

The Board of Supervisors met on 11/17/20 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 storycountyiowa.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: Murken stated in order to provide presenters a definitive time, Additional Item VII will be presented at 10:30 am and Other Reports II at 12:00 pm. Heddens moved, Olson seconded adopting the agenda as changed. Motion carried unanimously (MCU) on a roll call vote.

UPDATES ON COVID-19 – Heddens reported on the most recent statewide and Story County statistics.

DIRECTION REGARDING LEASE RENEWAL WITH MARY GREELEY MEDICAL CENTER (MGMC) FOR 1/1/21 – Karla Webb, Community Services Director, reported on lease renewal; a change in services and increase property taxes also require direction. Discussion took place. Murken directed Webb to work with Facilities Management and the County Attorney’s Office on needed changes; the current rate will be extended until the end of the fiscal year. Webb will return to the Board with a recommendation.

REQUEST FROM STORY COUNTY PUBLIC HEALTH FOR COVID-19-RELATED TEMPORARY HOUSING FUNDING (presented at 10:30 a.m.) – Les White, Director of Home Health, Hospice, and Story County Public Health, Mary Greeley Medical Center, reported the State has provided additional funding for public health which she can use to cover the cost of housing and isolating homeless people who test positive for COVID-19. Additional funding from Story County is not requested at this time.

DISCUSSION OF APPLYING FOR A REVITALIZE IOWA’S SOUND ECONOMY (RISE) GRANT WITH THE CITY OF NEVADA TO PARTIALLY FUND THE PAVING OF ONE MILE OF 220TH STREET EAST OF 580TH AVENUE – Darren Moon, Engineer, reported the County can access RISE funding for the paving; due to Verbio’s planned expansion and additional jobs, 61% of the cost would be covered by RISE. The paving is a portion of the two miles of paving already under consideration. Moon provided site maps and traffic counts. John Hall, Chamber of Commerce, reported on expansion plans and traffic impacts. Discussion took place. Jordan Cook, City of Nevada Administrator, provided additional information regarding Verbio’s planned expansion. Olson questioned the need for RISE funding. Moon stated the project is already anticipated in the County’s general obligation road bonds. Additional discussion took place. Murken stated needed action includes a development agreement regarding jobs from Verbio, a guarantee from the City of Ames for the 580th Avenue crossing to remain open, and an estimate from Union Pacific on rail volume. Hall stated he will inquire about 580th Avenue. Additional discussion took place. Moon reported on dates for the application; Verbio needs to delay hiring and clarify jobs. Murken directed Moon to return to the Board in a couple of weeks.

MINUTES: 11/10/20 Minutes – Olson moved, Heddens seconded the approval of Minutes. Roll call vote. (MCU)

PERSONNEL ACTIONS: 1) pay adjustment, effective 11/8/20, in a) Facilities Management for Danny Harrison @ \$22.12/hr; b) Secondary Roads for Joe Bottorf @ \$29.45/hr; Chris Erickson @ \$31.37/hr; c) Sheriff for Micah Andersen @ \$3,312.15/bw; Alexander Janorschke @ \$2,087.20/bw; Jeffrey Scott @ \$2,688.80/bw; Sherry Sinclair @ \$21.87/hr; 2) pay adjustment, effective 11/22/20, in a) Community Services for Melanie Worley @ \$19.67/hr; b) Secondary Roads for Justin Braland @ \$27.73/hr; Ryan Smith @ \$22.71/hr; Kyle Springer @ \$31.39/hr; Brad Tendall @ \$24.20/hr; c) Sheriff's Office for Natosha Gardner @ \$2,351.20/bw; Michael Kennedy @ \$2,454.40/bw; Stephanie Memmer @ \$2,250.40/bw; Shelby Smith @ \$1,862.40/bw; d) Treasurer's Office for Cathy Naumann @ \$19.00/hr; 3) re-hire, effective 11/18/20, in a) Secondary Roads for Jeff Morlan @ \$19.64/hr. Heddens moved, Olson seconded the approval of Personnel Actions as presented. Roll call vote. (MCU)

Olson moved, Heddens seconded the approval of Consent Agenda as presented.

1. Acknowledgment of Story County Community Foundation grant award of \$6,000.00 to be used for the purchase of automated external defibrillators (AEDs) to be placed in Sheriff’s Office patrol vehicles
2. Certificate of Substantial Completion for Story County Justice Center, jail housing facility heating, ventilation, and air-conditioning (HVAC) replacement, Phase 1
3. Amendment to the Planning and Zoning Commission Organizational Policy and Rules of Procedure
4. Preventive Maintenance Agreement with Ziegler Inc for generator and transfer switches at the Administration Building, effective 10/1/20-9/30/21, for \$6,316.39
5. Entering into negotiations with HomeWay for a jail video visitation system
6. Revised Story County Non-Bargaining Pay Matrix
7. Repairing Conservation, Facilities, and Secondary Roads buildings damaged by the 8/10/20 derecho, estimated cost \$29,794.23
8. Road Closure Resolutions: #21-29, #21-30, #21-31
9. Utility Permits: #21-5306, #21-5307, #21-5308

Roll call vote. (MCU)

FIRST CONSIDERATION OF ORDINANCE NO. 291 - AMENDMENTS TO CHAPTER 80 - FLOODPLAIN MANAGEMENT PROGRAM – Amelia Schoeneman, Interim Director of Planning and Development (P&D), reported on the amendment process. Murken opened the public hearing at 11:47 a.m., and, hearing none, she closed the hearing at 11:47 a.m. Heddens moved the approval of First Consideration of Ordinance No. 291 and set Second Consideration for Tuesday, 11/24/20 and Third Consideration for 12/1/20, Olson amended to set second reading only for Tuesday, November 24, Heddens agreed. Olson seconded. Roll call vote. (MCU)

SETTING THE PUBLIC HEARING DATES FOR ORDINANCE NO. 287, PRIVATE SEWAGE DISPOSAL SYSTEMS (considered at 10:25 a.m.) – Murken reported on public feedback regarding participation and input. Discussion took place. Murken directed Jaynes to set dates for Ordinance No. 287, Private Sewage Disposal Systems for Second Consideration on Tuesday, 11/24/20 at 10:00 am, and Third and Final Consideration for 12/1/20 at 10:00 am. Roll call vote. (MCU)

AMENDMENTS TO THE BYLAWS AND THE PROGRAM GUIDELINES OF THE STORY COUNTY ECONOMIC DEVELOPMENT GROUP (from 11/10/20 meeting) – Murken reported on definition change and membership. Leanne

Harter, County Outreach and Special Projects Manager, reported on bylaws and recommended removing one proposed amendment. Discussion took place. Olson moved, Heddens seconded the approval of Amendments to the Bylaws without striking representation of more than one for community: Article 1, §1.03, and return document to the Story County Economic Development. Roll call vote. (MCU)

FY21 FUNDING FOR THE STORY COUNTY ECONOMIC DEVELOPMENT GROUP (from 11/10/20 meeting) –

Leanne Harter, County Outreach and Special Projects Manager, reviewed projects of past years, and feedback regarding the application from the City of Maxwell. Olson moved approval of all but the Maxwell application which will be considered separately. Heddens seconded. Roll call vote. (MCU) Olson stated Maxwell's application is not economic development. Heddens reported on additional information received from the applicant and stated it is a reasonable request. Heddens moved, Murken seconded the approval of the Maxwell project. Heddens aye, Olson nay, Murken aye. Motion carries.

RESOLUTION #21-35, PRAIRIE VALLEY MAJOR SUBDIVISION, FIRST ADDITION, FINAL PLAT (from

11/10/20 meeting) – Amelia Schoeneman, Interim Director of P&D, reported on concerns about liquefied petroleum gas (LP) tanks as part of the subdivision. As this was not a condition, the application cannot be returned to the preliminary stage. Schoeneman recommends approval under Alternative 2 with restrictive covenant language; the Board can add a condition. Kurt Friedrich, Developer, reported on LP tanks and near-by subdivisions. Discussion took place.

Schoeneman reported on planted screening versus fencing and set-backs. Murken reported on her research; she favors screening. Schoeneman will work with the applicant. Heddens moved, Olson seconded the approval of Resolution #21-35, Prairie Valley Major Subdivision, First Addition, Final Plat alternative 2 with conditions regarding septic locations. Discussion took place. Heddens nay, Olson nay, Murken nay. Heddens moved approval of Resolution #21-35, Prairie Valley Major Subdivision, First Addition, Final Plat, alternative 2 with condition as follows: if the septic locations change, the sub-drain plan to protect the prairie remnants from runoff from the septic systems shall be reevaluated by the developer's engineer and reviewed by County Conservation, Environmental Health, and Planning and Development staff, and additional conditions could be imposed on the final plat to address the change to LP tanks..., such as "the restrictive covenants shall be amended prior to recording of the final plat to require screening or burial of the propane tank. Olson amended addition "for screening from view by a screening fence at least 75 percent opaque or compact hedge of sufficient height and density to screen the view at maturity or within three years, whichever is first, so that the visual and acoustical impacts of these functions are fully contained and out of view from adjacent properties and public streets." Heddens agrees to amendment. Olson seconded. Roll call vote. (MCU)

UPDATE ON STORY COUNTY HOUSING STUDY AND NEEDS ASSESSMENT FROM RDG PLANNING AND

DESIGN (presented at 12 noon) – Amy Haase, RDG, reported on the process, including tasks, on-line survey, and housing supply statistics. Haase reported on quality of housing, affordable housing, demand for rental housing, services for under-served populations, and transportation. A draft is forthcoming.

REQUEST A WAIVER OF PROCEDURES FOR BOARD AND COMMISSION APPOINTMENTS TO ALLOW ACCEPTANCE AND CONSIDERATION OF KIM STEPHENS' APPLICATION AFTER THE 9/30/20 DEADLINE –

Olson provided background. Olson moved, Heddens seconded the approval of the Request of Waiver of Procedures for Board and Commission Appointments to allow acceptance of Kim Stephens's application to the Analysis of Social Services Evaluation Team (ASSET) Board after the 9/30/20 Deadline. Roll call vote. (MCU)

FY22 BUDGET GUIDELINES – Alissa Wignall, Director of Internal Operations and Human Resources, reported on edits from Olson. Discussion took place. Heddens moved, Olson seconded the approval of FY22 Budget Guidelines with reviewed changes. Roll call vote. (MCU)

SHIPLEY AND IOWA CENTRE COMMUNITY SURVEY WORK PROGRAM ITEM – Amelia Schoeneman, Interim

Director of P&D, reported on the survey. Due to the COVID-19 pandemic, no community meeting has taken place. Emily Rizvic, P&D Intern, reported on further action areas for each community. Schoeneman reviewed the Planning and Zoning Commission recommendations. Murken directed P&D staff to work with the Township Trustees and the Engineer for additional action.

ANIMAL CONTROL QUARTERLY REPORT – Director Anna Henderson provided highlights of the submitted written report.

ENVIRONMENTAL HEALTH QUARTERLY REPORT – Director Margaret Jaynes provided highlights of the submitted written report.

FY21 QUARTERLY REPORT – moved to following week.

Olson moved, Heddens seconded to adjourn at 1:11 p.m. Roll call vote. (MCU)

Story County
Board of Supervisors Meeting
Agenda
11/17/20

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. DISCUSSION AND CONSIDERATION OF ITEMS BROUGHT BEFORE THE BOARD WITH REQUEST FOR IMMEDIATE ACTION:
9. Discussion And Direction Regarding Lease Renewal With Mary Greeley Medical Center For 1/1/21 - Karla Webb

Department Submitting Community Services

Documents:

MGMC LEASE MEMO NOV 20.PDF

MGMC CS TLC LEASE.PDF

10. Discussion Of Applying For A R.I.S.E Grant With The City Of Nevada To Partially Fund The Paving Of One Mile Of 220th St. East Of 580th Ave -Darren Moon, Jordan Cook, John Hall

Department Submitting Engineer

Documents:

RISE.PDF
BOS QUESTIONS RESPONSE.PDF

11. AGENCY REPORTS:

12. CONSIDERATION OF MINUTES:

- I. 11/10/20 Minutes

Department Submitting Auditor

13. CONSIDERATION OF PERSONNEL ACTIONS:

- I. Action Forms

1)pay adjustment, effective 11/8/20, in a)Facilities Management for Danny Harrison @ \$22.12/hr; b)Secondary Roads for Joe Bottorf @ \$29.45/hr; Chris Erickson @ \$31.37/hr; c)Sheriff for Micah Andersen @ \$3,312.15/bw; Alexander Janorschke @ \$2,087.20/bw; Jeffrey Scott @ \$2,688.80/bw; Sherry Sinclair @ \$21.87/hr; 2)pay adjustment, effective 11/22/20, in a)Community Services for Melanie Worley @ \$19.67/hr; b)Secondary Roads for Justin Braland @ \$27.73/hr; Ryan Smith @ \$22.71/hr; Kyle Springer @ \$31.39/hr; Brad Tendall @ \$24.20/hr; c)Sheriff's Office for Natosha Gardner @ \$2,351.20/bw; Michael Kennedy @ \$2,454.40/bw; Stephanie Memmer @ \$2,250.40/bw; Shelby Smith @ \$1,862.40/bw; d)Treasurer's Office for Cathy Naumann @ \$19.00/hr; 3)re-hire, effective 11/18/20, in a)Secondary Roads for Jeff Morlan @ \$19.64/hr.

