inspection of private sewage disposal systems.~~

~~65.23 REVOCATION AND DENIAL OF LICENSURE.~~

~~—A private sewage disposal contractor's license may be revoked by the BOH for violation of terms of this chapter.~~

~~—1. Revocation Period. Application for renewal of license, when the license has been revoked, will not be allowed for a period of one year from the date of revocation.~~

~~—2. Appeal Hearing. An appeal hearing on license denial or revocation may be requested in writing to the Story County Board of Health Chairperson.~~

~~—3. The contractor may only be reinstated at the discretion of the Story County Board of Health.~~

REPLACE WITH:

CHAPTER 65

PRIVATE SEWAGE DISPOSAL SYSTEMS

- 65.01 Purpose
- 65.02 Applicability
- 65.03 Adoption of State Code
- 65.04 Designated Agency
- 65.05 Additional Rules
- 65.06 Definitions
- 65.07 Abbreviations
- 65.08 Setbacks
- 65.09 Sharing Septic Systems Prohibited
- 65.10 When Septic Construction Permit Needed
- 65.11 Documents Needed for Septic Construction Permit
- 65.12 When Septic Alteration Permit Needed
- 65.13 Documents Needed for Septic Alteration Permit
- 65.14 Application for Septic Construction or Septic Alteration Permits
- 65.15 New Wastewater Generation That Is to Be Directed to An Existing Septic System
- 65.16 Fees
- 65.17 Site Evaluation
- 65.18 Site Evaluation Report Content
- 65.19 Soil Protection
- 65.20 Holding Tanks
- 65.21 Subdivision Planning for Wastewater Treatment
- 65.22 Subdivision Lot Site Evaluations
- 65.23 Engineer's Design
- 65.24 Septic Construction Permit to Be Issued By EH
- 65.25 Denial of Permit
- 65.26 Voiding of Permit
- 65.27 Permit Expiration
- 65.28 Certified Installer
- 65.29 Request for Final Inspection
- 65.30 Final Inspection
- 65.31 Certificate of Completion
- 65.32 Inspection No Relief from Responsibility
- 65.33 Minimum Level of Septic System Maintenance Required
- 65.34 Systems That Require Maintenance Contracts
- 65.35 Discharging Systems
- 65.36 Variances
- 65.37 Severability Clause
- 65.38 Effective Date of this Ordinance

65.01 PURPOSE. The purpose of this chapter is to safeguard public health and protect water quality by minimizing the impact of private sewage disposal systems (septic systems) by promoting the maintenance of existing systems and employing best technology for new system installation.

65.02 APPLICABILITY. The provisions contained herein apply to any system that provides for the treatment or disposal of domestic sewage from four or fewer dwelling units or the equivalent of less than 16 individuals on a continuing basis, including domestic waste, whether residential or nonresidential, but not including any industrial waste of any flow rate except for on-farm food processing provisions described in Environmental Protection (567) IAC Chapter 68 *Commercial Septic Tank Cleaners*.

65.03 ADOPTION OF STATE CODE. Pursuant to the authority granted in Section 137.104 of the *Code of Iowa*, the Board of Health adopts, in its entirety, by reference;

65.04 DESIGNATED AGENCY. Pursuant to Chapter 137 of the *Code of Iowa*, the Story County Environmental Health Department (EH) is the designated agency to interpret, monitor and enforce the rules contained in Environmental Protection (567) IAC Chapter 69 *Private Sewage Disposal Systems* and Story County Ordinance Chapter 65 *Private Sewage Disposal Systems*.

65.05 ADDITIONAL RULES. Pursuant to Section 137.104 of the *Code of Iowa*, the Board of Health adopts the additional rules contained in this and supports the Story County Board of Supervisors adopting this chapter to the Story Code of Ordinances.

65.06 DEFINITIONS.

1. **Bedroom** means a private room where people usually sleep for the night. Story County does not have a building code, so there are no specific items, such as an egress, a closet, minimum room size, minimum height, etcetera, that make a room a bedroom. Residential septic system sizing is based on the number of bedrooms and soil type. A bedroom, for septic sizing, accommodates two people. Owners, in the process of selling a house, shall disclose the total number of bedrooms used for sizing the septic system, as stated on the permit, in an effort to inform buyers of the wastewater generation capacity.

2. **Certified Installer** means a person who qualifies as a Certified Installer of On-site Wastewater Treatment Systems (CIOWTS). Certification, recertification, and continuing education for CIOWTS is accredited by the Iowa On-site Waste Water Association (IOWWA). Continuing education credits for CIOWTS certification obtained prior to January 1, 2018 may continue to be tracked with the National Environmental Health Association (NEHA) or IOWWA. If the IOWWA board members have good reason to believe the certified installer is not meeting the standards of a CIOWTS contractor, the IOWWA board has the authority to

revoke a certification, with an appeal process available for the contractor. Refer to the IOWWA *Certified Installer On-site Wastewater Treatment Systems Credentialing Handbook*.

3. Maintenance contract means a binding document between the property owner and a septic system maintenance contractor. A maintenance contractor has been trained by the system's manufacturer to service, monitor, make minor repairs, and report on said manufactured system. For systems no longer being manufactured, a person may service a septic device via permission granted by a variance issued by the EH. Maintenance contractors are not required to be a Certified Installer.

4. Professional Septic System Evaluator and Designer (Professional Evaluator)

A. Includes a person who is able to successfully:

1. Demonstrate knowledge and skill in soil morphology, observing attributes such as color, mottling, reduction-oxidation, texture, structure, and compaction.
2. Identify seasonal groundwater levels and other limiting layers.
3. Identify soil loading rates.
4. Identify topography and landforms and complex slopes as they relate to wastewater treatment.
5. Identify the optimum type and placement and depth of disposal systems.
6. Design systems as per the requirements of IAC Chapter 69 "Private Sewage Disposal Systems" and this ordinance.
7. Identify the proper use of pumps, tanks, distribution boxes, drop boxes, valves, plumbing, piping, grease traps, holding tanks, and aggregate.
8. Demonstrate knowledge of wastewater strengths.

B. Professional Evaluators include (but not limited to):

1. Licensed engineers in the State of Iowa. A minimum of three years of experience in onsite wastewater treatment system design and soil evaluations are required.
2. Individuals with a bachelor's or associate's degree from an accredited postsecondary education institution in Soil Science, Environmental Science, Agronomy, or related field. A minimum of three years of experience in onsite wastewater treatment system design and soil evaluations are required.
3. The Story County Sanitarian

C. A person wanting to work in Story County as a Professional Evaluator shall submit an application and supporting documentation to EH. Application forms shall be provided by EH. An interview may be requested by EH to aid in determining if a person is qualified to be a Professional Evaluator in Story County. An appeal for denials may be requested in writing to the BOH within thirty days of EH's decision.

5. Stream means any watercourse listed as a "designated use segment" in rule IAC Chapter 61 567-61.3 (455B) which includes any watercourse that maintains flow throughout the year or contains sufficient pooled areas during intermittent flow periods to maintain a viable aquatic community. Designated use segments include:

A. Class 'A1' water, as per the State of Iowa water classifications, also referred to as

a primary contact recreational use water, means waters in which recreational or other uses may result in prolonged and direct contact with the water, involving considerable risk of ingesting water in quantities sufficient to pose a health hazard. Such activities would include, but not be limited to, swimming, diving, water skiing, and water contact recreational canoeing.

- B. Class 'A2' water, as per the State of Iowa water classifications, also referred to as a secondary contact recreational use water, means waters in which recreational or other uses may result in contact with the water that is either incidental or accidental. Such uses include fishing, commercial and recreational boating, any limited contact incidental to shoreline activities and activities in which users do not swim or float in the water body while on a boating activity.
- C. Class 'A3' water, as per the State of Iowa water classifications, also referred to as a children's recreational use water, means waters in which recreational uses by children are common. Such waters are water bodies having definite banks and bed with visible evidence of the flow or occurrence of water. This type of use would primarily occur in urban or residential areas.

65.07 ABBREVIATIONS.

- 1. BOH Story County Board of Health
- 2. CBOD5 Carbonaceous biochemical oxygen demand (five-day) means the amount of oxygen consumed in the biological processes that break down carbonaceous organic matter in water by aerobic biochemical action in five days at 20°C
- 3. CIOWTS Certified Installer of Onsite Wastewater Treatment Systems
- 4. EH Story County Environmental Health Department personnel
- 5. EPA Federal Environmental Protection Agency
- 6. IDNR Iowa Department of Natural Resources
- 7. IOWWA Iowa On-site Wastewater Association
- 8. NEHA National Environmental Health Association
- 9. NOI Notice of Intent to discharge
- 10. NPDES National Pollutant Discharge Elimination System
- 11. TSS Total Suspended Solids

65.08 SETBACKS. Setbacks more stringent than the IDNR requirements have been established by Story County to enhance water quality protection. The current setback requirements for the IDNR are shown in parentheses in the table below. The more stringent setbacks apply to all new septic installations in Story County installed after January 1, 2021. Owners who have limited options for system placement may request, in writing, a variance for this requirement to the Sanitarian. Appeals of the Sanitarian's decision will be heard and voted on by the BOH.

Table 1

Minimum Horizontal Distance in Feet From	Closed Portion of Treatment System *	Open Portion of Treatment System **
Private water supply well	50 (50)	100 (100)
Shallow public water supply well ***	200 (200)	400 (400)
Deep public water supply well ****	100 (100)	200 (200)
Groundwater heat pump borehole	50 (50)	100 (100)
Lake or reservoir	50 (50)	100 (100)
Stream (Class A1, A2, and A3) or pond	25 (25)	50 (25)
Edge of road ditch	10	10
Edge of drainage district ditch	25 (10)	50 (10)
Dwelling or other structure	10 (10)	20 (10)
Property lines (unless a mutual easement recorded)	10 (10)	10 (10)
Other type of subsurface treatment system	5 (5)	10 (10)
Water lines continually under pressure	10 (10)	10 (10)
Suction water lines	50 (50)	100 (100)
Foundation drains	10 (10)	10 (10)
Subsurface drainage tiles	25 (10)	50 (10)

* Includes septic tanks, aerobic treatment units, fully contained media filters, holding tanks, and impervious vault toilets.

** Includes subsurface absorption systems (secondary and tertiary treatment), mound systems, intermittent sand filters, constructed wetlands, open bottom media filters.

*** Shallow well means a well located and constructed in such a manner that there is not a continuous layer of low-permeability soil or rock (or equivalent retarding mechanism acceptable to IDNR) at least 5 feet thick, the top of which is located at least 25 feet below the normal ground surface and above the aquifer from which water is to be drawn.

**** Deep well means a well located and constructed in such a manner that there is a continuous layer of low-permeability soil or rock at least 5 feet thick located at least 25 feet below the normal ground surface and above the aquifer from which water is to be drawn.

65.09 SHARING OF SEPTIC SYSTEMS PROHIBITED.

1. The sharing of a septic system by two or more wastewater sources not owned by the same person or entity is prohibited with the following exceptions:
 - a. Parcels within a residential subdivision that have been preapproved by EH, and designed by an engineer.
 - b. Shared private septic systems that are in existence ~~on January 1, 2021~~, and are in proper working condition.
2. Alterations of existing systems (distribution box or septic tank replacements) are allowed on shared systems with approval from EH. For those shared systems not located in a subdivision, efforts shall be made to change them over to individual systems.

3. A failed system discovered as a result of a time of transfer inspection or a complaint shall result in requiring individual systems be installed for each parcel.

65.10 WHEN SEPTIC CONSTRUCTION PERMIT NEEDED:

1. New construction with wastewater generation.
2. An existing system not large enough to treat a proposed increase for wastewater loading and/or wastewater strength. Examples include, but are not limited to:
 - A. A new home business such as, but not limited to a daycare, restaurant, beauty salon.
 - B. An increase in the number of bedrooms that the existing septic system is undersized to treat.
3. Replacement or enlargement of the secondary system.

65.11 DOCUMENTS NEEDED FOR SEPTIC CONSTRUCTION PERMIT:

1. Environmental Health's application form with payment.
3. Professional Evaluator's site evaluation and design diagram if applicable.
4. Maintenance contract if required.
5. Easement rights if required (easements shall be recorded with the Story County Recorder).

65.12 WHEN SEPTIC ALTERATION PERMIT NEEDED:

1. Septic tank or pump chamber replacement.
2. Distribution box replacement.
3. New wastewater generation is being directed to an existing system.

65.13 DOCUMENTS NEEDED FOR SEPTIC ALTERATION PERMIT:

1. Environmental Health's application form.
2. Fee payment..

65.14 APPLICATION FOR SEPTIC CONSTRUCTION OR ALTERATION PERMITS.

Any person, firm, or corporation wishing to construct or reconstruct, or alter a septic system in Story County shall submit an application for a construction permit or alteration permit with EH. Application shall be made on forms provided by EH. Information provided shall contain, at a minimum: name of property owner, name of applicant, parcel identification, type of facility and/or anticipated wastewater volumes, number of existing and proposed bedrooms, number of buildings that have wastewater generation, name of certified septic installer, name of Professional Evaluator conducting the site evaluation if applicable, property owner's permission for EH to enter premises, and any additional information requested by EH.

65.15 NEW WASTEWATER GENERATION THAT IS TO BE DIRECTED TO AN EXISTING SEPTIC SYSTEM.

1. A wastewater stream from a new house or building may be directed to an existing system (remaining from a house or building that was removed or destroyed) only if all of the following are true:

- A. The existing system is a permitted system.
- B. The existing system is large enough (based on the current septic sizing requirements of IAC Chapter 69) to accommodate the total wastewater load, existing and new.
- C. The existing system has been inspected by an IDNR certified time of transfer inspector, and found to be in good condition.
- D. An alteration permit has been obtained from EH.

2. A new wastewater stream from a second source (such as a workshop) may be directed to the existing septic system only if all of the following are true:

- A. The existing system is a permitted system.
- B. The existing system is large enough (based on the septic sizing requirements of IAC Chapter 69 when the system was originally installed) to accommodate the total wastewater load, existing and new.
- C. An alteration permit has been obtained from EH.

65.16 FEES. An application for permit must be accompanied by an application fee, as set by the Board of Health. Fees shall be payable to the Story County Treasurer, and directed to EH.

65.17 SITE EVALUATION. Site evaluations are required prior to issuance of a construction permit, and shall be conducted by a Professional Evaluator. When site evaluations are conducted by the Sanitarian, the Sanitarian may request that the owners, at their expense, provide assistance with soil coring when the ground is too difficult to probe (owner may hire a backhoe operator for digging holes, or hire a Professional Evaluator in lieu of the Sanitarian).

65.18 SITE EVALUATION REPORT CONTENT. The site evaluation report shall include, at a minimum:

- 1. Descriptions of the soil cores to at least 60", or to the depth of the identified limiting layer.
- 2. Soil core locations, shown on a map or diagram.
- 3. Depth to limiting layer and type of limiting layer.
- 4. Soil loading rates and or percolation rates.
- 5. Recommended septic system type.
- 6. Options for system location.
- 7. Easements required for the construction, placement, or maintenance of the septic system not located on the septic owner's property.

8. Diagram showing the location and setbacks of existing/proposed water wells, geothermal wells, horizontal geothermal loops, buildings, waterways, subsurface tiles, buried utilities, known locations of buried rubble, existing easements that may impact the construction of the septic system.

65.19 SOIL PROTECTION. As per the findings of the site evaluation, the proposed wastewater soil absorption area(s) shall be cordoned off to prevent soil compaction from construction traffic. This is the responsibility of the property owner and or the builder.

65.20 HOLDING TANKS. The use of holding tanks shall be limited as much as possible. If EH issues a permit for a holding tank, a maintenance contract for proper monitoring and servicing shall be established between the owner and a Commercial Septic Tank Cleaner. A maintenance contract is required for the life of the installed holding tank. The homeowner is responsible for ensuring that the contract guarantees the removal of the tank contents before overflow or any discharge.

65.21 SUBDIVISION PLANNING FOR WASTEWATER TREATMENT.

1. Soil-based treatment is the preferred method of treatment and septic system placement shall be a key part of the planning phase for subdivisions. Establishing lot sizes, lot lines, green spaces, easements, and road placement for a subdivision shall consider the soils, slope, waterways and sensitive environmental areas, providing for soil-based wastewater treatment as much as possible. Cluster systems (multiple houses using a shared system) are recommended for subdivisions in close proximity to a municipal sanitary sewer service area with potential to be incorporated within the city's growth area. Cluster systems shall have a maintenance contract for the life of the system.

2. The final plat for a subdivision shall show the area proposed for the septic system for each lot, based on soil maps, contours, waterways, setbacks, proposed wells, and probable house placement. Soil coring is not required for this step. Prior to any construction, or earth moving in the subdivision, the septic system area shall be cordoned off to protect the soil from construction related compaction.

65.22 SUBDIVISION LOT SITE EVALUATIONS.

1. For any subdivision of three lots or more, a Professional Evaluator, other than the Sanitarian, must be hired to conduct the site evaluation for each lot. The evaluation shall prioritize using the area identified as the lateral field location on the final plat.

2. The subdivision developer shall obtain a site evaluation report for each lot. The developer may pass this responsibility, in writing, to the buyer of a lot in said subdivision. The site evaluation shall be submitted to the Environmental Health Department prior to house construction.

3. The Sanitarian will review all site evaluations for subdivision lots for accuracy prior to issuing a septic permit.

65.23 ENGINEER'S DESIGN. EH may require a State of Iowa Licensed Professional Engineer's design for system proposals for commercial, institutional, or public service facilities

with special wastewater treatment needs or large wastewater volumes. Official design plans shall include the engineer's name & signature, date, and license renewal date.

65.24 SEPTIC CONSTRUCTION PERMIT TO BE ISSUED BY EH. Upon receipt and EH approval of the application, payment, site evaluation report (if applicable), easement documents (if required) and maintenance contract (if required), EH shall issue a permit using information obtained from the site evaluation report, soil survey, flood maps, permit application, and other pertinent information. EH may apply policy or variations of design, which have been approved or recommended by the BOH, the Professional Evaluator, EPA, IDNR, or the University Extension Engineering Specialists in efforts to enhance wastewater treatment or increase the system's longevity. The permit shall outline the basic construction design and minimum system size as defined in 567 IAC 69, along with any restrictive conditions or requirements. Mandatory system maintenance and monitoring requirements, easements, and other special conditions shall be stipulated on the permit.

65.25 DENIAL OF PERMIT. EH may deny issuing a permit if the application is incomplete or any factors for defining the wastewater treatment system are absent or shown to be inadequate.

65.26 VOIDING OF PERMIT. The septic system specifications, stipulated in the Story County BOH Permit, shall be followed. Any variation from that which is defined in the permit voids the construction or alteration permit.

65.27 PERMIT EXPIRATION. A permit for construction shall expire two calendar years from the date of issuance. EH may extend the expiration date as deemed necessary.