Department Submitting Auditor

14. 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. Acknowledgement Of Story County Community Foundation Grant Award Of \$6,000.00 To Be Used For The Purchase Of Automated External Defibrillators (AED) To Be Placed In Patrol Vehicles

Department Submitting Sheriff

Documents:

STORY COUNTY COMMUNITY FOUNDATION GRANT.PDF

- II. Consideration Of Certificate Of Substantial Completion For Story County Justice Center, Jail Housing Facility HVAC Replacement , Phase 1

Department Submitting Facilities Management

Documents:

BERGSTROM SUBSTANTIAL COMPLETION.PDF

III. Consideration Of Amendment To The Planning And Zoning Commission Organizational Policy And Rules Of Procedure

Department Submitting Planning and Development

Documents:

STAFF MEMO.PDF
PZC ORGANIZATIONAL POLICY.PDF

IV. Consideration Of Preventive Maintenance Agreement With Ziegler Inc For Generator And Transfer Switches At The Administration Building Effective 10/1/20-9/30/21 For \$6,316.39

Department Submitting Facilities Management

Documents:

ADMIN GENERATOR.PDF

V. Consideration Of Entering Into Negotiations With HomeWav For A Jail Video Visitation System

Department Submitting Sheriff

Documents:

VIDEO VISITATION BOARD REQUEST.PDF

VI. Consideration Of Revised Story County Non-Bargaining Pay Matrix

Department Submitting Human Resources

Documents:

NONBARGAINING PAY MATRIX REVISED.PDF
ADMIN REQUEST.PDF

VII. Consideration Of Repairing Buildings Damaged By The August 10, 2020 Derecho (Estimate \$29,794.23)

Department Submitting Board of Supervisors

Documents:

ICAP STATEMENT OF LOSS DERECHO.PDF

DERECHO MEMO TO BOARD.PDF

VIII. Consideration Of Road Closure Resolution(S): #21-29, 21-30, 21-31

Department Submitting Engineer

Documents:

RC 21 31.PDF
RC 21 30.PDF
RC 21 29.PDF

IX. Consideration Of Utility Permit(S): #21-5306, 21-5307, 21-5308

Department Submitting Engineer

Documents:

UT 21 5306.PDF
UT 21 5308.PDF
UT 21 5307.PDF

15. PUBLIC HEARING ITEMS:

- I. First Consideration Of Ordinance #291 - Amendments To Chapter 80 - Floodplain Management Program - Amelia Schoeneman

Department Submitting Planning and Development

Documents:

STAFF MEMO.PDF
ORDINANCE NO 291.PDF

16. ADDITIONAL ITEMS:

- I. Discussion And Consideration For Setting The Public Hearing Dates For Ordinance #287, Private Sewage Disposal Systems - Linda Murken

Department Submitting Board

- II. Consideration Of Amendments To The Bylaws And The Program Guidelines Of The Story County Economic Development Group - Leanne Harter

Department Submitting Board of Supervisors

Documents:

BOS PACKET.PDF

- III. Consideration Of FY2021 Funding For The Story County Economic Development Group - Leanne Harter

Department Submitting Board of Supervisors

Documents:

19469.PDF

IV. Discussion And Consideration Of Resolution #21-35, Prairie Valley Major Subdivision, First Addition, Final Plat - Amelia Schoeneman

Department Submitting Planning and Development

Documents:

NOVEMBER 17 MEMO.PDF
ALLIANT ENERGY ABILITY TO SERVE.PDF
STAFF REPORT.PDF
PLAT.PDF
APPLICATION MATERIALS.PDF
RESOLUTION 21 35.PDF

V. Consideration Of Request A Waiver Of Procedures For Board And Commission Appointments To Allow Acceptance And Consideration Of Kim Stephen's Application After The September 30, 2020 Deadline - Linda Murken

Department Submitting Board of Supervisors

Documents:

EMAIL.PDF
REQUEST FOR WAIVER OF DEADLINE ASSET NOVEMBER 17 2020.PDF

VI. Discussion And Consideration Of Shipley And Iowa Center Community Survey Work Program Item - Amelia Schoeneman, Emily Rizvic

Department Submitting Planning and Development

Documents:

STAFF MEMO.PDF
BLANK SURVEY IOWA CENTER EXAMPLE.PDF
FOLLOW UP LETTER FOR IOWA CENTER EXAMPLE.PDF
BLANK SURVEY SHIPLEY EXAMPLE.PDF
FOLLOW UP LETTER FOR SHIPLEY EXAMPLE.PDF

VII. Discussion And Consideration For Request From Story County Public Health For COVID 19 Related Temporary Housing Funding - Lisa Heddens - Lauris Olson

Department Submitting Board of Health

Documents:

PROPOSAL FOR HOMELESS HOUSING FUNDING REQUEST DURING COVID.PDF

VIII. Discussion And Consideration Of FY22 Budget Guidelines - Alissa Wignall

Department Submitting Board of Supervisors

Documents:

FY22 BUDGET GUIDELINES.PDF
LOS EDITS ON FY22 BUDGET GUIDELINES.PDF

17. DEPARTMENTAL REPORTS:

I. Animal Control Quarterly Report - Submitted Report Only

Department Submitting Auditor

Documents:

19276.PDF

II. Environmental Health Quarterly Report - Submitted Report Only

Department Submitting Auditor

Documents:

19332.PDF

18. OTHER REPORTS:

I. FY'21 Quarterly Report - Lisa Markley

Department Submitting Auditor

Documents:

19456.PDF

II. Update On Story County Housing Study And Needs Assessment From RDG Planning And Design - Leanne Harter

Department Submitting Board of Supervisors

Documents:

RDG PRESENTATION.PDF

19. UPCOMING AGENDA ITEMS:

20. 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.

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

22. ADJOURNMENT:

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



Story County Community Services

Karla Webb, Director

Story County Human Services Center
126 S. Kellogg Ave. Suite 001, Ames, Iowa 50010

Ph. 515-663-2930 Fax 515-663-2940
www.storycountyia.gov
communityservices@storycountyia.gov

To: Story County Board of Supervisors

From: Karla Webb, Community Services Director and Sandra King, Director of External Operations and County Services

Date: 11/12/20

Subject: Mary Greeley Medical Center lease renewal for 124 S. Hazel Ave., Ames, IA 50010

Story County's current lease with Mary Greeley Medical Center (MGMC) for 124 S. Hazel Ave., Ames, IA 50010 where crisis stabilization-transitional living center (CS-TLC) services are provided expires 12/31/20. The lease was renewed 7/1/20 for \$1.00 per term of the lease.

CICS and Mary Greeley Medical Center have been working together for the potential development of subacute services to be provided at the current CS-TLC location. Subacute services are very similar to the current transitional living center (TLC) services provided by MGMC at this location. Staff with MGMC is proposing discontinuing crisis stabilization (CS) services and implementing subacute services while continuing the option of TLC services at this location. Utilization of CS beds is low and it is anticipated subacute services will be utilized much more as this service can be a step down from a hospital as well as hospital diversion. Subacute services are funded by Medicaid and TLC services are funded by CICS. Approval of this change in service will be going before the MGMC Board in November.

It is anticipated MGMC and CICS will be negotiating rates for Subacute and TLC services, a component factoring into the rate structure is whether or not rent will be charged for the building at 124 S. Hazel Ave., Ames.

Additionally the use of the property would need to be amended in the lease.

Staff is requesting direction from the Story County Board of Supervisors regarding the lease renewal and whether or not the Board of Supervisors would like staff to implement process to determine proposed rent amount. A rent estimate has been determined based on known information at this time, however an updated assessment of the property may be needed to complete further calculations.

Thank you for your consideration.

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

Preparer Information: (name, address and phone number)

Ethan P. Anderson, 1315 South B. Ave., Nevada, IA 50201, Phone: (515) 232-4185

Return Document To: (name and complete address)

1315 South B. Ave
Nevada, Iowa 50201

Grantors:

Mary Greeley Medical Center

Grantees:

Story County, Iowa

Legal Description: See Page 2

Pages: Nine (9) including this page

Official Board Action date: __/__/__

Reference Number: _____

BUSINESS PROPERTY LEASE

THIS LEASE, made and entered into this 7th day of June, 2020, by and between Story County, Iowa, authorized under the laws of the State of Iowa, ("Landlord"), whose address, for the purpose of this lease, is 900 6th Street, Nevada, Iowa, 50201, and Mary Greeley Medical Center, ("Tenant"), whose address for the purpose of this lease is 1111 Duff Avenue, Ames, Iowa, 50010.

The parties agree as follows.

1. PREMISES AND TERM.

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

(a) The building located at 124-S. Hazel Avenue, Ames, Iowa 50010.

Together with all improvements thereon, and all rights, easements and appurtenances thereto belonging, for a term beginning on the 1st day of July, 2020, and ending on the 31st day of December, 2020 upon the condition that Tenant performs as provided in this lease. The lease may be renewed by the parties for additional one (1) year terms either by signing a new lease or by signing an addendum (subject to the conditions in section two (2)). This lease shall not automatically renew.

2. RENT.

Tenant agrees to pay Landlord as rent *\$1.00 per term* for the property in a single unapportioned lump sum payment, on or before the 1st day of July, 2020. Rent for any partial month shall be prorated as additional rent. Rent beyond the initial term of this lease will be negotiated at the current fair market rate. All rent payments are to be made payable to Story County Iowa, 900 6th Street, Nevada, IA 50201, and delivered to Story County Iowa, 900 6th Street, Nevada, IA 50201 or at such other place as Landlord may designate in writing. Delinquent payments shall draw interest at 5% per annum.

3. SECURITY DEPOSIT.

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

4. POSSESSION.

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

5. USE.

It is the understanding of the parties that the intended use of the property is for Mary Greeley Medical Center's crisis stabilization and transitional living services. Mary Greeley Medical Center shall use the premises only for this business purpose.

6. CARE AND MAINTENANCE.

Landlord and Tenant agree to the following.

Landlord responsibilities:

(a) Landlord shall keep the following in good repair: roof, sewer, plumbing, heating, wiring, air conditioning. Landlord shall have reasonable access to the building in all areas at all times in order to inspect, repair, install building mechanical and structural components. Monthly safety inspections will normally occur on the afternoon shift - 4:00 p.m. to 12:30 a.m. Monday through Friday.(CHECKING W/ FACILITIES ON THIS. MAY JUST CONTINUE QUARTERLY INSPECTIONS) Landlord shall not be liable for failure to make any repairs or replacements or alterations unless Landlord fails to do so within a reasonable period of time after written notice from Tenant.

Tenant responsibilities:

(b) Tenant accepts the premises as is, except as herein provided.

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

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

The following 24 hour emergency number shall be used and kept available for Mary Greeley Medical Center personnel at the building:

Facilities Management Emergency Number

(515)460-4901

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

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

7. MECHANICS' LIENS AND NOTICE TO SOLICITORS.

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

8. UTILITIES AND SERVICES.

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

9. SURRENDER.

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

10. ASSIGNMENT AND SUBLETTING.

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

11. INSURANCE.

Landlord and Tenant agree to the following.

- (a) **Property Insurance.** Landlord and Tenant agree to insure their respective real and personal property for the full insurable value. Such insurance shall cover losses included in the special form causes of loss (formerly all risks coverage). To the extent permitted by their policies the Landlord and Tenant waive all rights of recovery against each other.
- (b) **Liability insurance.** Tenant shall obtain commercial general liability insurance in the amounts of \$1,000,000.00 each occurrence and \$5,000,000.00 annual aggregate. This policy shall include an endorsement listing Story County Iowa as an additional insured. The Tenant will provide a copy of the policy declarations to the Landlord yearly upon request.

12. LIABILITY FOR DAMAGE.

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

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

13. INDEMNITY.

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

14. DAMAGE.

In the event of damage to the premises so that Tenant is unable to conduct business on the premises, this lease may be terminated at the option of either party. Such termination shall be effected by written notice of one party to the other and delivered registered or certified mail to the designated address found in paragraph 17 of this agreement. Thirty (30) days after such notice, the parties shall be released from all obligations under this agreement for the remainder of the lease term. This paragraph is not intended as, and does not operate as, a release for any delinquent rent owing by Tenant or liability for damages owing to either Tenant or Landlord occurring before the notice.

15. DEFAULT, NOTICE OF DEFAULT AND REMEDIES.

Landlord and Tenant agree to the following.

Events constituting default by tenant:

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

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

interest of Tenant under this lease agreement; appointment of a receiver for the property or affairs of Tenant, where the receivership is not vacated within ten (10) days after the appointment of the receiver.

Notice of default:

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

Remedies:

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

16. RIGHT TO ADVERTISE.

Landlord, during the last 90 days of this lease, unless the parties to this lease have agreed to renew the lease, shall have the right to maintain on the premises either or both a "For Rent" or "For Sale" signs. Tenant will permit prospective tenants or buyers to enter and examine the premises.

17. LEGAL NOTICES AND DEMANDS.

All legal or other notices and demands required by this agreement to be in writing shall be delivered to the parties hereto at the addresses designated in this paragraph unless either party notifies the other, in writing, of a different address. Without prejudice to any other method of notifying a party in writing or making a demand or other communication, such notice shall be considered given under

the terms of this lease when it is deposited in the U.S. Mail, registered or certified, properly addressed, return receipt requested, and postage prepaid. The address of Landlord is:

Story County Iowa, 900 6th Street, Nevada, IA 50201

The address of the Tenant is:

Mary Greeley Medical Center, 1111 Duff Avenue, Ames, Iowa 50010

18. PROVISIONS BINDING.

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

19. CERTIFICATION.

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

20. CONTENTS

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

21. ADDITIONAL PROVISIONS.

The basement of 124 S. Hazel, Ames, Iowa 50010 will be retained and used by landlord Story County, Iowa. Access at all times to the basement area will be granted to Story County, Iowa. Access to the residential care facility will be granted to landlord at all times without prior approval by tenant. Landlord will notify tenant when it plans to access the residential care facilities when prior notice is practical.



LANDLORD, Story County Iowa
Authorized signature
Linda Murken, Chair, Story County Board of Supervisors

7-21-2020
Date



TENANT
Brian Dieter, President & CEO
Mary Greeley Medical Center

6/26/2020
Date

Facilities Management Emergency Contact Information

EMERGENCY NUMBER ONLY:

(515)460-4901

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

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

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

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

**Advisory
Board of
Directors**

Chair
Laurie Henry
Nevada

Past Chair
Daryle Vegge

Vice Chair
Jennifer Dieter
Ames

Treasurer
**Ann
Kurtenbach**
Nevada

At-Large
**Jaelyn
Anderzhon**
Story City

Patti Cotter
Ames

John Russell
Ames

Al Hermanson
Story City

Mike Phillips
Ames

Lou Scallon
Ames

**Connie
Tjelmeland**
McCallsburg

Liz Zuercher
Executive
Director

Angela Harms
Administrative
Assistant

October 28, 2020

Story County Sherriff's Office
Adam J. Christian
1315 S. B. Avenue
Nevada, Iowa 50201

RE: 2020
SCCF Grant Application – Story County Sherriff's Office AED Campaign

Dear Adam,

The Story County Community Foundation (SCCF) is pleased to inform you that the «Applicant»'s grant application for Story County Sherriff's Office AED Campaign has been approved in the amount of \$6,000. Selecting grant recipients from an outstanding and varied group of applicants is always a challenging task, and Covid-19 pandemic has impacted funding and our ability to support all the great proposals submitted for consideration. Of the 32 proposals received, 13 grants or partial grants were awarded totaling \$82,743. On behalf of our Grantmaking Committee and Advisory Board of Directors, Congratulations on your successful application!