65.28 CERTIFIED INSTALLER. All septic installations, construction, reconstruction, and alterations shall be conducted by contractors who qualify and are in good standing as a Certified Installer of On-site Wastewater Treatment Systems (CIOWTS).

65.29 REQUEST FOR FINAL INSPECTION. The installer shall notify EH at least eight working hours, between 8:00 a.m. and 4:30 p.m. before the completed system is to be available for final inspection.

65.30 FINAL INSPECTION. All newly constructed or altered private sewage disposal systems shall be inspected by EH. The installer shall leave enough of the system exposed so that a thorough inspection of the system may be conducted. A certified installer shall be available to discuss details of the installation. EH will inform the installer of any concerns with the system installation that need to be remedied. The purpose of the final inspection is to collect field data in order to document the system's description and location, to determine if the permit intent was accomplished, and to assess the workmanship. A final as-built drawing shall be made as part of the final inspection.

65.31 CERTIFICATE OF COMPLETION. Upon completion of the final inspection of the newly constructed or altered private sewage disposal systems, EH shall issue a Certificate of Completion to the permittee or agent of the permittee if reasonable assurance is evident that the septic system was built according to applicable requirements as specified in the construction permit. The certificate shall include, at a minimum, the parcel identification, permit number, date, name of certified installer, and name of EH inspector.

65.32 INSPECTION NO RELIEF FROM RESPONSIBILITY. The purpose of the final inspection is to collect field data in order to document the system's description and location, to determine if the permit intent was accomplished, and to assess the workmanship. The field data collected during the inspection documents the conditions at the time of the inspection, but does not necessarily sanction a system as being in compliance with the requirements of 567 IAC 69. This ordinance shall not be construed to relieve from or lessen the responsibilities of any person, partnership, or corporation owning, operating, or installing septic systems, construction, or equipment, for the damage to property or persons injured by any defect therein. Nor shall Story County or any agent thereof be deemed to assume any such liability by reason of the inspection authorized herein or the certificate of installation issued by the EH. It is the responsibility of the certified installer to ensure that all septic system installations are performed in accordance with the provisions of Environmental Protection (567) IAC 69 and Story County Ordinance Chapter 65.

65.33 MINIMUM LEVEL OF SEPTIC SYSTEM MAINTENANCE REQUIRED. The individual sewage treatment system and all components must be maintained in compliance with this chapter and the septic system manufacturer's requirements.

1. Septic tanks and pump chambers shall be pumped at least every five years, or more frequently, if required by the system's manufacturer.
2. Septage shall be disposed of in accordance with state, federal, and local requirements.
3. The owner of a property with a septic system, or a person, working in Story County who is a licensed Commercial Septic Tank Cleaner as defined in Environmental Protection (567) IAC 68.2(455B) shall maintain the following records and submit them to EH:
 - a. Location (address) of the serviced tank.
 - b. Method of septage disposal (land applied or municipal treatment plant).
 - c. Volume of septage disposed.
 - d. General condition of the system (good, fair, poor).
4. EH shall maintain a tracking system for the information above.

65.34 SYSTEMS THAT REQUIRE MAINTENANCE CONTRACTS:

1. All owners of systems that require a maintenance contract as per Environmental Protection (567) IAC 69, or Story County Ordinance Chapter 65, shall demonstrate to EH that the contract is

current by submitting a copy of the contract to EH during the month of January of every year the system is in use, or having the maintenance contractor submit a list of current contracts during the month of January of every year the system is in use.

2. The property owner shall follow the system manufacturer's requirements for maintenance.
3. Upon purchasing property that has a system that requires a maintenance contract, the new owner shall submit a copy of the maintenance contract to EH within 30 days of the time of transfer.

65.35 DISCHARGING SYSTEMS.

1. Septic systems that are designed to discharge effluent as per specifications of this ordinance shall meet effluent parameters identified below. Septic systems with laterals as tertiary treatment are not considered discharging systems, and do not need to be sampled. There are two classifications of discharging systems, based on where they discharge:

A. If the system discharges to a designated surface water of the state or a subsurface drainage tile, the owner of the septic system shall submit a Notice of Intent to the IDNR, and obtain a National Pollutant Discharge Elimination System (NPDES) General Permit #4. These septic systems shall meet the effluent parameters identified in the permit issued by IDNR.

B. Those septic systems that DO NOT discharge to a designated surface water of the state or a subsurface drainage tile shall meet the effluent parameters identified in Table 2, below. Sampling is required upon request by the Sanitarian to verify that a discharging system is properly treating the effluent, or for a time-of-transfer inspection. Annual sampling is not required.

Table 2

Effluents Discharging To	E. coli cfu/100 mL	CBOD5 mg/L	TSS mg/L
Class "A1", "A3" waters	235	25	25
Class "A2" waters	2880	25	25
Ground surface	2880	25	25

2. Sampling location and procedure.

A. Effluent samples must be collected from an approved sampling port (accessed from ground surface) or from the end of the discharge pipe (if accessible) following the final treatment component of the system. Sample results shall be sent to EH.

B. If the system is not discharging at the time of sampling, but appears to have been discharging, water must be added to the system through the building plumbing to create a discharge.

3. Only a "qualified sampler" shall conduct effluent sampling for compliance monitoring. "Qualified samplers" include the following:

- A. EH personnel - fees for sampling conducted by EH shall be set by the Board of Health.
- B. An Iowa-certified wastewater treatment operator.
- C. An individual who has received training approved by IDNR.

D. IDNR certified Time of Transfer inspectors.

4. Effluent samples must be analyzed by an Iowa certified lab. A list of certified laboratories is available from the State Hygienic Lab. Sample containers provided by the laboratory must be used for the sample. The sample must be collected from a free-falling effluent pipe or sampling port where the effluent is flowing. Samples shall not be taken from a pooled location. Sample submission shall follow the lab's instruction.

5. If a sample does not meet the effluent limits stated in Table 2 above, the owner must work with EH to investigate the potential causes of the problem, and a repeat sample must be taken within 30 days for the specific parameter that was out of compliance. If the second sample is noncompliant, the owner must take corrective actions to bring the system into compliance.

65.36 VARIANCES. Variances to this ordinance may be granted by EH provided sufficient information is submitted to substantiate the need for and propriety of such action. Requests for variances and justification shall be in writing, filed with EH. Appeals shall be decided by the BOH. Septic permits will list any approved variances.

65.37 SEVERABILITY CLAUSE. If any section, provision, or part of this ordinance should 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.

65.38 EFFECTIVE DATE OF THIS ORDINANCE. These regulations go into effect January 1, 2020

STORY COUNTY UTILITY PERMIT

Date 10.19.20

To the Board of Supervisors, Story County, Iowa:

The Colo Telephone Company, incorporated under the laws of authorize to do business within the State of Iowa, with its principal place of business at 303 Main St Colo 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 fiber optic cable on secondary route Dighton Ridge Rd from N Dighton Ave to E 910 St, a distance of 0.15 miles.

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

1. The Permittee will file a plat setting out the location of proposed line on the secondary route and that the description of the proposed installation including type, height, and spacing of poles, maximum voltage, lengths of cross arms, minimum clearance and number of wires, type, size and capacity of underground cables, conduits, tile lines, and pipe lines, maximum working pressures for pipe lines carrying gas or flammable petroleum products are described as follows:
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 10-19-20

Colo Telephone Company
Name of Company (Applicant - Permittee)

Shane Bellon 641-377-2202
by Phone no.

Recommended for Approval:

Date 10-20-20

Shane Bellon 515-382-7355
County Engineer Phone no.

Approved:

Date 10-27-2020

Shane Bellon
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.



STORY COUNTY UTILITY PERMIT

Date 10/22/20

To the Board of Supervisors, Story County, Iowa:

The Consumers Energy Company, incorporated under the laws of authorize to do business within the State of Iowa, with its principal place of business at 2074 242nd St, Marshalltown, IA 50158, 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 electric on secondary route 190th St from the intersection of 677th Ave on the south side to 67180 190th St.

a

distance of _____
3021 feet.

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 cuttrench.

Date 10-21-20

Consumers Energy
Name of Company (Applicant - Permittee)


by _____ Phone no. 641-485-4064

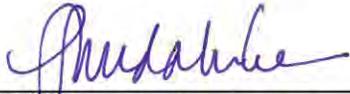
Recommended for Approval:

Date 10-22-20

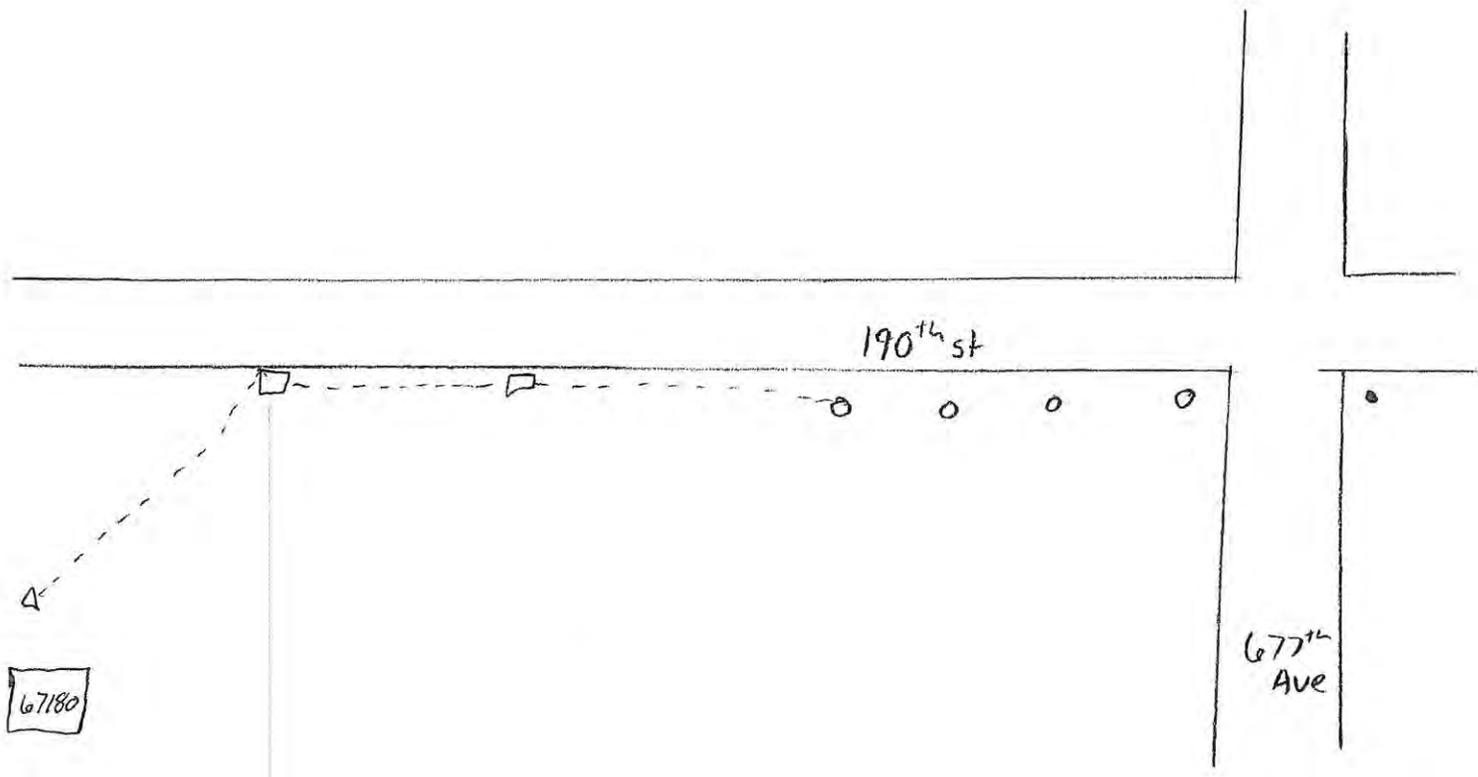

County Engineer _____ Phone no. 515-382-7355

Approved:

Date 10-27-2020


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.



Run 7200 volt electric overhead across 677th avenue then along the south side of 190th St. in the ROW for 726 feet. The line will then run underground in the ROW for 2221 feet with two cabinets before entering the property of 67180 on the north east corner of the property.



STORY COUNTY
BOARD OF SUPERVISORS
LINDA MURKEN
LAURIS OLSON
LISA HEDDENS

Story County Administration
900 Sixth Street
Nevada Iowa 50201
515-382-7200
515-382-7206 (fax)

October 22, 2020

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

Dear Board of Supervisors,

There has been a request for the Board to consider extending the current deadline of December 31, 2020 to use vacation above the normal accruals to the end of March 2021 or June 2021.

Below is some information to take into consideration:

- The temporary increase in accruals addressed an immediate issue that employees were not able to utilize vacation leave due to cancelled trips, requirement to be at work or travel bans. Many employees were at the maximum accrual limits and at risk for losing future accruals.
- Employees returned to the workplace early June and County operations have resumed.
- Currently there are approximately fifteen employees utilizing the temporary accruals.
- Employees at risk of losing future accruals are able to utilize vacation prior to comp time per County policy.
- No department/office has stated vacation requests are currently being denied.
- Employees should be encouraged to utilize vacation leave to decrease burnout especially during the stressor of the pandemic. This may pose some challenges in departments/offices that are dealing with staff shortages.
- Extending the deadline to the end of March could be problematic if there is a harsh winter and employees are not able to utilize vacation during the months of January and February. This could also potentially cause staff shortages in March if employees all request time off around spring break.

Alissa Wignall

Alissa Wignall
Director of Internal Operations and Human Resources

APPROVED DENIED
 Board Member Initials: LM
 Meeting Date: 10/27/20
 Follow-up action: expire
January 31
2021



**STORY COUNTY
BOARD OF SUPERVISORS
LINDA MURKEN
LAURIS OLSON
LISA HEDDENS**

Story County Administration
900 Sixth Street
Nevada Iowa 50201
515-382-7200
515-382-7206 (fax)

March 25, 2020

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

Dear Board of Supervisors,

I am requesting the Board of Supervisors temporarily increase the maximum accrual amounts for vacation leave due to the COVID-19 pandemic and employees being denied vacation requests. Employees would be able to accrue vacation above the maximum accrual limits set forth in the Vacation Policy (adopted on April 24, 2018). Any accrued vacation above the limits set forth in the Vacation Policy will need to be used by December 31, 2020. If an employee is separated from employment (voluntarily or involuntarily) prior to December 31, 2020 vacation leave will only be paid out to the limits set for in the Vacation Policy. This request only applies to employees that are covered by the provisions of the Vacation Policy and does not apply to bargaining unit employees that have vacation articles in the contract. If the request is approved, the temporary accumulation of vacation time will be as follows:

- Up to five years of employment – 80 hours above current year vacation allowance (maximum accrual = 160 hours)
- Up to ten years of employment – 80 hours above current year vacation allowance (maximum accrual = 200 hours)
- Up to fifteen years of employment – 80 hours above current year vacation allowance (maximum accrual = 240 hours).
- After fifteen years of employment – 120 hours above current year vacation allowance (maximum accrual = 280 hours)

I would like to thank the Board in advance for their consideration.

Sincerely,

Alissa Wignall

Alissa Wignall
Director of Internal Operations and Human Resources

DO NOT WRITE IN THE SPACE ABOVE, RESERVED FOR RECORDER

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

Please return to:
Planning & Development

STORY COUNTY IOWA

ORDINANCE NO. 290

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF STORY COUNTY, IOWA; AND CHANGING THE BOUNDARIES OF THE DISTRICTS ESTABLISHED AND SHOWN ON SAID MAP AS PROVIDED IN CHAPTER 92 OF THE *CODE OF ORDINANCES, STORY COUNTY, IOWA*.

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

WHEREAS; at their October 7, 2020, meeting, the Story County Planning and Zoning Commission recommended approval of the Official Zoning Map Amendment and C2C Future Land Use Map Amendment request (vote 6-0) submitted by Boyd Brodie, Key Cooperative, 13585 620th Avenue, Roland, Iowa, as referenced in the Official Zoning Map of Story County, Iowa, and identified under the process to change the boundaries of the districts established and authorized by Section 92.06 of the *Code of Ordinances, Story County, Iowa, and as referenced* as follows:

The following described property, under the ownership of Eley, Raymond W & Tamara K, 14167 720TH Avenue, Zearing, Iowa, be amended from the A-1 Agricultural District to the A-2 Agribusiness District

GENERAL PROPERTY LOCATION:

The North 825' of the Northeast Quarter of the Northwest Quarter of Section 22 of Lincoln Township (parcel 04-22-100-200) as described on Attachment A and shown on Attachment B, and;

WHEREAS: all other ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict; and

WHEREAS: 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; and

WHEREAS: this ordinance shall be effective after its final passage, approval and publication of the ordinance or a summary thereof, as provided by law.

Action upon FIRST Consideration: Approval

DATE: October 20, 2020

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

Action upon SECOND Consideration: Approval

DATE: October 27, 2020

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

Action upon THIRD Consideration: Waived

DATE: November 10, 2020

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

ADOPTED THIS 27th day of October, 2020.



Chairperson, Board of Supervisors

Attest:

ATTACHMENT "A"

Legal Description of Rezoning Area

The North 825' of: The Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section Twenty-two (22), Township Eighty-five (85) North, Range Twenty-one (21) West of the 5th P.M., Story County, IA

ATTACHMENT "B"



Staff Report

Story County
Board of Supervisors

Date of Meeting:
October 20, 2020

Case Number REZ03-20

Story County Zoning Map Amendment request from the A-1 Agricultural District to the A-2 Agribusiness District and a Story County Cornerstone to Capstone (C2C) Comprehensive Plan Future Land Use Map Amendment Request from the Agricultural Conservation Area to the Commercial-Industrial Area. If the zoning map amendment is approved, Key Cooperative will establish a new grain elevator on the property, including grain bins, scales, and a control room. The existing Zearing grain elevator was destroyed by the August 10, 2020, derecho and Key Cooperative determined it was not feasible to rebuild on the site. The subject property is the Northeast Quarter of the Northwest Quarter of Section 22 of Lincoln Township (parcel 04-22-100-200). The proposed rezoning and C2C Plan amendment are for the north 825 feet of the subject property (approximately 25 acres). The applicant will apply separately for a commercial site plan, to be approved by the Story County Board of Supervisors, and a traffic impact analysis, stormwater management plan, and erosion control plan will be required as part of the site planning process. At their October 7, 2020, meeting, the Planning and Zoning Commission recommended approval of the request.