Due to Covid-19 and the requirements for small group gatherings, we will not be holding a group celebration this year. Instead we would like to make a short visit to your organization to do a check presentation and photo. We will adhere to all CDC requirements. You are welcome to invite board members, volunteers, and staff. If this is acceptable, please email us with at least 3 dates & times preferences.

Date	Time	Date	Time
Thursday 11/19	AM/PM	Thursday 12/03	AM/PM
Monday 11/23	AM/PM	Monday 12/07	AM/PM
Tuesday 12/01	AM/PM	Tuesday 12/08	AM/PM
Wednesday 12/02	AM/PM		

Please fill out and return the grant agreement form indicating your organization's willingness to abide by the terms outlined. If you have a fiscal sponsor, that sponsor should complete the form. Upon receipt of the agreement, Story County Community Foundation will be able to release the designated grant funds to your organization. **The signed grant agreement and preferred date/times should be returned by Friday, November 6th via email to aharms@storycountyfoundation.org or by mail to P.O. Box 1666 Ames, Iowa 50010.**

Thank you for your commitment to the work that you are doing to improve the quality of life in our communities in Story County!

Sincerely,



Jennifer Dieter
Grantmaking Committee Chair



Liz Zuercher
Executive Director



AIA Document G704™ – 2017

Certificate of Substantial Completion

PROJECT: *(name and address)*
Story County Justice Center
Jail Housing Facility
HVAC Equipment Replacement

CONTRACT INFORMATION:
Contract For: General Construction
Date: December 16, 2019

CERTIFICATE INFORMATION:
Certificate Number: 1
Date: November 9, 2020

OWNER: *(name and address)*
Sory County Board of Supervisors
900 Sixth Street
Nevada, IA 50010

ARCHITECT: *(name and address)*
Roseland, Mackey, Harris Architects, PC
1615 Golden Aspen Drive, Suite 110
Ames, IA 50010

CONTRACTOR: *(name and address)*
Bergstrom Construction
1719 Hull Avenue
Des Moines, IA 50313

The Work identified below has been reviewed and found, to the Architect's best knowledge, information, and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated below is the date established by this Certificate.

(Identify the Work, or portion thereof, that is substantially complete.)

All work

<u>Roiseland, Mackey, Harris Architects, PC</u>		<u>Jeffrey S. Harris, AIA</u>	<u>October 1, 2020</u>
ARCHITECT <i>(Firm Name)</i>	SIGNATURE	PRINTED NAME AND TITLE	DATE OF SUBSTANTIAL COMPLETION

WARRANTIES

The date of Substantial Completion of the Project or portion designated above is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

(Identify warranties that do not commence on the date of Substantial Completion, if any, and indicate their date of commencement.)

No Exceptions

WORK TO BE COMPLETED OR CORRECTED

A list of items to be completed or corrected is attached hereto, or transmitted as agreed upon by the parties, and identified as follows:

(Identify the list of Work to be completed or corrected.)

None

The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment, whichever occurs first. The Contractor will complete or correct the Work on the list of items attached hereto within thirty (30) days from the above date of Substantial Completion.

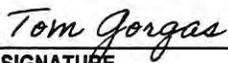
Cost estimate of Work to be completed or corrected: \$ N/A

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work, insurance, and other items identified below shall be as follows:

(Note: Owner's and Contractor's legal and insurance counsel should review insurance requirements and coverage.)

Owner assumes all responsibilities as of 5:00pm October 1, 2020

The Owner and Contractor hereby accept the responsibilities assigned to them in this Certificate of Substantial Completion:

<u>Bergstrom Construction</u>		<u>Tom Gorgas - Pres.</u>	<u>11/9/20</u>
CONTRACTOR <i>(Firm Name)</i>	SIGNATURE	PRINTED NAME AND TITLE	DATE
<u>Story County Board of Supervisors</u>		<u>Linda Murken, Chair</u>	<u>11/17/2020</u>
OWNER <i>(Firm Name)</i>	SIGNATURE	PRINTED NAME AND TITLE	DATE



Story County Planning and Development
Administration Building
900 6th Street, Nevada, Iowa 50201

Ph. 515-382-7245 Fax 515-382-7294
www.storycountyiaowa.gov

MEMORANDUM

TO: Story County Board of Supervisors
FROM: Amelia Schoeneman, Interim Planning and Development Director
RE: Proposed amendment to the Planning and Zoning Commission Organizational Policy and Rules of Procedure
DATE: November 17, 2020

The Planning and Zoning Commission recommended the Board of Supervisors approve an amendment to its Organizational Policy and Rules of Procedure to conform with HF 2512, the recent legislation limiting the commission's membership to be eligible electors and reside within the area regulated by the County Zoning Ordinance (unincorporated area). The policy states that a majority of members are required to live in the unincorporated area. The proposed amendment states that all members shall live in the unincorporated area.

The Board of Adjustment approved a similar amendment to their rules of procedure. The Board of Adjustment Rules of Procedure set out an amendment process where the rules may be amended by an affirmative vote of three members of the Board of Adjustment. The Planning and Zoning Commission Organizational Policy and Rules of Procedure does not contain an amendment procedure and thus action by the Board of Supervisors is required.

The policy with proposed amendments is available on the agenda center. Again, at their November 4, 2020, meeting, the Planning and Zoning Commission recommended the Board of Supervisors approve the amendment.

APPROVED **DENIED**
Board Member Initials: AS
Meeting Date: 11-17-2020
Follow-up action: _____

PLEASE RECYCLE





STORY COUNTY PLANNING AND ZONING COMMISSION ORGANIZATIONAL POLICY AND RULES OF PROCEDURE

Creation. Pursuant to the provision of statutes and regulations of the *Iowa Code*, and as hereinafter set forth, there is hereby created and established a Planning and Zoning Commission consisting of seven (7) members appointed by the Board of Supervisors.

Membership and Terms of Office. All members shall be residents of the unincorporated portions of Story County ~~Story County with a majority of the members residing in the unincorporated portions of the County.~~ The term of office shall be five (5) years. The expiration date for all terms of office shall be December 31. The five (5) year term of office shall be effective as of January 1. Vacancies shall be filled for the unexpired term of any member whose term becomes vacant.

Officers. The Commission shall annually elect a chairperson and a vice-chairperson from among its members prior to the first calendar meeting of the year.

Quorum. A majority of the current membership of the Commission shall constitute a quorum and a quorum shall be required to conduct the business of the Commission. Actions on Development Application required to be reviewed by the Commission shall require a majority vote of the Commission membership present. At the request of members of the Planning and Zoning Commission, the County may make provisions for members of the Commission to participate in a meeting via a conference call or other telecommunication device.

Meetings. The Commission shall meet monthly or on call. The regularly scheduled meeting dates, time and location are determined by the Commission annually, prior to the first meeting of the calendar year. However, as needed, time and/or place of meeting may be revised and such changes noted in accordance with the notification procedures contained herein. There shall be an annual meeting with the Board of Supervisors to discuss the Commission's proceedings and activities, suggestions for policy and zoning ordinance revisions and other items relating to the Commission's duties.

Meeting Cancellation

A regular meeting may be canceled due to a lack of substantive agenda items to be addressed, meeting location scheduling conflicts, emergency conditions, inclement weather, or other acts of nature beyond the County's control. It is the responsibility and prerogative of the Chair of the Planning and Zoning Commission to cancel such meeting, and the Chair will notify the Planning and Development Director or his/her designee who will assume responsibility for notifying the media and persons affected by the cancellation, posting notice of the cancellation as appropriate, and rescheduling the meeting as appropriate. In the event that a scheduled meeting is canceled, the Chair may schedule a special meeting of the items scheduled to be conducted at the canceled meeting shall be deferred until such rescheduled meeting.

Procedure of Meetings. The Commission shall follow the following procedure for each meeting.

1. **Call to Order**
 - a. Chair calls the meeting to order.
2. **Roll Call**
 - a. The recording secretary states each member's name, who responds in turn with "present".

3. **Approval of Agenda**
 - a. The chair determines if there are any changes or additions to the draft agenda. The agenda is then approved by the commission.
 - b. Of note: approval of the agenda does not require a motion and a second.
4. **Approval of minutes**
 - a. The chair determines if there are any changes or additions to the draft minutes. The minutes are then approved.
 - b. Of note: approval of the minutes does not require a motion and a second, nor is a vote required.
5. **Public Comments**
 - a. This is time for members of the public present to address to commission regarding matters not on the agenda. Also, correspondences received by staff regarding items not on the agenda are brought forth to the commission at this time.
6. **Old Business**
 - a. This includes review of motions and business not settled at the last meeting when it was adjourned.
 - b. If there is old business, each item is acted upon individually.
7. **New Business**
 - a. At this point, the commission is considering new business. Each item listed on the agenda is addressed separately.
 - i. The chair first directs staff to present the case.
 - ii. Once staff is finished, the chair asks the commission members if there are any questions for staff.
 - iii. Once all questions have been reviewed, the chair then allows the applicant to present.
 - iv. Once applicant is finished, the chair asks the commission members if there are any questions for the applicant.
 - v. Once all questions have been reviewed, the chair asks whether any members of the public wish to address the commission regarding this application. The Chair may rule repetitious comments out of order, and also may limit the amount of time each member of the public has to speak.
 - vi. Once all public members have been given the opportunity to speak, the chair asks the commission if there are any additional questions of staff or the applicant.
 - vii. After all questions are answered, the chair will ask for a motion. Once a motion has been stated, the chair asks for a second to the motion. After motion has been made and seconded, the chair restates the motion for the record.
 - viii. The motion may be changed through an amendment. If no amendments are proposed, and the discussion has ended, the chair calls for a vote by roll call and the recording secretary calls each name, and the vote is recorded.
 - ix. Once the recording secretary has completed roll call vote, the chair announces the results.
 - x. The chair may address the applicant with an overview of the final result of all motion (i.e., "the commission has approved/recommended for approval your application to the board of supervisors. Please coordinate the next steps with the planning and development staff.)
 - b. The same procedure is used for the next new business item.
8. **Public Hearing Items**
 - a. At this point, the commission is holding public hearings. Each item listed on the agenda is addressed separately.
 - i. The chair first directs staff to present the case.

- ii. Once staff is finished, the chair asks the commission members if there are any questions for staff.
- iii. Once all questions have been reviewed, the chair then allows the applicant to present.
- iv. Once applicant is finished, the chair asks the commission members if there are any questions for the applicant.
- v. Once all questions have been reviewed, the chair opens the public hearing and asks whether any members of the public wish to address the commission regarding this application. The Chair may rule repetitious comments out of order, and also may limit the amount of time each member of the public has to speak.
- vi. Once all public members have been given the opportunity to speak, the chair closes the public hearing and asks the commission if there are any additional questions of staff or the applicant.
- vii. After all questions are answered, the chair will ask for a motion. Once a motion has been stated, the chair asks for a second to the motion. After motion has been made and seconded, the chair restates the motion for the record.
- viii. The motion may be changed through an amendment. If no amendments are proposed, and the discussion has ended, the chair calls for a vote by roll call and the recording secretary calls each name, and the vote is recorded.
- ix. Once the recording secretary has completed roll call vote, the chair announces the results.
- x. The chair may address the applicant with an overview of the final result of all motion (i.e., "the commission has approved/recommended for approval your application to the board of supervisors. Please coordinate the next steps with the planning and development staff.)
- b. The same procedure is used for the next new business item.

9. Comments

- a. This item on the agenda allows the planning and zoning commission members to note any announcements or offer comments regarding items not on the agenda.
- b. This item on the agenda allows the planning and development staff to note any announcements or offer comments regarding items not on the agenda.

10. Adjournment

- a. The chair asks if there is any further business, and if not, the chair may adjourn the meeting. If the commission wishes to adjourn the meeting before all business is completed, the meeting must be adjourned by motion, and a second is required.

Amending Motions. Motions can be amended only by the following:

- 1) Inserting or adding a word, phrase or sentence;
- 2) Striking out a word, phrase or sentence;
- 3) Striking out and inserting (substituting) words, phrases, sentences or paragraphs.

After a main motion has been made and seconded, any member can proposed an amendment, after being recognized by the Chair, by stating, "I move to amend the motion by...". Each proposed amendment must be seconded by another member to proceed. If there is a statement, the Chair states the main motion and the amendment so members will understand how the proposed amendment will change the main motion. The chair than ask for Commission discussion on the proposed amendment. After the discussion has ended, a vote on the proposed amendment is taken. The vote is then taken, (Roll Call is not needed.) and the Chair announces the outcome of the vote.

Ex-parte Contacts. Any contact though e-mail, phone, in-person, or in such similar fashion that a Commission member may have with a party involved, or potentially involved, in a matter before the

Commission and outside of the public hearing process is known as an "ex-parte" contact. Any substantive information or facts that a Commission member may receive during the course of those contacts that relates to the matter at hand shall be made a part of the public record so that it can be available for consideration or challenge by all interested parties. This shall be done by way of a public statement by the Commission member prior to the presentation of the matter under consideration at the Commissions meeting.

Conflict of Interest. A Commission member may abstain if the member believes there is a conflict of interest, particularly if the conflict is of a financial nature or otherwise. A member who elects to abstain from voting shall discuss the reason for the abstention with the Commission prior to the presentation of the matter under consideration. During the presentation and discussion of the matter under consideration, a member who plans to abstain from voting should remove him/herself from the proceedings and from taking any action on the issue or attempting to persuade any other member of the Commission to act in any specific direction. Commission members may not receive any type of gift for their own personal use or enjoyment related to transaction of their official Commission duties.

Continuances. The Commission may table a case until a later meeting to enable additional testimony to be heard, a site visit, or for other good cause by an affirmative vote of a majority of the members present and voting. The Commission may remove the item from the table at anytime by an affirmative vote of a majority of the members present and voting, however may not take final action on the item unless a quorum is present and such action receives a concurring vote of a majority of the members present.

Removal of Commission Members. Commission members are appointed by the Board of Supervisors and may be removed at any time for failure, (1) to attend three consecutive meetings or (2) to attend at least 2/3 of the meetings within any 12-month period. Upon written request of the member proposed for removal, the Board of Supervisors shall hold a hearing on the removal before it becomes effective.

Notification Procedures. Notice of the time and place of the hearing shall be published and applicant notification letters and surrounding property owner notification letters (within one-quarter mile) must be mailed in accordance with Section 331.305, *Code of Iowa*, as amended.

ADOPTED: June 30, 1978
REVISED: March 14, 1989
September 11, 1990
December 16, 2002
March 28, 2005
February 4, 2008
April 6, 2009
March 1, 2010
November 6, 2014
November 4, 2020

G:\P&Z\PLANNING AND ZONING COMMISSION\MEETING MATERIALS\PZC Organizational Policy.wpd



901 West 94th Street
Minneapolis MN 55420-4236

MINNESOTA 952-445-4292 888-320-4292
IOWA 515-957-3800 800-342-7002
MISSOURI 515-957-3800 800-342-7002
WISCONSIN 515-957-3800 800-342-7002

Sold To: STORY COUNTY ADMINISTRATION BUILDING
900 6TH ST
NEVADA IA 50201-2054

Invoice Number: F0357805
Date: 10/06/20
Account No.: 0119170

Ship To:

Agreement: F03578 Ship Date: 10/03/20	P/O Number: Ship Via:	Store: 57 Salesman: 076-6
Quantity	Description	Total
	ANNUAL INVOICE GENSET SERVICE CONTRACT NUMBER 1657E02933 CUSTOMER ID G3122 CUSTOMER EQUIPMENT NUMBER NEVADA ***PREVENTIVE MAINTENANCE ON GENERATOR*** CATERPILLAR D200P3 ONNS02045 9200 PIN NO: *OLY00000VNNS02045 * FOR PERIOD FROM: 10/01/2020 THROUGH 09/30/2021 DATE RANGE FROM: 10/01/2020 THROUGH 09/30/2021 TOTAL FOR 1657E02933 CONTRACT NUMBER 1657E02934 CUSTOMER EQUIPMENT NUMBER ATS-2	 5807.85 5807.85

DUE BY 10TH OF THE NEXT MONTH

A service charge of 1 1/2 % per month will be assessed on all past due accounts.

To ensure proper credit, please detach this portion, at the perforation, and return with remittance.

APPROVED DENIED
Board Member Initials: [Signature]
Meeting Date: 11-17-2020
Follow-up action: _____



STORY COUNTY ADMINISTRATION BUILDING
900 6TH ST
NEVADA IA 50201-2054

Account Number: 0119170
Invoice Number: F0357805
Invoice Date: 10/06/20

Please remit to:
ZIEGLER INC.
SDS 12-0436
PO BOX 86
MINNEAPOLIS, MN 55486-0436

Amount Due:

\$6,316.39

Amount Enclosed:



901 West 94th Street
 Minneapolis MN 55420-4236

MINNESOTA 952-445-4292 888-320-4292
 IOWA 515-957-3800 800-342-7002
 MISSOURI 515-957-3800 800-342-7002
 WISCONSIN 515-957-3800 800-342-7002

Invoice Number: F0357805 Date: 10/06/20 Account No.: 0119170 Page: 2

Quantity	Description	Total
	PREVENTIVE MAINTENANCE ON TRANSFER SWITCH ASCO 7000 286681 9200	
	FOR PERIOD FROM: 10/01/2020 THROUGH 09/30/2021 DATE RANGE FROM: 10/01/2020 THROUGH 09/30/2021	254.27
	TOTAL FOR 1657E02934	254.27
	CONTRACT NUMBER 1657E02935 CUSTOMER EQUIPMENT NUMBER ATS-1	
	PREVENTIVE MAINTENANCE ON TRANSFER SWITCH ASCO 7000 286682 9200	
	FOR PERIOD FROM: 10/01/2020 THROUGH 09/30/2021 DATE RANGE FROM: 10/01/2020 THROUGH 09/30/2021	254.27
	TOTAL FOR 1657E02935	254.27
	TOTAL BEFORE TAX	6316.39
	TOTAL AFTER TAX	6316.39
	INVOICE TOTAL	6316.39
	TOTAL TAX	
	TOTAL AFTER TAX FOR ANNUAL INVOICE GENSET SERVICE	6316.39
	DUE BY 10TH OF THE NEXT MONTH	
	INVOICE TOTAL	6,316.39

Jail Video Visitation System Design and Installation

Story County Jail recommends to the Board of Supervisors, entering into contract negotiations with HomeWav for video visitation. Story County sent out an RFP for a jail video visitation system design and installation and received responses from five vendors: EnCartele, HomeWave, IC Solutions, Securus, and Telespan. Each company was evaluated on the following criteria:

1. Security of the system - 30%

-Being able to monitor, record, and terminate live visits. Verification of who is on the video visitation (both inmate and public side). Security of video feed and data storage.

2. Cost for county and end-user - 20%

-To the end-user ie: rate per minute and or any other fees to the inmate or visitor.

3. Impact on jail operations - 10%

- Interruption to daily operations and length of interruption to the jail for installation. The process in which warranty and maintenance claims are handled.

4. Ease of use - 30%

- The ease of the video visitation accessibility and use by jail staff, inmates, and the general public.

5. Extra Features - 10%

- Consideration of any extra features or services that are offered.

Vendors were rated on a 1-5 scale, with 5 being the best. Once scored, each score was multiplied depending on the weight of the criteria. Each member of the selection team had a chance to look over the five proposals and rank them. After all the scores were tallied, HomeWav was found to be the most advantageous for the Story County Jail. The following is each company's overall rating:

Rater	EnCartele	HomeWav	IC Solutions	Securus	Telespan
1	32	33	26	30	32
2	40	49	39	38	44
3	43	39	27	45	43
4	39	44	30	34	38
5	39	42	22	31	38
TOTAL	193	207	144	178	195
AVERAGE	38.6	41.4	28.8	35.6	39

Story County Jail is recommending the Board of Supervisors approve HomeWav as the vendor for video visitation for the reasons listed above.

APPROVED DENIED
Board Member Initials: gmc

Meeting Date: 11-17-2020

Follow-up action: _____



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

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

November 11, 2020

Dear Board of Supervisors,

Story County received an Order of Decertification from the Public Employment Relations Board (PERB) concerning the Administrative Unit. Since there is no longer a contract, I am requesting that the Board approve continuing the wage scale from the bargaining contract through the end of this fiscal year. I have updated the non-bargaining pay matrix to include the wage scale from the Administrative Unit contract.

Sincerely,

Alissa Wignall

Alissa Wignall
Director of Internal Operations and Human Resources

APPROVED **DENIED**
Board Member Initials: LM
Meeting Date: 11-17-2020
Follow-up action: _____

Story County Non-Bargaining Pay Matrix (Effective July 1, 2020 - Revised)

	Start	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10
Administrative Assistant I	16.09	16.41	16.74	17.07	17.41	17.76	18.12	18.48	18.85	19.23	19.61
Custodial/Maintenance Assistant	16.24	16.56	16.89	17.23	17.57	17.92	18.28	18.65	19.03	19.40	19.79
Animal Shelter Attendant	16.39	16.71	17.05	17.38	17.74	18.09	18.45	18.82	19.20	19.58	19.97
Fines Recovery and License Reinstatement Assistant	16.39	16.71	17.05	17.38	17.74	18.09	18.45	18.82	19.20	19.58	19.97
Universal Clerk – Recorder	16.39	16.72	17.04	17.39	17.73	18.09	18.45	18.82	19.20	19.58	19.97
Universal Clerk - Treasurer	16.39	16.72	17.04	17.39	17.73	18.09	18.45	18.82	19.20	19.58	19.97
Real Estate Technician	17.09	17.43	17.78	18.14	18.50	18.87	19.24	19.62	20.01	20.41	20.83
Administrative Assistant II	17.18	17.52	17.87	18.23	18.59	18.97	19.34	19.74	20.13	20.53	20.94
Animal Control Officer	18.40	18.77	19.15	19.53	19.91	20.32	20.73	21.14	21.55	21.99	22.43
Legal Assistant I	18.40	18.77	19.15	19.53	19.91	20.32	20.73	21.14	21.55	21.99	22.43
Legal Assistant II	18.94	19.32	19.71	20.10	20.50	20.91	21.33	21.76	22.20	22.64	23.09
Payroll/Accounts Specialist	18.94	19.32	19.71	20.10	20.50	20.91	21.33	21.76	22.20	22.64	23.09
Fines Recovery and License Reinstatement Coordinator	20.27	20.68	21.09	21.50	21.94	22.38	22.83	23.29	23.76	24.23	24.71
Property Tax Supervisor	20.45	20.86	21.28	21.71	22.14	22.58	23.02	23.49	23.96	24.44	24.93
Motor Vehicle Supervisor	20.45	20.86	21.28	21.71	22.14	22.58	23.02	23.49	23.96	24.44	24.93
Election Systems Technician	20.50	20.91	21.33	21.75	22.19	22.63	23.09	23.55	24.02	24.50	24.99
Legal Assistant III	20.57	20.97	21.40	21.83	22.27	22.72	23.16	23.62	24.09	24.57	25.06
Maintenance Technician	20.84	21.26	21.69	22.12	22.56	23.00	23.47	23.94	24.42	24.91	25.41
Computer Support Analyst	21.33	21.76	22.20	22.64	23.09	23.54	24.01	24.50	24.99	25.49	26.00
Service Coordinator	21.43	21.87	22.31	22.76	23.21	23.67	24.13	24.62	25.11	25.61	26.12
Financial Data Manager	23.28	23.75	24.21	24.69	25.18	25.69	26.20	26.72	27.26	27.81	28.37
Park Ranger	23.82	24.30	24.78	25.28	25.79	26.30	26.83	27.36	27.91	28.46	29.03
Environmental Health Specialist	24.67	25.16	25.66	26.18	26.70	27.23	27.78	28.34	28.92	29.49	30.08
Planner	24.67	25.16	25.66	26.17	26.70	27.23	27.77	28.34	28.91	29.50	30.08
System Support Technician	25.35	25.85	26.37	26.90	27.44	27.99	28.54	29.11	29.69	30.28	30.89
Engineering Technician	25.98	26.50	27.03	27.57	28.12	28.68	29.25	29.84	30.44	31.06	31.67
Systems Administrator	26.41	26.94	27.48	28.02	28.58	29.15	29.73	30.32	30.93	31.55	32.19
Lead Engineering Technician	28.14	28.70	29.27	29.86	30.47	31.08	31.70	32.32	32.97	33.63	34.31

APPROVED **DENIED**
 Board Member Initials: AME
 Meeting Date: 11-17-2020
 Follow-up action: _____



**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)

November 12, 2020

Dear Board of Supervisors,

Story County incurred damage to various facilities and a Secondary Roads truck during the August 10, 2020 derecho. ICAP provided estimates for the repairs on various buildings managed by Secondary Roads, Facilities Management and Conservation. Attached is the statement of loss from ICAP that illustrates the amount of damage assessed to each building. Since our property deductible is \$50,000 there will be no insurance payment for damages. In addition to building repairs, the cost to repair the Secondary Roads truck was \$8,611.72. I request that the Board approve moving forward with repairing the buildings that sustained damage from the derecho. Total estimated cost of repairs using the replacement cost value from ICAP's statement of loss is \$29,794.23. The Secondary Roads truck has already been repaired.

Best Regards,

Todd Lundvall

APPROVED **DENIED**
Board Member Initials: LM
Meeting Date: 11-17-2020
Follow-up action: _____

RCV = Replacement Cost Value

DEPR = Depreciation

ACV = Actual Cash Value

DED = Deductible

STATEMENT OF LOSS

Member: Story County
Cert. No: 432
Claim No: ICP054733A1
Our File: 26390
Date of Loss: 8/10/2020

Item:	Buildings	RCV	DEPR	ACV	DED	DUE	RESERVE	STATUS
Loc.7-15	Ranger House	\$ 492.97	\$ -	\$ 492.97		\$ -	\$ -	Close
Loc.8-22	Salt Shed	\$ 10,495.46	\$ 3,148.84	\$ 7,346.82		\$ -	\$ -	Close
Loc.9-23	Group Home	\$ 5,183.06	\$ 477.15	\$ 4,705.91		\$ -	\$ -	Close
Loc.10-24	Duluth St./Group Home	\$ 1,741.12	\$ -	\$ 1,741.12		\$ -	\$ -	Close
Loc.26-8	Shelter House w/Fireplace	\$ 1,104.97	\$ 183.60	\$ 921.37		\$ -	\$ -	Close
Loc.28-13	Oriole Ridge Lodge	\$ 492.97	\$ -	\$ 492.97		\$ -	\$ -	Close
Loc.35-68	Picnic Shelter	\$ 1,753.73	\$ 175.39	\$ 1,578.34		\$ -	\$ -	Close
Loc.35-69	Restroom/Shower Building	\$ 1,110.72	\$ -	\$ 1,110.72		\$ -	\$ -	Close
Loc.36-80	Conservation Ranger Dwelling	\$ 7,159.32	\$ 1,511.36	\$ 5,647.96		\$ -	\$ -	Close
Loc.37-81	Conservation Ranger Dwelling	\$ 259.91	\$ -	\$ 259.91		\$ -	\$ -	Close
	TOTALS	\$ 29,794.23	\$ 5,496.14	\$ 24,298.09	\$ 50,000.00	\$ -		
	<u>NO DAMAGE</u>							
Loc.4-27	Conservation Center	\$ -	\$ -	\$ -		\$ -	\$ -	Close
Loc.5-5	Hickory Grove Ranger House	\$ -	\$ -	\$ -		\$ -	\$ -	Close
Loc.25-4	Maintenance Building	\$ -	\$ -	\$ -		\$ -	\$ -	Close
Loc.25-58	Open Storage Building	\$ -	\$ -	\$ -		\$ -	\$ -	Close
Loc.26-6	Shop at Hickory Grove	\$ -	\$ -	\$ -		\$ -	\$ -	Close
Loc.34-92	Beach House	\$ -	\$ -	\$ -		\$ -	\$ -	Close
Loc.40-87	Tedesco - Solar Picnic Tables	\$ -	\$ -	\$ -		\$ -	\$ -	Close