APPLICANT:

Boyd Brodie
Key Cooperative
13585 620th Avenue
Roland, Iowa

PROPERTY OWNER:

Raymond W & Tamara K Eley
14167 720th Avenue
Zearing, IA, 50278

STAFF PROJECT MANAGER:

Amelia Schoeneman, Interim Director
Planning and Development



PROPERTY INFORMATION

GENERAL PROPERTY LOCATION

On the south side of E-18/130th, a quarter-mile east of Zearing
Northeast of the Northwest Quarter of Section 22 of Lincoln Township

LEGAL DESCRIPTION OF THE PARCEL

The north 825 feet of the Northeast Quarter of the Northwest Quarter of Section 22 of Lincoln Township

PARCEL IDENTIFICATION NUMBER

Parcel number 04-22-100-200

REZONING AREA SIZE

25 acres

CURRENT ZONING

A-1 Agricultural

A-1 AGRICULTURAL DISTRICT STATEMENT OF INTENT

"The A-1 District is intended and designed to accommodate land uses compatible with agriculture and to protect agricultural land from encroachment of urban land uses. The Cornerstone to Capstone (C2C) Comprehensive Plan designates priority agricultural land as Agricultural Conservation Areas. These areas are intended to preserve rural character by limiting the development of most new non-farm dwellings to large lots. In some instances, the A-1 District permits non-farm residential development on smaller lots in furtherance of the Cornerstone to Capstone (C2C) Comprehensive Plan goals and objectives." Agricultural crop and livestock production is a principal permitted use.

A-2 AGRIBUSINESS DISTRICT STATEMENT OF INTENT

"The A-2 District is intended and designed to provide for those activities strongly interrelated with agricultural uses and must therefore be located in agricultural areas. It may be necessary to locate such uses on land scoring 267-300 points based on the Land Evaluation and Site Assessment (LESA) System, although this shall be avoided where possible. It is also intended that, to the degree possible, all A-2 Districts shall be entirely surrounded by the A-1 District." In addition to agriculture, veterinary clinics, anhydrous ammonia and liquid propane storage, fertilizer sales, feed sales, seed sales, and grain elevators are principal permitted uses.

FUTURE LAND USE MAP DESIGNATION

The Story County Cornerstone to Capstone (C2C) Comprehensive Plan currently designates this property as Agricultural Conservation Area on the Future Land Use Map.

CITIES WITHIN TWO MILES

Zearing

SERVICE DISTRICTS

Iowa Regional Utility Association, Interstate Power and Light, Zearing Fire, Story County Ambulance



BACKGROUND

HISTORY AND CURRENT LAND USE

The rezoning is requested to allow a new grain elevator on the subject property including grain bins, scales, and a control room. The subject property is a 38.79 net-acre parcel on the south side of 130th/E-18 and is approximately one-quarter mile east of the City of Zearing. 130th is a paved County Road. The 2015 annual average daily traffic count is 380.

The property is currently in agricultural production and contains a grain dryer bin and corn crib in the northwestern portion of the parcel. There is an existing access in the northwest corner. Key Cooperative proposes to survey and purchase the north 825 feet of the property (25 acres) for the purpose of constructing a new grain elevator. This is the proposed rezoning and C2C Plan amendment area. The remainder of the parcel will remain in agricultural production. The site has a Land Evaluation and Site Assessment score of 267. Two points are added (with a multiplier of two) if there is a grain elevator within six miles of a property. These points were not subtracted from the score. The proposed grain elevator will be replacing the existing grain elevator inside the City of Zearing.

The existing Zearing grain elevator was demolished by the August 10, 2020, derecho. General Manager Boyd Brodie prepared a [YouTube video](#) for members on the damage the cooperative experienced at its various locations. The video is embedded below. A brief discussion of the damage at the Zearing facility occurs at the 8 minute and 22-second mark.





Key Cooperative determined that rebuilding at the existing Zearing location was not optimal. They had outgrown the existing site, which was built in a vacated railroad right-of-way and is approximately seven acres. The traffic generated and other aspects of the operation impacted the community. The existing location is on South Center Street in Zearing. It is located south of the downtown area. Center Street is the main north-south street inside the City of Zearing. It connects 130th Street on the north side of Zearing and 140th Street to the south. It also collects residential traffic entering and exiting the city. There are residential areas both to the north of the existing location and to the south that, while not adjacent, are likely impacted by the traffic generated by the cooperative. The applicant indicates that the existing site received in total 1,750 semi loads annually. Of these loads, 750 are shipped out during harvest from Labor Day and Thanksgiving each fall. The remaining 1,000 loads are shipped out during the other nine months of the year. The most recent annual average daily traffic map (2007) that included traffic counts for Center Street shows 580 average annual daily trips on Center Street north of Minerva Creek and south of Garfield. The 2007 counts also show 470 average annual daily trips on Center Street between 130th Street and Garfield Street.

PROPOSED USE

If the zoning map amendment is approved, Key Cooperative plans to establish a grain elevator on the property. A concept plan for the grain elevator shows a grain pile area, ten-grain bins, and a control room.

A new access is proposed east of the existing access. The existing access may need to be removed to meet the 300-foot separation requirement between accesses—this will be determined as part of the review of the access permit by the County Engineer's Office. The applicant indicated that sight distance and accessibility for trucks entering and exiting the property was a major consideration in their site selection. Sites with a quarter-mile of visibility in either direction and on the crest of a hill are preferred. The property to the west, under common ownership with the subject property and adjacent to the City of Zearing, did not meet this criterion. Three other sites adjacent to the city were also considered but were not for sale/would have required a property swap. Key Cooperative researched 11 potential locations for the new grain elevator. According to the applicant,

The primary criteria for potential sites was to provide superior visibility for the ingress and egress of loaded grain semis and tractors and wagons to address traffic safety concerns. It is important to note that all sites meeting this primary criteria would have predictably high LESA scores due to the CSR's of flat elevated soils associated with the general area. Key's other criteria included; proximity to current members and customers, paved road access, utility infrastructure, suitable dimensions, availability for purchase, along with anticipated development costs and feasibilities.

The site design will route incoming traffic east to the inbound scale. Traffic will then curve back to the west to drop-off loads and be weighed on the outbound scale. The applicant indicates that the majority (85%) of traffic that currently uses the existing grain elevator in Zearing already comes from the east along 130th. Again, 1,750 semi loads are received each year at the existing site. There are 750 outbound loads from Labor Day through Thanksgiving. The remaining 1,000 outbound loads are spread throughout the rest of the year.

Ideally, Key Cooperative would like to have the grain elevator on-line by Labor Day of 2021 as the current grain elevator is not functional. For the current harvest, they will have two 5,000 bushel



overheads of storage available of the one million bushel storage that was previously available. The next closest available Key Cooperative grain elevator is eight miles (St. Anthony) to nine miles (Roland) away and likely not large enough to support the additional loads from the Zearing cooperative members. These elevators are also the closest elevators to the Zearing area.

If the rezoning is approved, Key Cooperative will apply for a grading permit so that they are able to create the necessary construction entrances this fall. A site plan will be required to be submitted prior to construction of the facility. The site plan will be routed to County Departments and be required to be approved by the Board of Supervisors. With the submittal of the site plan, a traffic impact analysis (and possible study), stormwater management plan, NPDES permit for erosion control, and proposed screening, parking, loading, and landscaping plans will be required. Signs and lighting will also be reviewed for conformance with the Story County Land Development Regulations.

C2C PLAN

The City of Zearing has designated an Urban Expansion Area north of the city limits, which includes Dakin’s Lake. The City of Zearing did not designate the subject property as an Urban Expansion Area.

The subject property is currently designated Agricultural Conservation Area on the C2C Comprehensive Plan Future Land Use Map. The proposed amendment to the Future Land Use Map is to change the north 825 feet to the Commercial-Industrial Area designation to allow the grain elevator to be located on the site.

The Commercial-Industrial Area designation supports the long term planning objective of accommodating future demand for types of commercial and industrial growth that may be best located in a rural setting outside of an urbanized area.

SITE AND SURROUNDING AREA

The property is located approximately one quarter-mile east of the City of Zearing. All adjacent properties are in agricultural production with the exception of a parcel to the north. To the north is a property that contains a single-family dwelling and several steel utility buildings. The applicant indicated that they have contacted the property owner of the dwelling. The concept drawing shows that the dwelling will be located west of the first row of grain bins on the subject property and approximately 400 feet northwest of the outbound scale. All adjacent properties are zoned A-1 Agricultural.

Over a quarter-mile to the east is the intersection of 720th and 130th Street. There are two dwellings to the west of the intersection.

Despite the proximity to the City of Zearing, 89% of the land within one mile of the subject property is in agricultural production.

ANALYSIS

REZONING STANDARDS OF APPROVAL

According to Section 92.06(2) of the *Story County, Iowa Code of Ordinances*, applicable standards for approval include:



1. The proposed rezoning shall conform to the Story County Development Plan (C2C).

Applicant Comment: The rezoning area conforms to the C2C Comprehensive Plan. Specifically referenced to Chapter 5: Land Use Plan, Chapter 6: Economic Prosperity, and Chapter 7: Transportation.

Staff Comment: The C2C Plan Zoning Compatibility Matrix indicates that the A-2 District is compatible with the Agricultural Conservation Area and the Commercial-Industrial Area Future Land Use Designations. The property is currently designated as Agricultural Conservation Area by the C2C Plan. However, it is typical to request a C2C Plan Amendment to Commercial-Industrial for an agribusiness use as it is more consistent with the proposed use. The C2C Plan characterizes the Commercial-Industrial Area designation as supporting “the long term planning objective of accommodating future demand for types of commercial and industrial growth that may be best located in a rural setting outside of an urbanized area.” Agribusiness uses fit well within the intent of this designation. For example, Key Cooperative is seeking this location as they have found it will be more appropriate outside of the City of Zearing given traffic and other impacts. It will also be more accessible and safer for their customers who farm in the area. The principles for the Commercial-Industrial Area are further discussed in the section below on the standards for a C2C Future Land Use Map Amendment.