Closure No. 21-29

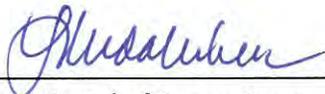
Date November 12, 2020

Resolution

BE IT RESOLVED

By the Board of Supervisors of Story County, Iowa, to approve the road Closure(s) for the purpose of Construction in section 31 & 32 Palestine Twp on

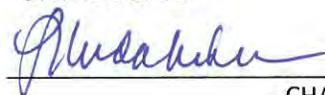
610th Avenue from Slater City Limits south to Polk County Line


Chair, Board of Supervisors

Attest: 
County Auditor

ROLL CALL	Lauris Olson	Yea	<u>4</u>	Nay	___	Absent	___
FOR ALLOWANCE	Lisa Heddens	Yea	<u>X</u>	Nay	___	Absent	___
	Linda Murken	Yea	<u>4</u>	Nay	___	Absent	___

ALLOWED BY VOTE		Yea	<u>3</u>	Nay	<u>0</u>	Absent	<u>0</u>
OF THE BOARD							


CHAIRPERSON

Above tabulation made by 

Closure No. 21-30

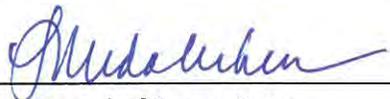
Date November 12, 2020

Resolution

BE IT RESOLVED

By the Board of Supervisors of Story County, Iowa, to approve the road Closure(s) for the purpose of Construction in section 3 & 4 Lincoln Twp on

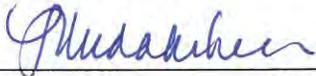
710th Ave is closed between 100th St and 110th Street


Chair, Board of Supervisors

Attest: 
County Auditor

ROLL CALL	Lauris Olson	Yea	<u>X</u>	Nay	<u> </u>	Absent	<u> </u>
FOR ALLOWANCE	Lisa Heddens	Yea	<u>X</u>	Nay	<u> </u>	Absent	<u> </u>
	Linda Murken	Yea	<u>X</u>	Nay	<u> </u>	Absent	<u> </u>

ALLOWED BY VOTE OF THE BOARD	Yea	<u>3</u>	Nay	<u>0</u>	Absent	<u>0</u>
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CHAIRPERSON

Above tabulation made by 

Closure No. 21-31

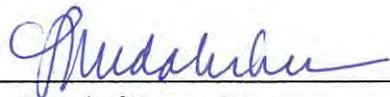
Date November 12, 2020

Resolution

BE IT RESOLVED

By the Board of Supervisors of Story County, Iowa, to approve the road Closure(s) for the purpose of Construction in section 11 & 14 Franklin Twp on

180th Ave is closed between US 69 and Arrasmith Trl

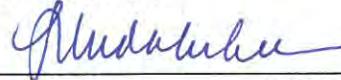

Chair, Board of Supervisors

Attest: 
County Auditor

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

ALLOWED BY VOTE
OF THE BOARD

Yea 3 Nay 0 Absent 0


CHAIRPERSON

Above tabulation made by 

STORY COUNTY UTILITY PERMIT

Date 11/9/20

To the Board of Supervisors, Story County, Iowa:

OSP-23502 / WO# 71330908100288

The Windstream Iowa Communications, LLC Company, incorporated under the laws of Iowa, authorize to do business within the State of Iowa, with its principal place of business at 4001 N. Rodney Parham Road, Little Rock, AR, 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 plow and bore cable on secondary route NE 42nd Street, from 585th Ave and NE 42nd St to 16591 NE 42ND ST, a distance of 0.3 miles.

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

1. The Permittee will file a plat setting out the location of proposed line on the secondary route and that the description of the proposed installation including type, height, and spacing of poles, maximum voltage, lengths of cross arms, minimum clearance and number of wires, type, size and capacity of underground cables, conduits, tile lines, and pipe lines, maximum working pressures for pipe lines carrying gas or flammable petroleum products are described as follows:
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 11/09/2020

Windstream Iowa Communications, LLC
Name of Company (Applicant - Permittee)

Kyle Petty Kyle Petty 501-748-7984
by Phone no.

Recommended for Approval:

Date 11-12-20

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

Approved:

Date 11-17-2020

[Signature]
Chair, Board of Supervisors
Story County, Iowa

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

TO PRINT 2

KRISTA DAGGETT #
714-146-3003
CAN BE REACHED #
515-883-0590

BFCR12x22 - 732'
1,176-177
XD,3
1,179
XD,5
1,181-183
XD,9-12

[732]
2000089590
0' UEF 6-22
[1,176-181]

2000089583
UEF 6-22
XD, 1-3
1,179
XD,5-6

BD3M
STN: 200/31
BM2-1
W5EB - 1
WBM27 - 5'
BM61(2) - 60'

[479]
2000089582
0' UEF 6-22
[1,176-178
XD,4-6]

SEB2x22(B) - 150'
1,177
1,181
NID(1)3G(B) - 1
BM83(B) - 1
SEB-CO(B) - 1
SEB-COA(B) - 1
NID-MOD(B) - 1

BM2C - 1
WHC1 - 1

200/32

16591

585th Ave

NE 42nd St

60' Row

66' Row

NE 166th Ave

2000089549
BFO8
FC1,1-8

BFCR12x22 - 479'
1,176-177
XD,3-5
1,181-183
XD,9-12

2000089584
UEF 6-22
[XD,1
1,177
XD,3-6]
1,176
XD,2-5
1,183

2000089588
BFO4
FC1,1-4

16588



STORY COUNTY
MUST LOCATE AND AVOID DISRUPTING
FIBER IN AREA

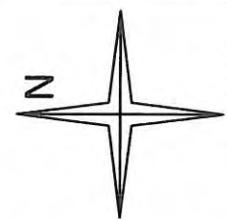
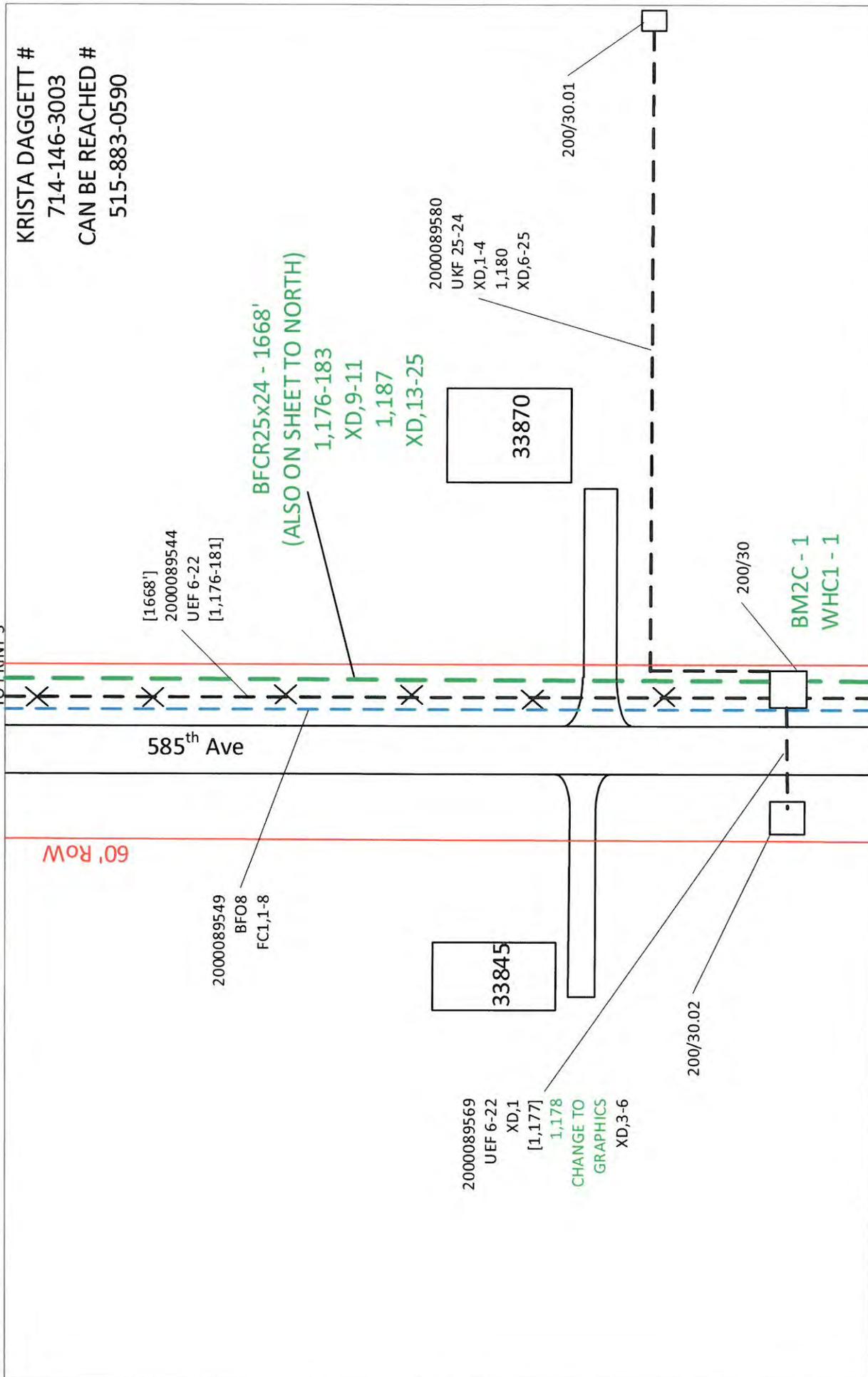


ALL KNOWN OBSTRUCTIONS HAVE
BEEN SHOWN. THOSE AND OTHERS, IF
ANY, ARE THE RESPONSIBILITY OF THE
CONTRACTOR OR THE WINDSTREAM CREW.

CALL ONE-CALL 1-800-292-8989
48 HOURS PRIOR TO CONSTRUCTION
EXCH NAME: CMBR DATE: 11/3/2020
WO #: 71330908100288
TITLE: SO CMBRIA REPLACE COPPER ON
585TH TO SERVE 16591 NE 42ND
DRWN: SRS PRINT: 1

KRISTA DAGGETT #
714-146-3003
CAN BE REACHED #
515-883-0590

TO PRINT 3



STORY COUNTY
MUST LOCATE AND AVOID DISRUPTING
FIBER IN AREA

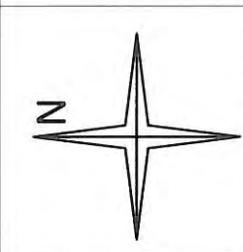
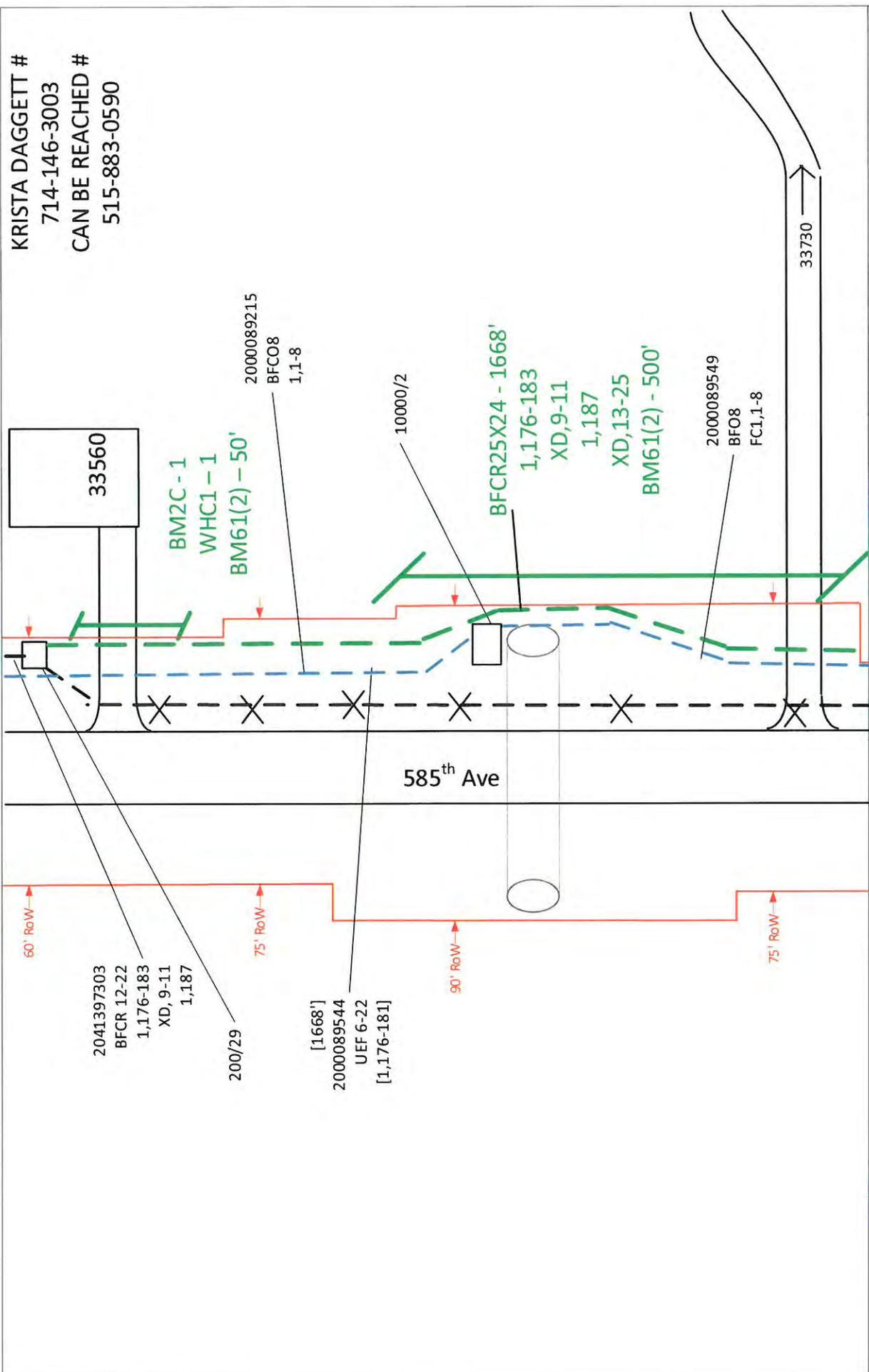


ALL KNOWN OBSTRUCTIONS HAVE
BEEN SHOWN. THOSE AND OTHERS, IF
ANY, ARE THE RESPONSIBILITY OF THE
CONTRACTOR OR THE WINDSTREAM CREW.