2. The proposed rezoning shall conform to the Statement of Intent for the proposed district and district requirements.

The statement of intent for the A-2 district is:

The A-2 District is intended and designed to provide for those activities strongly interrelated with agricultural uses and must therefore be located in agricultural areas. It may be necessary to locate such uses on land scoring 267-300 points based on the Land Evaluation and Site Assessment (LESA) System, although this shall be avoided where possible. It is also intended that, to the degree possible, all A-2 Districts shall be entirely surrounded by the A-1 District.

Applicant Comment: The proposed rezoning area conforms to the Statement of Intent for the proposed district and district requirements. Specifically referenced to Section 86.05, A-2 Agribusiness District (1.Statement of Intent), and (2. I. Grain elevators) of the Story County Code of Ordinances.

Staff Comment: The proposed use of the subject property is explicitly listed as a principal permitted use in the A-2 Agribusiness District, and considered, following the statement of intent, to be “strongly interrelated agricultural uses.”

The LESA score for this property is 267 and above the 267-300 point threshold. Points could be subtracted given that having a grain elevator within six miles is a factor in the LESA score (adds four total points). Staff did not take away these points in the scoring process. The proposed grain elevator will replace the existing elevator.



Further, for traffic safety and accessibility by grain trucks, a site on the crest of a hill with greater visibility was preferred. The applicant indicates that this location likely leads to better soils and a higher LESA score.

Regarding the statement of intent's goal to have A-2 Agribusiness zoned properties surrounded by A-1 Agricultural zoning, this property is surrounded by the A-1 Agricultural District on all sides. The balance of the parcel will remain in the A-1 Agricultural District and in agricultural production.

3. The proposed rezoning shall be compatible with surrounding land uses and development patterns.

Applicant Comment: The proposed rezoning area is compatible with the surrounding land uses and development patterns. Specifically referenced to Section 86.05 A-2 Agribusiness District (1. Statement of Intent, It is also intended that, to the degree possible, all A-2 Districts shall be entirely surrounded by the A-1 District.) of the Story County Code of Ordinances.

Staff Comment: Approximately 89% of the land within one mile of the subject property is used for agriculture. All adjacent land is in agricultural production and there is one adjacent dwelling. The applicant indicated that they have contacted the property owner of the dwelling.

The A-2 District statement of intent encourages properties zoned A-2 Agribusiness to be surrounded by properties zoned A-1 Agricultural due to the interrelatedness of the uses. In the case of a grain elevator, being surrounded by A-1 zoning enhances customer access to the site and improves safety, which will allow farmers to bring in loads and loads to be shipped out more efficiently. Many of the nearby farmers are likely member-owners of the cooperative.

The property is also a quarter-mile east of the City of Zearing. Zearing has designated an Urban Expansion Area on the north side of the city. The subject property is not located in the Urban Expansion Area. While not adjacent to the city, it is not so far removed that growth could not occur in the area. This location balances the needs of the grain elevator to be in a rural location and limits the impact on the rural character of the area. As it will continue to provide the Zearing area with a grain elevator, there will likely continue to be economic benefits to the city and area.

4. The proposed rezoning shall protect environmental resources. Rezoning of parcels containing more than fifty (50) percent of the gross acreage as lands identified with areas designated Natural Resource Areas on the Story County Development Plan (C2C) shall not be approved unless such requested action results in a district designation more restrictive than the current designation, the R-C Residential Conservation Design (Overlay) District is applied to the property, or conditions protecting the identified areas are attached to the rezoning request. (Ordinance No. 184)

Applicant Comment: The proposed rezoning area complies with this requirement. Specifically referenced to C2C Comprehensive Plan, Appendix D: Map 26, Existing Land Use



Map, currently designated as Agricultural and Map 28, Future Land Use Map, currently designated as Agricultural Conservation Area. We are requesting a designation change to be compatible with the proposed development of the site.

Staff Comment: Not Applicable—no natural resources are present on the property. Any activities that would require a zoning permit will be required to meet environmental protection provisions for stormwater and erosion control in the Land Development Regulations General Site Planning Standards Chapter 88.

5. In areas where the petition to rezone requests a change from A-1 District or A-2 District to another district, lands scoring 267 or above for total LESA score, as determined by a Land Evaluation Site Assessment (LESA) as adopted for Story County, shall not be approved. (Ordinance No. 208)

Applicant Comment: The proposed rezoning area is not subject to this requirement as we are only requesting a change from A-1 to A-2.

Staff Comment: The LESA score for this property is 267 and above the 267-300 point threshold. Points could be subtracted given that having a grain elevator within six miles is a factor in the LESA score (adds four total points). Staff did not take away these points in the scoring process. The proposed grain elevator will replace the existing elevator.

Another factor in the LESA score is adjacent zoning. As all adjacent properties are zoned A-1 Agricultural and in production, no points were subtracted. Again, surrounding A-2 Agribusiness zoned properties with A-1 Agricultural District zoned properties is encouraged by the Story County Land Development Regulations due to the interrelatedness of the uses. In the case of a grain elevator, this location provides greater access and efficiency.

Further, for traffic safety, a site on the crest of a hill with greater visibility was preferred. The applicant indicates that this likely leads to better soils and a higher LESA score.

C2C Future Land Use Map Amendment Standards

a. The extent to which the change would be consistent with the comprehensive plan goals and policies.

Staff Comment: *Applicable goals of the C2C Comprehensive Plan include:*

Agricultural Resources Goals

AR1: Protect agricultural practices in areas with prime soils and viable agricultural interests.

AR2: Minimize conflicts between agricultural and non-agricultural land uses.

AR3: Preserve farmland and the rural landscape as a viable foundation for a strong and growing agricultural economy.

Cultural Resources Goals

CR1: New development in the unincorporated areas of Story County respects and enhances the area's rural character.



Land Use Goals:

LU Goal 3: Consider the availability and capacity of local services and infrastructure when determining future land uses.

LU Goal 6: Continue to protect and preserve Story County's agricultural resources for current and future generations.

Commercial and Industrial Areas Principles:

Principle 2: Support new commercial and industrial development within incorporated areas and areas where infrastructure exists and extensions are logical.

Principle 3: Where appropriate, support expansion of existing and/or new industrial or commercial development when it can be demonstrated that agricultural and natural resources can be preserved and protected.

Principle 4: Provide adequate buffers to agricultural uses with new development to minimize conflicts.

Principle 5: Review design and development standards to ensure that conflicts between proposed development and agricultural and natural resources are minimized. Design new development to maintain the open character of rural areas and to protect and maintain agricultural uses and sensitive environmental features.

Principle 7: Encourage proposed development to take access off existing paved roads unless it can be demonstrated that Minimum Levels of Service requirements may be met or development can mitigate impacts.

While productive agricultural land is being taken out of production for the use, it will directly benefit area farmers and likely provide a safer and more efficient harvest. The grain elevator will enhance the productivity of the area's agricultural economy. Key Cooperative has outgrown the current site and the existing elevator was destroyed by the August 10, 2020, derecho. Key Cooperative investigated 11 potential sites, all of which were productive agricultural land given the need to be in the Zearing area, the size requirements of the site, and the visibility requirements for truck traffic. Without the approval of the rezoning, a new grain elevator would not be available in the area for the 2021 harvest. There is limited ability to collect grain from this year's harvest at the Zearing elevator and limited capacity at other nearby Key Cooperative elevators.

A setback of 50 feet will be required from adjacent properties, providing buffers from surrounding agricultural uses. The property is also located on a paved road—130th Street. The applicant indicates that the majority (85%) of traffic that currently uses the existing grain elevator in Zearing already comes from the east along 130th. Again, 1,750 semi loads are received and shipped out annually. The 2015 AADT counts for 130th were 380.

b. Evidence demonstrating the reason(s) why the plan should be changed, including but not limited to whether new information has become available since the comprehensive plan was adopted that supports reexamination of the plan, or that existing or proposed development offer new opportunities or constraints that were not previously considered.

Staff Comment: Typically, parcels are designated in the C2C Plan Future Land Use Map based on their tax classification. The property is classified as agricultural for tax purposes. When the



C2C Plan Future Land Use Map was created, staff did not likely speak to Key Cooperative about their future needs for new sites. Further, the need for a new site was catalyzed by the August 10, 2020, derecho. The damaged elevator leaves a significant void in the agricultural services available to Zearing-area farmers.

c. Whether or not the change is needed to allow reasonable development of the site.

Staff Comment: The site is currently productive agricultural land. The need for the rezoning goes beyond the need for reasonable development of the site and is needed to allow the continued development and productivity of agriculture in the Zearing area. Without the approval of the rezoning, a new grain elevator would not be available in the area for the 2021 harvest. There is limited ability to collect grain from this year's harvest at the Zearing elevator and limited capacity at other nearby Key Cooperative elevators. The damaged elevator leaves a significant void in the agricultural services available to Zearing-area farmers.

d. The relationship of the proposed amendment to the supply and demand for the particular land uses within the county and immediate vicinity of the site.

Staff Comment: The nearest grain elevators are Key Cooperative elevators eight to nine miles away from the existing location. If an elevator is not located within six miles of a property, it decreases the LESA score, which measures agricultural value. Without a new grain elevator in the Zearing area, there will be no elevator within a reasonable distance.

There are no available A-2 Agribusiness zoned properties in Lincoln Township. There is one A-2 Agribusiness zoned property to the west approximately two miles that is the location of an agricultural equipment dealer. Of the other adjacent townships, there are several A-2 zoned properties in Fernald in Richland Township.

e. A demonstration that the proposed amendment has merit beyond the interests of the applicant.

Staff Comment: A grain elevator is required for area farmers to have a successful harvest. The damaged elevator leaves a significant void in the agricultural services available to Zearing-area farmers. Without the approval of the rezoning, a new grain elevator would not be available within a reasonable distance. For the current harvest, they will have two 5,000 bushel overheads available of the one million bushel storage that was previously available at the existing Zearing grain elevator. The next closest available Key Cooperative grain elevator is eight miles (St. Anthony) to nine miles (Roland) away and likely not large enough to support the additional loads from the Zearing cooperative members.

f. The possible impacts of the amendment on all specific elements of the comprehensive plan as may be applicable, including but not limited to:

1. Goals, Objectives and strategies as related to the following from C2C Plan; Agricultural Resources, Community Facilities and Services, Communications and Public Safety, Emergency Preparedness, Cultural Resources, Infrastructure and Utilities, and Intergovernmental Coordination. Staff Comment: See analysis for the extent to which the change would be consistent with the comprehensive plan goals and policies in section a.



- 2. **Conservation of Natural Resources and Recreation.** Staff Comment: No impact anticipated.
- 3. **Land Use.** Staff Comment: See analysis for the extent to which the change would be consistent with the comprehensive plan goals and policies in section a.
- 4. **Economic Prosperity.** Staff Comment: The amendment supports the continuation of a business in Story County that directly benefits the County’s agricultural operations, an important part of the County’s economy. The elevator will fill a void in the agricultural economy around the Zearing area.
- 5. **Transportation.** Staff Comment: The proposed designation amendment will likely have an impact on the traffic on 130th. A traffic impact analysis will be required as part of the site planning process. The applicant indicates that the majority (85%) of traffic that currently uses the existing grain elevator in Zearing already comes from the east along 130th. Again, 1,750 semi loads are received and 750 loads are outbound from Labor Day through Thanksgiving. The remaining 1,000 outbound loads are spread throughout the rest of the year. Currently, the 2015 AADT counts for 130th were 380.

- g. **Consideration of the fiscal impact of the proposed amendment to Story County.**
Staff Comment: None. 130th is a paved road and impacts will be assessed through a traffic impact analysis required as part of the site planning review process.

COMMENTS

The following comments are part of the official record of the proposed **Story County Zoning Map Amendment, Case No. REZ03-20**. If necessary, conditions of approval may be formulated based off these comments.

Comments from the Conceptual Review Team

A conceptual Review meeting was held for the proposed rezoning and minor subdivision on September 17, 2020. The complete submittal was also routed for Interagency Review. The following comments were not already addressed in this report.

Environmental Health: Contact our office for well or septic permits if necessary.

County Engineer’s Office: Contact our office for a permit if any new driveways are proposed.

County Assessor’s Office: 1) The parcel would be assessed as a Commercial Grain Handling Facility. Land and improvements will be assessed at market value. 2) After the classification is changed from agricultural to commercial, the Co-Op will qualify for the Business Property Tax Credit (BPTC). This is a one time sign up. Must be re-signed if sold OR the name of the business is changed.

County Emergency Management Agency: Do you know if they plan to move the anhydrous ammonia storage from the south side of town to this site? It will decrease the risk to the community but we need to also take into consideration any waterways in the area if there would be run off from a release. *We are not planning to move any other operations to the site at this time. We are only planning on the grain facility. We did secure a large enough site to accommodate our agronomy activities including anhydrous ammonia in the future, but currently have no plans to do so.*



Planning and Development: A site plan and zoning permit application showing proposed improvements and compliance with Chapter 88, General Site Planning Standards, is required to be submitted if the rezoning is approved. The Board of Supervisors will take action to approve the site plan. Selected standards include:

1. Chapter 88.05 Environmental and Natural Resource Standards: A stormwater management plan prepared by a professional engineer that includes volume, rate, and water quality controls is required for development that disturbs over one acre of area. The State of Iowa requires an NPDES permit for erosion control if an area over one acre will be disturbed—disturbed areas under one acre are under Story County’s erosion control requirements.
2. 88.10 Screening: Material and equipment storage, truck parking, refuse collection areas, and mechanical equipment are required to be screened.
3. Chapter 88.08 Parking and Circulation Standards:
 - i. A maximum of one parking space for every 1,000 square feet is permitted for warehouse uses. A maximum of one space for every 200 square feet is permitted for office uses.
 - ii. In any district in connection with every building or part thereof hereafter erected having a gross floor area of 6,000 square feet or more, which is to be occupied by manufacturing, storage, warehouse, goods display, retail store, wholesale store, market, hotel, hospital, or other uses similarly requiring the receipt or distribution by vehicles of material or merchandise, there shall be provided and maintained on the same lot with such building at least one off-street loading space, plus one additional such loading space for each 20,000 square feet or major fraction thereof of gross floor area so used in excess of 10,000 square feet.
 - iii. Each loading stall shall not be less than 12 feet in width and 40 feet length.
 - iv. Parking stall and aisle width requirements in Table 88-4 apply.
4. Chapter 88.09 Site Lighting: lighting over 1,800 lumens must be shielded.
5. Chapter 88.11 Landscaping:
 - i. One tree per every five parking spaces is required to be planted.
 - ii. An area equivalent to 20% of any impervious surfaces added is required to be landscaped.
6. 50-foot setbacks are required.

A sign permit will be required for any new signage on the property. See Chapter 89.02.

Comments from Cities within Two Miles

The submittal was routed to the City of Zeoring on September 25, 2020. No written comments were received. Staff also contacted the City Clerk, Karen Davis, on the phone. Ms. Davis communicated that Key Cooperative had also notified them and they had no comments. Ms. Davis did ask for information on the annexation process from staff and indicated, however, that the city would defer to the County’s review.

Comments from the General Public

A rezoning sign was placed on the property on September 25, 2020.



Notice letters were sent to property owners within a ¼ mile of the proposed rezoning on September 29, 2020, and legal notice was published in the Ames Tribune, Nevada Journal, and Tri-County Times on October 1, 2020.

No comments were received prior to the writing of this report.

POINTS TO CONSIDER

1. Key Cooperative has outgrown the current Zearing site inside of the city and the existing elevator was destroyed by the August 10, 2020, derecho.
2. The proposed location enhances customer access to the site and improves safety, which will allow farmers to bring in loads and loads to be shipped out more efficiently.
3. The proposed site is surrounded by A-1 Agricultural zoning, meeting the statement of intent for the A-2 Agribusiness District. The balance of the parcel will remain in the A-1 Agricultural District and in agricultural production.
4. The C2C Plan characterizes the Commercial-Industrial Area designation as supporting “the long term planning objective of accommodating future demand for types of commercial and industrial growth that may be best located in a rural setting outside of an urbanized area.”
5. The property is a quarter-mile east of the City of Zearing. The proposed location ensures that Zearing will continue to have a grain elevator, an essential part of the agricultural economy.
6. The property is also located on a paved road—130th Street. The applicant indicates that the majority (85%) of traffic that currently uses the existing grain elevator in Zearing already comes from the east along 130th.
7. A site plan will be required to be submitted prior to construction of the facility and approved by the Board of Supervisors. With the submittal of the site plan, a traffic impact analysis (and possible study), stormwater management plan, NPDES permit for erosion control, and proposed screening, parking, loading, and landscaping plans will be required. Signs and lighting will also be reviewed for conformance with the Story County Land Development Regulations.

PLANNING AND ZONING COMMISSION RECOMMENDATION

At their October 7, 2020, meeting, the Planning and Zoning Commission recommended approval of the request (vote 6-0).

Commissioner Johnston abstained from the vote due to a family member’s connection with the request.

Commissioner Schneider asked if the LESA score could be rescored by staff and for clarification on the standards. Staff clarified that they had considered taking away points for not having a grain elevator within six miles, however, there was still some functionality at the Zearing elevator and did not. Staff also clarified that the standard requiring the rezoning of land over the LESA threshold to not be approved only applies to rezoning requests from the A-1 Agricultural or A-2 Agribusiness to another district. Further, the A-2 District statement of intent allows lands over the LESA threshold of 267 to be rezoned to A-2 Agribusiness: “it may be necessary to locate such uses on land scoring



267-300 points based on the Land Evaluation and Site Assessment (LESA) System, although this shall be avoided where possible.” Key Coop’s site selection criteria and the A-2 District’s statement of intent that it should be surrounded by A-1 Agricultural zoned land required land with a high LESA score for the use.

Commissioner Mens commented that the location was likely safer than the in-town elevator and that the amount of traffic generated did not seem significant.

Boyd Brodie, the applicant, stated that they usually receive 1.75 million bushels of soybeans and corn in the fall and the Zearing grain elevator had approximately one million bushels of space. Currently they are operating from two 5,000-bushel overheads, which can handle nine semi loads and accommodate the area farmers who bring in grain with tractors and wagons. The new grain elevator will have a greater storage capacity and reduce the amount of loads shipped out during harvest. The most loads received in one day at the existing Zearing grain elevator was 100. He also indicated that visibility was the most important site selection criteria, which led to parcels with more productive soils.

ALTERNATIVES

The Board of Supervisors may consider the following alternatives for the rezoning request. Staff is aware that the October 27, 2020, Board of Supervisors meeting is a limited agenda. Given the lack of comments received, staff would like to request the second consideration be allowed on the October 27, 2020, agenda.