CALL ONE-CALL 1-800-292-8989 48 HOURS PRIOR TO CONSTRUCTION	
EXCH NAME: CMBR	DATE: 11/3/2020
WO #: 71330908100288	
TITLE: SO CMBRIA REPLACE COPPER ON 585TH TO SERVE 16591 NE 42ND	
DRWN: SRS	PRINT: 2

TO PRINT 1

KRISTA DAGGETT #
714-146-3003
CAN BE REACHED #
515-883-0590



STORY COUNTY
MUST LOCATE AND AVOID DISRUPTING
FIBER IN AREA

windstream
ALL KNOWN OBSTRUCTIONS HAVE BEEN SHOWN. THOSE AND OTHERS, IF ANY, ARE THE RESPONSIBILITY OF THE CONTRACTOR OR THE WINDSTREAM CREW.

CALL ONE-CALL 1-800-292-8989 48 HOURS PRIOR TO CONSTRUCTION	
EXCH NAME: CMBR	DATE: 11/3/2020
WO #: 71330908100288	
TITLE: SO CMBRIA REPLACE COPPER ON 585TH TO SERVE 16591 NE 42ND	
DRWN: SRS	PRINT: 3

KRISTA DAGGETT #
714-146-3003
CAN BE REACHED #
515-883-0590

2041397303
BFCR 12-22
1,176-183
XD,9-11
1,187

2000089544
UEF 6-22
[1,176-181]

2000089569
UEF 6-22
XD,1
1,178
XD,3-6

[732']
2000089590
0' UEF 6-22
[1,176-181]

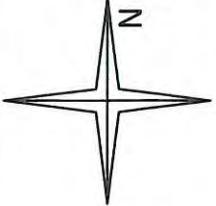
2000089580
UKF 25-24
XD,1-4
1,180
XD,6-25

200/30.01

2000089583
UEF 6-22
XD,1-3
1,179
XD,5-6

2000089584
UEF 6-22
XD,1
1,177
XD,3-6

[479']
2000089582
0' UEF 6-22
[1,176-178
XD,4-6]



STORY COUNTY
MUST LOCATE AND AVOID DISRUPTING
FIBER IN AREA



ALL KNOWN OBSTRUCTIONS HAVE
BEEN SHOWN. THOSE AND OTHERS, IF
ANY, ARE THE RESPONSIBILITY OF THE
CONTRACTOR OR THE WINDSTREAM CREW.

CALL ONE-CALL 1-800-292-8989

48 HOURS PRIOR TO CONSTRUCTION

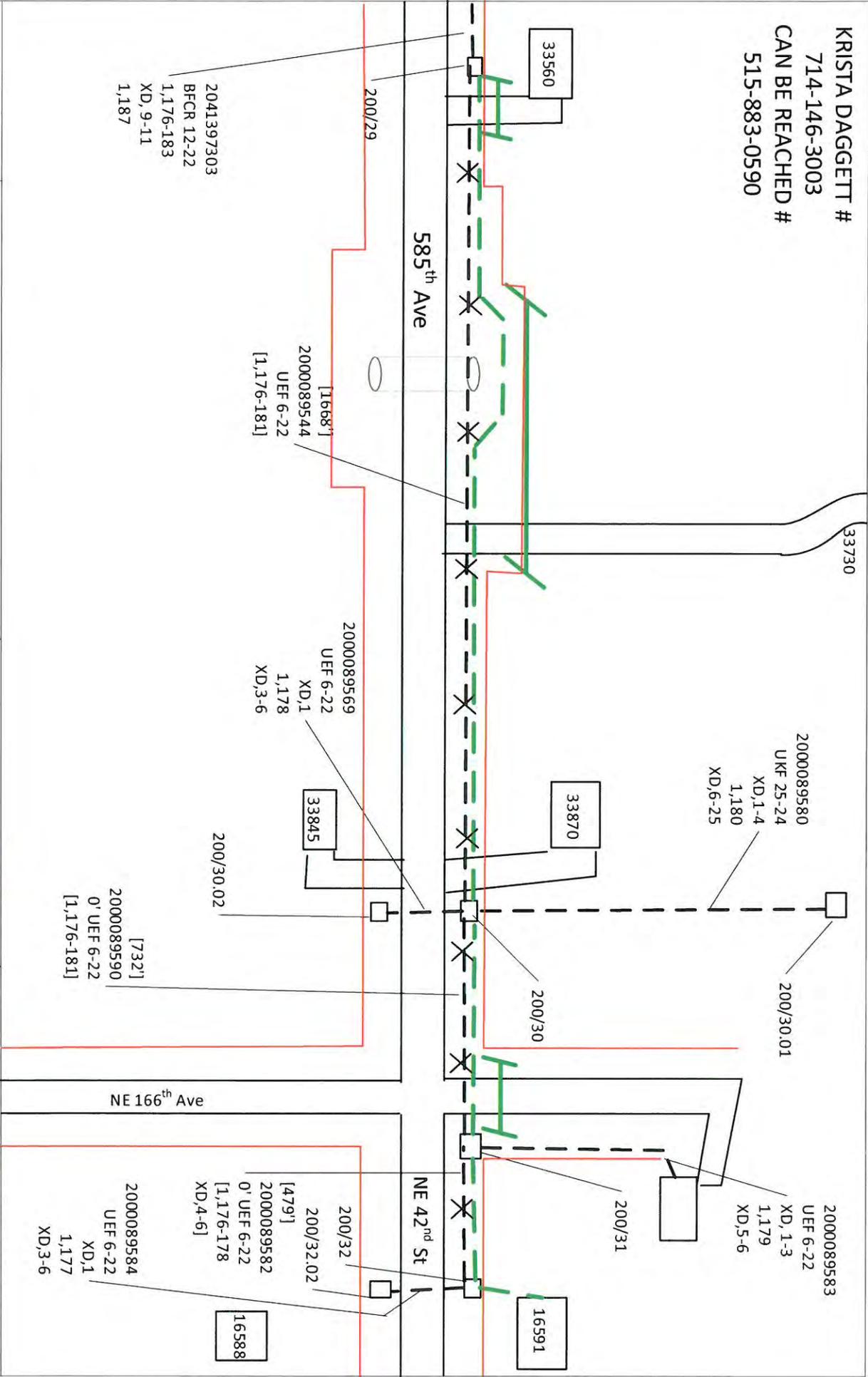
EXCH NAME: CMBR DATE: 11/3/2020

WO #: 71330908100288

TITLE: SO CMBRIA REPLACE COPPER ON
585TH TO SERVE 16591 NE 42ND

DRWN: SRS

PRINT: 4 (OVERVIEW)



STORY COUNTY UTILITY PERMIT

Date 11/13/20

To the Board of Supervisors, Story County, Iowa:

The Energy Transfer, LLC Company, incorporated under the laws of authorize to do business within the State of Iowa, with its principal place of business at ,30256 570th Ave, Cambridge, IA 50046, 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 a test lead on secondary route Y Ave, from 41.99093628 to -93.69834747, a distance of _____ 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 11/12/2020

Energy Transfer, LLC
Name of Company (Applicant - Permittee)

by Jason Gould 308.440.0265
Phone no.

Recommended for Approval:

Date 11-12-20

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

Approved:

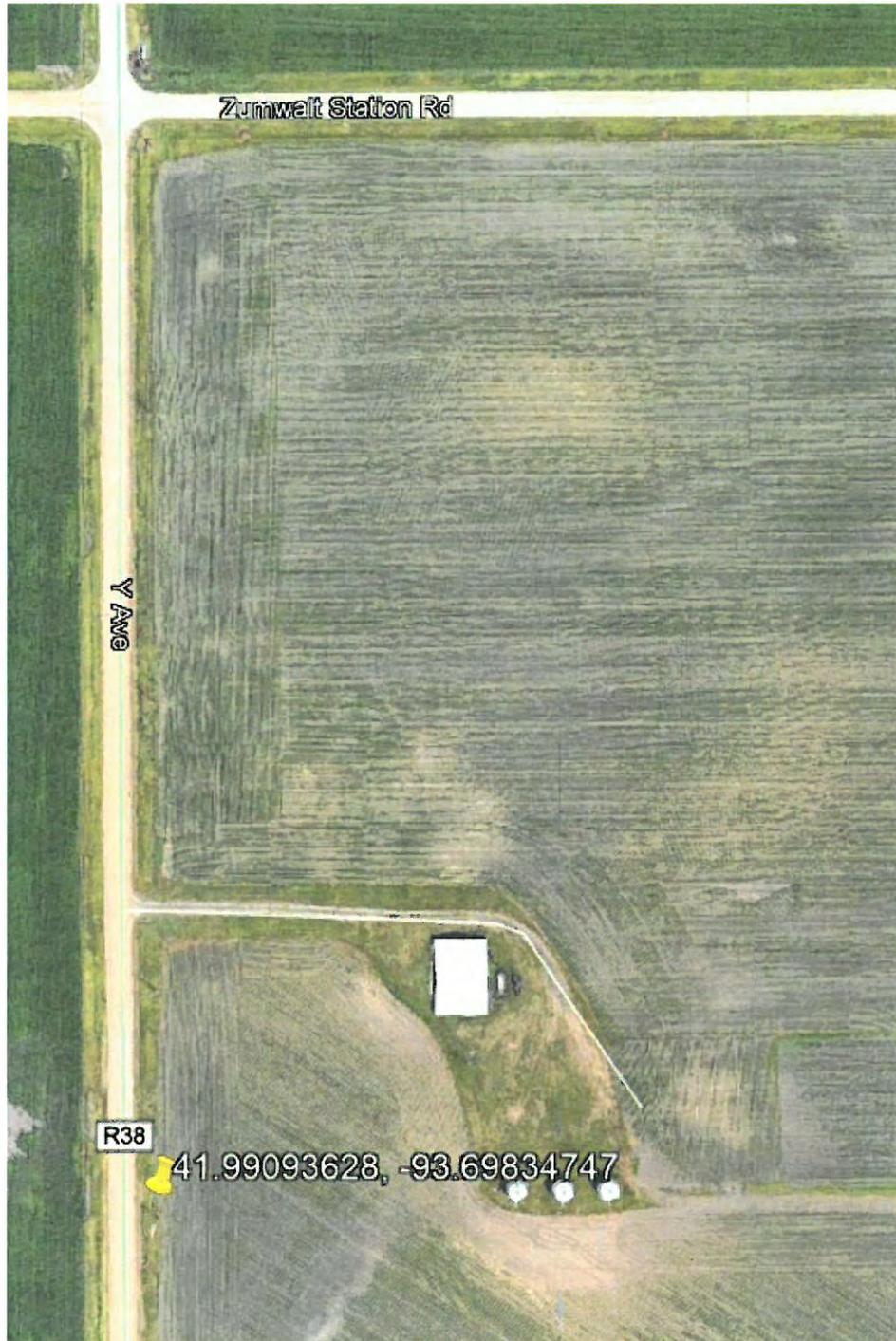
Date 11-17-2020

[Signature]
Chair, Board of Supervisors
Story County, Iowa

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

Project Plans

Energy Transfer would like to install a test point to monitor for corrosion conditions of the pipeline at the below coordinates located in the road right-of-way ditch. Installation will take approximately one day, and will be performed by a third party contractor that is still to be determined.



STORY COUNTY UTILITY PERMIT

Date 11/13/20

To the Board of Supervisors, Story County, Iowa:

The MCC IOWA, LLC Company, incorporated under the laws of Iowa, with its principal place of business at 3205 Ingersoll Ave, Des Moines, IA 50312, 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 Timberland Dr, from Whispering Oaks Campground to 10373 Timberland Dr, a distance of .69 (3648') 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 11/13/20

MCC IOWA, LLC (Mediacom)
Name of Company (Applicant - Permittee)

by Paul May 515-246-1890
Phone no.

Recommended for Approval:

Date 11-13-20

Dawn Mon 515-382-7355
County Engineer Phone no.

Approved:

Date 11-17-2020

[Signature]
Chair, Board of Supervisors
Story County, Iowa

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



County Outreach and Special Projects Manager
Story County, Iowa

Administration Building
900 6th Street, Nevada, Iowa 50201

Ph. 515-382-7247 Email: lharter@storycountyiowa.gov
www.storycountyiowa.gov

TO: Story County Board of Supervisors
FROM: Leanne Lawrie Harter, AICP, CFM
RE: Consideration of Amendments to the Bylaws and the Program Guidelines of the Story County Economic Development Group
DATE: November 5, 2020

Attached are proposed amendments to the Bylaws and Program Guidelines of the Story County Economic Development Group (SCEDG). The SCEDG acted to approve the proposed amendments at the meeting on October 22, 2020.

The amendments clarify and make consistent the program initiatives for the SCEDG County Funding Program. In addition, the deadline for annual reporting is amended from June 15th to August 1st. This change allows for the report to go to the SCEDG for discussion at the annual July meeting, as well as for the report to contain information for the entire fiscal year.

Please let me know if you have any questions prior to the meeting.

APPROVED **DENIED**
Board Member Initials: *LM*
Meeting Date: *11-17-20*
Follow up action: *except for changes in Article 1, Section 1.03*



**BYLAWS OF THE
STORY COUNTY ECONOMIC DEVELOPMENT GROUP**

ARTICLE 1: NAME AND PURPOSE

Section 1.01. Name. The name of the organization is the Story County Economic Development Group, herein after referred to as the "SCEDG."

Section 1.02. Purpose. The purpose of the SCEDG is to encourage economic development in Story County through joint efforts of Story County and the incorporated areas of Story County.

1. Secure Story County (herein after referred to as "County") funding and to oversee the distribution of County funds annually budgeted by the Story County Board of Supervisors (herein after referred to as the "Board of Supervisors").
2. Develop proposals for County funding of economic development initiatives and recommend funding to the Board of Supervisors.
3. Establish guidelines to administer the SCEDG County Funding Program (herein after referred to as "Program"). A copy of the Program Guidelines shall be attached to these bylaws, and by this reference, is made a part of these bylaws. The following initiatives are areas in which members of the SCEDG may use the Program, if deemed eligible:
 - a. Economic development staff and administration
 - b. Community marketing and prospecting
 - c. Development of promotional materials
 - d. Consulting and planning services
 - e. Speculative buildings
 - f. Tourism attractions (which create a major impact on the entire county)
 - g. Commercial development
 - h. General Community betterment activities (excluding general infrastructure and routine maintenance and upkeep)

- i. Main Street projects which are part of a planned community project, including, but not limited to, such things as streetscaping, facilitators for planning, focus groups, and community-based restoration.
- j. Welcome Signage and Community Beautification
- k. Community-driven housing promotion, including, but not limited to housing assessments, marketing of housing opportunities, and marketing for recruitment of potential developers.
- l. Industrial and commercial park preliminary studies.
- m. Directional and local attraction signage.

Section 1.03. Membership. Every Community located in Story County, Iowa, is eligible for membership provided each has executed an Appointed Representative Form which is attached to these bylaws, and by this reference, is made a part of these bylaws (herein after referred to as the "Form") and submitted said Form annually to the Board of Supervisors on or before June 1st of the fiscal year in which they wish to participate. The appointed representative, or alternate(s), from each community may be from city staff or council, an economic development group, or a volunteer for said community; may not be a representative of the County in any manner; ~~and may only represent one community from within Story County.~~ The appointed representative and all alternates from each community may attend any and all meetings; however, each community will only have 1 voting representative. A representative of both the Story County Conservation Board and Story County Planning and Zoning Commission may serve as a non-voting ex-officio member.

Section 1.04. Fiscal Year. The fiscal year under which the SCEDG operates is from July 1st to June 30th.

ARTICLE 2: OFFICES

Section 2.01. Principal Office. The principal office of the SCEDG shall be as follows: Story County Economic Development Group, Story County Administration, 900 6th Street, Nevada, Iowa 50201. The mailing office for the SCEDG may change within Story County as may be necessary based on the Chairperson of the SCEDG.

Section 2.02. Website. The official website for the SCEDG shall be part of the Story County website, registered as www.storycountyiowa.gov.

ARTICLE 3: OFFICERS

Section 3.01. Officers. The officers of the organization shall be a Chairperson and a Vice-Chairperson and shall be known as the Executive Board of the SCEDG. The same person shall not hold more than one office concurrently.

Section 3.02. Election and Term of Office. The officers of the SCEDG shall be elected on even calendar years by the membership at the first regular meeting of that fiscal year. Each officer shall serve a two (2) year term, from July 1st through June 30th. Each officer shall hold office until his or her successor is elected.

Section 3.03. Duties and Authority of Officers. Each officer has the authority and shall perform the duties set forth in the bylaws.

Section 3.04. Officer's Authority to Execute Documents. Instruments in writing shall be authorized by the membership for signature by the Chairperson, Vice Chairperson, or other member so authorized to sign documents.

Section 3.05 Chairperson. The Chairperson must be a voting representative from the member organization, shall set the agenda and preside at all meetings of the SCEDG. Except as authorized by the SCEDG, the Chairperson shall sign all instruments on behalf of the SCEDG. At each meeting, the Chairperson shall submit information related to the business affairs and policies of the SCEDG.

Section 3.06. Vice-Chairperson. The Vice Chairperson must be a voting representative from the member organization and shall perform the duties of the Chairperson in the absence or incapacity of the Chairperson. In the case of resignations or death, the Vice Chairperson shall perform such duties as are imposed on the Chairperson until such time that the SCEDG shall elect a new Chairperson.

Section 3.07. Failure to Perform Duties. If an officer is unable or unwilling to perform his or her duties as outlined in this Article, the membership will hold a special meeting to elect a replacement officer.

ARTICLE 4: MEETINGS

Section 4.01 Public Meetings. The meetings of the SCEDG shall be public meetings and meet requirements of Chapter 21 of the Code of Iowa, as amended.

Section 4.02. Regular Meetings. The SCEDG shall generally meet quarterly at such time and place as may be designated by the Chair, and said meeting shall be known as a regular meeting of the SCEDG.

Section 4.03. Special Meetings. Special meetings of the SCEDG may be call by or at the request of the Chair.

Section 4.04. Notice of Meetings. Public notice will be given of the time, date, and place of the meeting and its tentative agenda. Reasonable notice of the meeting will be given to the media and posted on the official bulletin board at the County Administration Building in Nevada, Iowa. All documents will be available to the public in compliance with the Iowa Public Records Law outlined in Chapter 22 of the Code of Iowa, as amended, in accordance with the adopted Story County Open Records Policy and Procedure, adopted by reference in these bylaws. This shall be accomplished by submitting all minutes and supporting documentation to the Story County Board of Supervisors for approval.

Section 4.05. Quorum. A majority of the membership of the SCEDG shall constitute a quorum for the transaction of business; but if less than a majority are present at the meeting, a majority of the membership present may adjourn the meeting without any further notice.

Section 4.06. Minutes of the Meetings. Minutes of the meeting shall be taken by a Story County Administrative staff member which shall be appointed by the County Board of Supervisors. Said staff member shall post the agendas; ensure all notices are provided in accordance with the provisions of these bylaws or as required by law; prepare the minutes of each SCEDG meeting, verify their correctness, and file them with the County Board of Supervisors for their approval.

ARTICLE 5: VOTING AND RULES OF ORDER

Section 5.01. Voting. The voting on all financial matters coming before the SCEDG shall be by roll call vote, and the ayes and nays shall be entered upon the minutes of such meeting. The voting / election of officers shall be by ballot. All other matters shall be by voice vote. No proxy voting shall be allowed.

Section 5.02. Procedures. All procedures in all meetings of the SCEDG shall be conducted according to the latest edition of Robert's Rule of Order, except where such rules are in conflict of the SCEDG's bylaws or its rules, regulation, or policies. On questions of parliamentary procedure not covered in these bylaws, a ruling by the Chairperson shall prevail.

5.03. Presumption of Assent. A member who is present at a meeting of the SCEDG at which action on any matter is taken shall be presumed to have assented to the action taken unless dissent is entered in the minutes of the meeting or unless a written dissent to the action is filed with the person keeping minutes of the meeting before the adjournment of the meeting or forwards a dissent promptly after the adjournment of the meeting.

ARTICLE 6: CONFLICT OF INTEREST

Section 6.01. Conflict of Interest. Whenever a member has a financial or personal interest in any matter coming before the SCEDG, the SCEDG shall ensure that:

1. The interest of such member is fully disclosed to the SCEDG.
2. No interested member may vote or lobby on the matter or be counted in determining the existence of a quorum at the meeting of the SCEDG at which such matter is voted upon.
3. Any transaction in which a member has a financial or personal interest shall be duly approved by members of the SCEDG not so interested or connected as being in the best interests of the organization.
4. Payments to the interested member shall be reasonable and shall not exceed fair market value.
5. The minutes of meetings at which such votes are taken shall record such disclosure, abstention, and rationale for approval.

ARTICLE 7: COMPENSATION

Section 7.01 Compensation. Members of the SCEDG shall not receive any stated salaries or compensation from the SCEDG for his or her services.

ARTICLE 8: COMMITTEES AND STAFF ASSISTANCE

Section 8.01 Committees. The SCEDG may designate committees with duties assigned by the SCEDG. Membership of such committee(s) shall be comprised of members of the SCEDG.

Section 8.02 Staff Assistance. The County may provide staff assistance to provide technical assistance to the SCEDG.

ARTICLE 9: AMENDMENT PROCEDURES

Section 9.01. Amending Bylaws. The bylaws may be amended by a majority vote of the members of the SCEDG at any regular or special meeting provided the proposed amendment has been submitted to the Executive Board and its recommendation presented to the members in writing. As amendments to these bylaws are adopted, the bylaws shall be revised to reflect that amendment and the date the

bylaws were amended. Revised bylaws shall be submitted to the County within sixty (60) days from their passage and effective date.

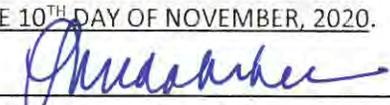
Section 9.02. Amending County Funding Program. The Program may be changed, from time to time as conditions warrant and for the good of the organization, separate from the amendments made to these bylaws. Amendments to the Program shall first be considered by the SCEDG subject to the approval of a majority vote of the membership who, in turn shall recommend action to the Board of Supervisors. The Board of Supervisors shall consider the amendments at a regularly-scheduled meeting. The decision of the Board of Supervisors will be communicated in writing to the SCEDG within thirty (30) days from the date of consideration. Any approved amendments shall be documented in writing by the Chairperson of the Board of Supervisors, signed and dated, and attached to the bylaws by the appointed County staff. Original documents shall be kept on file in the office of the Story County Auditor's Office.

KNOW ALL PEOPLE BY THESE PRESENTS: That the undersigned Chairperson of the Story County Economic Development Group does hereby certify that the foregoing bylaws were recommended for adoption by the members of the SCEDG to the Story County Board of Supervisors, as bylaws of said organization, at a meeting of its members held on this 26th day of October, 2016, amended on the 25th day of October, 2018, and amended on the 22nd day of October 2020.

Chairperson, SCEDG

Date

APPROVED BY THE STORY COUNTY BOARD OF SUPERVISORS THIS 1st day of November, 2016, at NEVADA, STORY COUNTY, IOWA, AND AMENDMENTS APPROVED ON THE 6TH DAY OF NOVEMBER, 2018 AND THE 10TH DAY OF NOVEMBER, 2020.



Chairperson, Board of Supervisors

17
11-15-2020

Date

DO NOT WRITE IN THE SPACE ABOVE, RESERVED FOR RECORDER

Prepared by Leanne Harter, AICP, CFM, County Outreach and Special Projects Manager, 900 6th Street, Nevada, Iowa 50201 515-382-7247

STORY COUNTY ECONOMIC DEVELOPMENT GROUP

COUNTY FUNDING PROGRAM

Revised and reviewed
at the regularly scheduled meeting
for SCEDG
on October 26, 2016
Revised October 25, 2018
Revised October 22, 2020

BACKGROUND

A number of Story County communities have worked together to strengthen the County's business and industry tax base. These communities recognize the critical importance of the economic development to the future growth of the County.

Over two decades ago, at the request of the Story County Board of Supervisors, several communities began to discuss the benefits of additional County participation in economic development. Realizing the benefits of this idea, the Story County Economic Development Group was formed to collectively develop a proposal for the County funding of economic development initiatives. The group was comprised of all fifteen cities in Story County, each with a designate representative to serve on their behalf.

Several proposals and scenarios were developed and presented to the Story County Board of Supervisors for consideration. Initially, the Story County Board of Supervisors approved \$50,000 in funding for economic development in Story County. The original \$50,000.00 appropriation came from the 1992-1993 Local Option Sales Tax collected by the County. Along with establishing the initial fund, bylaws were developed to help for and govern the Story County Economic Development Group.

Now, more than twenty years later, the Story County Economic Development Group has received over \$1.5 million from the Story County Board of Supervisors. The positive impacts of this continued funding are visible in every community in Story County.

PURPOSE

As outlined in the bylaws of the Story County Economic Development Group, the purpose of the Story County Economic Development Group is to encourage economic development in Story County through joint efforts to:

1. Secure Story County funding and to oversee the distribution of County funds annually budgeted by the Story County Board of Supervisors.
2. Develop proposals for County funding of economic development initiatives and recommend funding to the County.
3. Establish guidelines to administer the Story County Economic Development Group County Funding Program.

COUNTY FUNDING PROGRAM OVERVIEW

Operating on a July 1 through June 30 fiscal year, the Story County Board of Supervisors budgets funding for the Story County Economic Development Group. These funds are distributed in two ways to eligible Story County Communities:

1. **Annual Allocation:** Annually, all eligible Story County communities receive a base amount for attending meetings and being certified with the County, plus a per capita distribution of the funds allocated by the Story County Board of Supervisors.
2. **Project Funds** (formally known as “Pool” funds): Project Funds consist of a maximum of 15% of the total funds allocated annually to the SCEDG from the Board of Supervisors.

Each eligible community may only submit one application and application requests shall not exceed \$2,500 per request.

These funds can be used to assist eligible communities in Story County with the following initiatives:

- a. Economic development staff and administration
- b. Community marketing and prospecting
- c. Development of promotional materials
- d. Consulting and planning services
- e. Speculative buildings
- f. Financial incentives
- g. Tourism attractions (which create a major impact on the entire county — ~~events are not eligible~~)
- h. General community betterment activities (excluding general infrastructure and routine maintenance and upkeep)
- i. Main Street projects which are part of a planned community project, including, but not limited to such things as streets aping, facilitators for planning, focus groups, and community-based restoration.
- j. Welcome signage and community ~~entrance~~ beautification
- k. Community driven housing promotion, including, but not limited to housings assessments, marketing of housing opportunities, and marketing for recruitment of potential developers
- l. Industrial park and commercial park preliminary studies
- m. Directional and local attraction signage.

ELIGIBILITY CRITERIA

In order for a community to be deemed “eligible” to receive funding through the Story County Economic Development Group County funding Program, the following criteria must be met annually (on a July 1 through June 30 fiscal calendar).

The certification program requires that communities meet criteria number one and two as listed below, PLUS any two of the remaining seven criteria items.

1. Have a formal economic development organization or municipal operations in place which expends a minimum of \$1500 from their annual budget.
2. Attend at least 75% of the SCEDG meetings held annually.
3. Have a slide/video presentation about the community
4. Have a promotional brochure about the community
5. Have a current community fact file developed.
6. Have an established local "call team" to meet and work with prospects
7. Have a local financial incentive programs available.
8. Have a comprehensive plan in place to guide community development.
9. Maintain a capital improvement program (CIP).