- 1. The Story County Board of Supervisors approves the proposed Story County Zoning Map Amendment from the A-1 Agricultural District to the A-2 Agribusiness District and C2C Future Land Use Map Designation from the Agricultural Conservation Area to the to the Commercial-Industrial Area for the north 825 feet of the Northeast Quarter of the Northwest Quarter of Section 22 of Lincoln Township as put forth in case REZ03-20 on first consideration and sets the second consideration for Tuesday, October 27, 2020.**
2. The Story County Board of Supervisors approves the proposed Story County Zoning Map Amendment from the A-1 Agricultural District to the A-2 Agribusiness District and C2C Future Land Use Map Designation from the Agricultural Conservation Area to the to the Commercial-Industrial Area for the north 825 feet of the Northeast Quarter of the Northwest Quarter of Section 22 of Lincoln Township as put forth in case REZ03-20, with conditions, on first consideration and sets the second consideration for Tuesday, October 27, 2020.
3. The Story County Board of Supervisors denies the proposed Story County Zoning Map Amendment from the A-1 Agricultural District to the A-2 Agribusiness District and C2C Future Land Use Map Designation from the Agricultural Conservation Area to the to the Commercial-Industrial Area for the north 825 feet of the Northeast Quarter of the Northwest Quarter of Section 22 of Lincoln Township as put forth in case REZ03-20 on first consideration and sets the second consideration for Tuesday, October 27, 2020.
4. The Story County Board of Supervisors remands the proposed Story County Zoning Map Amendment from the A-1 Agricultural District to the A-2 Agribusiness District and C2C Future



Land Use Map Designation from the Agricultural Conservation Area to the to the Commercial-Industrial Area for the north 825 feet of the Northeast Quarter of the Northwest Quarter of Section 22 of Lincoln Township as put forth in case REZ03-20 back to the applicant and/or staff for additional information, and directs staff to place the and directs staff to set first consideration for Tuesday, October 27, 2020



1. Property Owner*

(Last Name) Eley
 (First Name) Raymond & Tamara
 (Address) 14167 720th Ave.
 (City) Zearing (State) IA (Zip) 50278
 (Phone) 515-460-3198 (Email) rteley@netins.net

2. Applicant (if different than owner)

(Last Name) Brodie
 (First Name) Boyd
 (Address) 13585 620th Ave
 (City) Roland (State) IA (Zip) 50236
 (Phone) 515-291-1677 (Email) boyd.brodie@keycoop.com

3. Property Address SECTION:22 TOWNSHIP:85 RANGE:21 NE NW

Parcel ID Number(s) 0422100200

4. Certification and Signature

I/we certify that the information and exhibits submitted are true and correct to the best of my knowledge and that in filing this application I am acting with the knowledge, consent and authority of the owners of the property. Pursuant to said authority, I hereby permit County officials to enter upon the property for the purpose of inspection.

*Acknowledgement of property owner is required and may occur via email or by signature of this application.

Property Owner Signature [Signature] Date 9/12/2020 Applicant Signature [Signature] Date 9/15/2020

Code of Ordinances (Text)

Amended Section(s): _____

Submittal Requirements:

- Attend conceptual review meeting**
- Filing Fee (required prior to processing): \$325
- Proposed text language showing red-lines & strikeouts of the proposed changes
- Written narrative explaining justification for proposed amendment and conformance to the standards for approval outlined in Section 92.07 of the Story County Code of Ordinances

Official Zoning Map (Rezoning)***

Current District: A-1
 Proposed District: A-2

Submittal Requirements:

- Attend conceptual review meeting**
- Filing Fee (required prior to processing): \$350
- Legal description of area to be amended (submit as Word document)
- Written narrative explaining justification for proposed amendment and response to the standards for approval outlined in Section 92.06(2) of the Story County Code of Ordinances
- All submittal requirements as outlined in Section 92.06(3) of the Story County Code of Ordinances

Cornerstone to Capstone Plan***

Current Designation: _____
 Proposed Designation: _____

Submittal Requirements:

- Attend conceptual review meeting**
- Filing Fee (required prior to processing): \$350
- Legal description of area to be amended (submit as Word document)
- Written narrative explaining existing and proposed plan designations, as well as justification for amendment

RECEIVED

SEP 18 2020

**Prior to submittal of a Text, Zoning, or C2C Plan Amendment application, see conceptual review application and deadline on Planning and Development website.

***If applying for Zoning and C2C Plan Amendments, only 1 filing fee is required.

Receipt No: STORY CO. PLANNING
 Receipt Amount: DEVELOPMENT

5703e3
325

Legal Description of the area to be amended

The North 825' of: The Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section Twenty-two (22), Township Eighty-five (85) North, Range Twenty-one (21) West of the 5th P.M., Story County, IA

Note: The Parcel would be 25 acres more or less, a more accurate legal description will be determined by Survey.

Key Cooperative 13585 620th Ave. Roland, IA (the applicant) is requesting the designated property be rezoned from A-1 to A-2 for the purpose of constructing a grain elevator suitable to service area agricultural producers well into the future. We are also requesting a C2C Plan designation change from Agricultural Conservation Area to a Commercial/Industrial Area.

On August 10th, 2020, Key Cooperative's grain facilities at our Zearing location were completely demolished by the Derecho storm. The Zearing facility serves hundreds of agricultural producers and member owners of the cooperative who reside in the immediate area. The board of directors who represent the members of Key Cooperative have determined it is in the best interests of the local residents of Zearing, the area's rural community and the producers serviced by this facility to relocate it to a more suitable location.

The Zearing grain facility has gradually out-grown its current location. Migrating the activities of this commercial grain elevator to a strategically designed site outside of town will reduce congestion, traffic, noise, and improve safety for the community, while providing necessary opportunity for additional economic growth and development.

Key Cooperative researched a total of 11 alternative sites for relocation. The primary criteria for potential sites was to provide superior visibility for the ingress and egress of loaded grain semis and tractors and wagons to address traffic safety concerns. It is important to note that all sites meeting this primary criteria would have predictably high LESA scores due to the CSR's of flat elevated soils associated with the general area. Key's other criteria included; proximity to current members and customers, paved road access, utility infrastructure, suitable dimensions, availability for purchase, along with anticipated development costs and feasibilities.

The designated property is currently unharvested corn that was seriously damaged by the storm. The field has not been released by insurance adjusters which adds difficulty for survey and site plan development which is currently in process. The remainder of the parcel and adjacent parcels will continue to be farmed. Additionally, the areas of the proposed site that won't be immediately developed will continue to be farmed by the owners of the adjacent parcels.

Traffic impacts to and from the site should be comparable to the original location's traffic as approximately 85% of the inbound grain flows from the same direction of the proposed site location. The current demolished Zearing site received approximately 1750 semi loads and shipped out approximately 750 semi loads during harvest which typically occurs between Labor Day and Thanksgiving each fall. The other 1000 outbound loads are evenly spread out between Thanksgiving and Labor Day.

Initial priorities are to develop and construct a working commercial grain elevator by Labor Day 2021 to serve the cropping and marketing needs of Zearing area members and producers. The nearest elevators that could also serve this area are located 9 to 15 miles away and do not have the storage or receiving capacity to feasibly service the area's farming community. This is an extremely challenging timeframe to accomplish functional completion of this project. We intend to proceed with initial site grading for the purpose of establishing driveway access and suitable roadways on the site to facilitate construction as weather conditions allow. We are hoping to secure necessary permitting to accomplish these preliminary tasks concurrently while meeting rezoning and development requirements of Story County with respect to the scope and intent of the C2C Comprehensive Plan and compliance with Chapter 88, General Site Planning Standards, including State and local permits and development requirements.

Responses for conceptual review and rezoning applications are listed below.

92.06 AMENDING THE OFFICIAL ZONING MAP (REZONINGS).

This section defines the process, application requirements, and standards for approval for amendments to the Official Zoning Map.

(Ordinance No. 252)

2. Standards for Approval. All petitions to rezone shall satisfy the following standards for such requested action to be approved:

- A. The proposed rezoning shall conform to the Cornerstone to Capstone (C2C) Comprehensive Plan.

The rezoning area conforms to the C2C Comprehensive Plan. Specifically referenced to Chapter 5: Land Use Plan, Chapter 6: Economic Prosperity, and Chapter 7: Transportation.

(Ordinance No. 252)

- B. The proposed rezoning shall conform to the Statement of Intent for the proposed district and district requirements.

The proposed rezoning area conforms to the Statement of Intent for the proposed district and district requirements. Specifically referenced to Section 86.05, A-2 Agribusiness District (1. Statement of Intent), and (2. 1. Grain elevators) of the Story County Code of Ordinances.

- C. The proposed rezoning shall be compatible with surrounding land uses and development patterns.

The proposed rezoning area is compatible with the surrounding land uses and development patterns. Specifically referenced to Section 86.05 A-2 Agribusiness District (1. Statement of Intent, It is also intended that, to the degree possible, all A-2 Districts shall be entirely surrounded by the A-1 District.) of the Story County Code of Ordinances.

- D. The proposed rezoning shall protect environmental resources. Rezoning of parcels containing more than 50 percent of the gross acreage as lands identified with areas designated natural resource areas on the Cornerstone to Capstone (C2C) Comprehensive Plan shall not be approved unless such requested action results in a district designation more restrictive than the current designation, the R-C Residential Conservation Design (Overlay) District is applied to the property, or conditions protecting the identified areas are attached to the rezoning request.

The proposed rezoning area complies with this requirement. Specifically referenced to C2C Comprehensive Plan, Appendix D: Map 26, Existing Land Use Map, currently designated as Agricultural and Map 28, Future Land Use Map, currently designated as Agricultural Conservation Area. We are requesting a designation change to be compatible with the proposed development of the site.

(Ordinance No. 184)

- E. In areas where the petition to rezone requests a change from A-1 District or A-2 District to another district, lands scoring 267 or above for total LESA score, as determined by a Land Evaluation Site Assessment (LESA) as adopted for Story County, shall not be approved.

The proposed rezoning area is not subject to this requirement as we are only requesting a change from A-1 to A-2.