ANNUAL ELIGIBILITY DETERMINATION

Annually, at the first regular meeting of each fiscal year of the Story County Economic Development Group, entities will be required to submit necessary material and information to be certified as an eligible community. The Story County Economic Development Group will review the materials and determine eligibility of each entity.

PROCEDURE FOR AWARD OF ANNUAL ALLOCATION

The following process outlines the steps in which Annual Allocation funds are distributed to communities.

1. The per capita amount is calculated by the Chairperson with assistance from the Story County Auditor's Office.
2. At the first regular meeting of the Story County Economic Development Group of each fiscal year, the per capita amounts are discussed and approved.
3. The Chairperson notifies the Story County Auditor's Office of the approved amounts.
4. The Story County Auditor's Office releases funding to the communities.

PROCEDURE FOR AWARD OF PROJECT FUNDS

The following process outlines the steps in which the project funds may be awarded through the County Funding Program to eligible communities:

1. An eligible community submits a project request to the Chairperson of the Story County Economic Development Group.
2. The Chairperson compiles all project requests and forwards on to the membership of the Story County Economic Development Group

3. The Story County Economic Development Group considers the requests and formulates a recommendation for the Board of Supervisors
4. The Chairperson forwards the recommendations to the Board of Supervisors.
5. The Board of Supervisors considers the projects, and if approved, the County Auditor's Office releases funds.

ANNUAL REPORTING AND FUND BALANCES

Prior to the end of each fiscal year (at the regularly scheduled April meeting), entities must provide documentation to the Chairperson of the Story County Economic Development Group to show where and how the county funds were used. If the funds were not used or it is the intention of the entity to "carry over" the funds, documentation must be provided by the community. The funds may only be carried over for an economic development project and only if recommended by the SCEDG to the Story County Board of Supervisors.

The Chairperson of the Story County Economic Development Group will then submit an annual report to the Story County Board of Supervisors no later than ~~June 15th~~ August 1st. The annual report will summarize the projects and activities funded through the Story County Economic Development Group Funding Program.



County Outreach and Special Projects Manager
 Story County, Iowa
 Administration Building
 900 6th Street, Nevada, Iowa 50201

Ph. 515-382-7247 Email: lharter@storycountyiowa.gov
www.storycountyiowa.gov

TO: Story County Board of Supervisors
FROM: Leanne Lawrie Harter, AICP, CFM
RE: Consideration of Funds – Fiscal Year 2021 for the Story County
 Economic Development Group
DATE: November 5, 2020

Annually, the Story County Board of Supervisors budgets \$110,000 for the Story County Economic Development Group (SCEDG).

Attached are amounts approved by the SCEDG at the quarterly meeting held on Thursday, October 22, 2020 for the Fiscal Year 2021 Annual Allocations and Project Funds. The SCEDG approved \$97,052.93 for annual allocations to the communities of Ames, Cambridge, Collins, Colo, Gilbert, Huxley, Kelley, Maxwell, McCallsburg, Nevada, Roland, Slater, Story City, and Zearing. All communities are eligible for funding during the fiscal year.

In addition, project applications totaling \$12,947.07 as listed in the following table were approved at the meeting.

Community	Amount Requested	Project Description	Project Initiative
Collins	\$2,500.00	Collins Area Community Center Improvements	i. Main Street projects which are part of a planned community project, including, but not limited to such things as streetscaping, facilitators for planning, focus groups, and community-based restoration.
Colo	\$2,500.00	Engineering costs for housing development	d. Consulting and planning services
Huxley	\$2,500.00	Main Street Iowa Program Application	i. Main Street projects which are part of a planned community project, including, but not limited to such things as streetscaping, facilitators for planning, focus groups, and community-based restoration.





County Outreach and Special Projects Manager

Story County, Iowa

Ph. 515-382-7247 Email: lharter@storycountyiowa.gov

www.storycountyiowa.gov

Maxwell	\$1,800.00	Sidewalk and accessibility improvements	h. General community betterment activities (excluding general infrastructure and routine maintenance and upkeep)
Nevada	\$1,647.07	Signage	m. Directional and local attraction signage.
Zearing	\$2,000.00	Replacement of damaged/destroyed pots and planters	j. Welcome signage and community beautification
TOTALS	\$12,947.07		

Please let me know if you have any questions prior to the meeting.



PLEASE RECYCLE

SCEDG Financials - FY 2021

Community	Population (2010)	Base and Certification \$	Fiscal Year 2021 (Annual Allocations)		Project Funds	Total \$	Fiscal Year 2020 (TOTALS)	
			Population \$ (0.8562050)	Total \$ FY21			Population \$ (0.8404198)	Total \$ FY20
Ames	58,935	\$ 2,000.00	\$ 50,460.44	\$ 52,460.44	\$ -	\$ 52,460.44	\$ 49,511.65	\$ 51,511.65
Cambridge	827	\$ 2,000.00	\$ 708.08	\$ 2,708.08	\$ -	\$ 2,708.08	\$ 694.77	\$ 5,194.77
Collins	495	\$ 2,000.00	\$ 423.82	\$ 2,423.82	\$ 2,500.00	\$ 4,923.82	\$ 415.85	\$ 4,915.85
Colo	876	\$ 2,000.00	\$ 750.04	\$ 2,750.04	\$ 2,500.00	\$ 5,250.04	\$ 735.93	\$ 3,535.93
Gilbert	1,082	\$ 2,000.00	\$ 926.41	\$ 2,926.41	\$ -	\$ 2,926.41	\$ 908.99	\$ 2,908.99
Huxley	3,317	\$ 2,000.00	\$ 2,840.03	\$ 4,840.03	\$ 2,500.00	\$ 7,340.03	\$ 2,786.63	\$ 7,286.63
Kelley	309	\$ 2,000.00	\$ 264.57	\$ 2,264.57	\$ -	\$ 2,264.57	\$ 259.59	\$ 2,259.59
Maxwell	920	\$ 2,000.00	\$ 787.71	\$ 2,787.71	\$ 1,800.00	\$ 4,587.71	\$ 772.90	\$ 4,972.90
McCallsburg	333	\$ 2,000.00	\$ 285.12	\$ 2,285.12	\$ -	\$ -	\$ -	\$ -
Nevada	6,798	\$ 2,000.00	\$ 5,820.48	\$ 7,820.48	\$ 1,647.07	\$ 9,467.55	\$ 5,711.04	\$ 7,711.04
Roland	1,284	\$ 2,000.00	\$ 1,099.37	\$ 3,099.37	\$ -	\$ 3,099.37	\$ 1,078.70	\$ 5,078.70
Slater	1,489	\$ 2,000.00	\$ 1,274.89	\$ 3,274.89	\$ -	\$ 3,274.89	\$ 1,250.92	\$ 3,250.92
Story City	3,431	\$ 2,000.00	\$ 2,937.64	\$ 4,937.64	\$ -	\$ 4,937.64	\$ 2,882.40	\$ 7,382.40
Zearing	554	\$ 2,000.00	\$ 474.34	\$ 2,474.34	\$ 2,000.00	\$ 4,474.34	\$ 465.42	\$ 3,965.42
Totals	80,650	\$ 28,000.00	\$ 69,052.93	\$ 97,052.93	\$ 12,947.07	\$ 110,000.00	\$ 67,474.79	\$ 109,974.79

Total population of 80,650 excludes Sheldahl

Available	\$110,000	Approved by SCEDG Date of Meeting - October 22, 2020	
Proposed Expended		Approved by BOS Date 11-17-20	
Base and Certification	\$ 28,000.00		
Population	80,650 \$ 65,771.57		
Subtotal	\$ 93,771.57		
Project Fund*	\$ 12,947.07		
Total	\$ 110,000.00		

*According to bylaws, maximum towards Project Funds is 15% of total contribution by the Board of Supervisors.

SCEDG Financials - FY 2021

		Fiscal Year 2021 (Annual)			Project Funds		Total \$		Fiscal Year 2020 (TOTALS)	
	Population (2010)	Base and Certification \$	Population \$ (0.8562050)	Total \$ FY21	Total \$ FY21	Total \$ FY21	Total \$ FY21	Population \$ (0.8404198)	Total \$ FY20	
Community	58,935	\$ 2,000.00	\$ 50,460.44	\$ 52,460.44	\$ -	\$ 52,460.44	\$ 52,460.44	\$ 49,511.65	\$ 51,511.65	
Ames	827	\$ 2,000.00	\$ 708.08	\$ 2,708.08	\$ -	\$ 2,708.08	\$ 2,708.08	\$ 694.77	\$ 5,194.77	
Cambridge	495	\$ 2,000.00	\$ 423.82	\$ 2,423.82	\$ 2,500.00	\$ 4,923.82	\$ 4,923.82	\$ 415.85	\$ 4,915.85	
Collins	876	\$ 2,000.00	\$ 750.04	\$ 2,750.04	\$ 2,500.00	\$ 5,250.04	\$ 5,250.04	\$ 735.93	\$ 3,535.93	
Colo	1,082	\$ 2,000.00	\$ 926.41	\$ 2,926.41	\$ -	\$ 2,926.41	\$ 2,926.41	\$ 908.99	\$ 2,908.99	
Gilbert	3,317	\$ 2,000.00	\$ 2,840.03	\$ 4,840.03	\$ 2,500.00	\$ 7,340.03	\$ 7,340.03	\$ 2,786.63	\$ 7,286.63	
Huxley	309	\$ 2,000.00	\$ 264.57	\$ 2,264.57	\$ -	\$ 2,264.57	\$ 2,264.57	\$ 259.59	\$ 2,259.59	
Kelley	920	\$ 2,000.00	\$ 787.71	\$ 2,787.71	\$ 1,800.00	\$ 4,587.71	\$ 4,587.71	\$ 772.90	\$ 4,972.90	
Maxwell	333	\$ 2,000.00	\$ 285.12	\$ 2,285.12	\$ -	\$ 2,285.12	\$ 2,285.12	\$ -	\$ -	
McCallsburg	6,798	\$ 2,000.00	\$ 5,820.48	\$ 7,820.48	\$ 1,647.07	\$ 9,467.55	\$ 9,467.55	\$ 5,711.04	\$ 7,711.04	
Nevada	1,284	\$ 2,000.00	\$ 1,099.37	\$ 3,099.37	\$ -	\$ 3,099.37	\$ 3,099.37	\$ 1,078.70	\$ 5,078.70	
Roland	1,489	\$ 2,000.00	\$ 1,274.89	\$ 3,274.89	\$ -	\$ 3,274.89	\$ 3,274.89	\$ 1,250.92	\$ 3,250.92	
Slater	3,431	\$ 2,000.00	\$ 2,937.64	\$ 4,937.64	\$ -	\$ 4,937.64	\$ 4,937.64	\$ 2,882.40	\$ 7,382.40	
Story City	554	\$ 2,000.00	\$ 474.34	\$ 2,474.34	\$ 2,000.00	\$ 4,474.34	\$ 4,474.34	\$ 465.42	\$ 3,965.42	
Zearing	80,650	\$ 28,000.00	\$ 69,052.93	\$ 97,052.93	\$ 12,947.07	\$ 110,000.00	\$ 110,000.00	\$ 67,474.79	\$ 109,974.79	
Total population of 80,650 excludes Sheldahl										
Available		\$110,000								
Proposed Expended				Approved by SCEDG						
				Date of Meeting - October 22, 2020						
Base and Certification		\$ 28,000.00								
Population	80,650	\$ 69,052.93	Approved by BOS							
Subtotal		\$ 97,052.93								
Project Fund*		\$ 12,947.07								
Total		\$ 110,000.00								
				Date						

*According to bylaws, maximum towards Project Funds is 15% of total contribution by the Board of Supervisors.

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
RESOLUTION OF THE BOARD OF SUPERVISORS
RESOLUTION NUMBER 21-35**

WHEREAS, there has been submitted to the Board of Supervisors of Story County, Iowa, an application to subdivide real estate from Kurt Friedrich, 100 6th Street, Ames, Iowa, 50010, involving the real estate located at the southeast corner of the intersection of 500th Avenue and 170th Street, identified as Northwest Quarter of Section 7 of Franklin Township and as Parcel #05-07-100-105, 05-07-100-200, 05-07-100-400, and 05-07-100-305 and hereinafter described on Attachment A and shown on Attachment B, and

WHEREAS, Quarry Estates, LLC, 619 East Lincoln Way, Ames, Iowa, 50010, is the legal titleholder of said real estate, and

WHEREAS, it appears that all conditions and requirements prescribed by Chapter 354 and Chapter 355, *Code of Iowa*, and as prescribed by the *Story County C2C Plan* and the *Code of Ordinances, of Story County, Iowa*, have been complied with and met, and the Preliminary Plat was supported and approved by the Board of Supervisors on May 19, 2020, and

WHEREAS, the Letter of Credit, Improvement Agreement and other related documents have also been submitted and name Story County, and

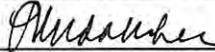
WHEREAS, the owners of said real estate have consented to the said major subdivision and have dedicated for the public use the streets, existing right-of-way, and easements shown on said plat, and

AND WHEREAS, it is the opinion of the Board of Supervisors of Story County, Iowa, that it is advisable and in the best interests of Story County, Iowa, and all persons concerned, that said Final Plat be approved, and accepted.

NOW, THEREFORE, BE IT RESOLVED that the Prairie Valley Major Subdivision Final Plat, First Addition, involving real estate hereinafter described on Attachment A and shown on Attachment B being the same, is hereby approved and accepted with conditions listed on Attachment C and all acts and deeds of the said owners and grantors in the premises are hereby confirmed and approved and all dedication of streets, right-of-way, and easements to Story County, Iowa, as shown on the plat accepted and the real estate hereinafter described on Attachment A and shown on Attachment B shall hereinafter be known as the Prairie Valley Major Subdivision Final Plat, First Addition.

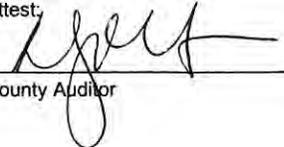
IT IS FURTHER RESOLVED that the Chair of the Board of Supervisors and the County Auditor are authorized and they are hereby directed to certify a copy of this Resolution 21-35 to be affixed to said Major Subdivision Final Plat upon its approval by the Board of Supervisors.

Dated this 17 day of November, 2020.



Chairperson, Board of Supervisors

Attest:



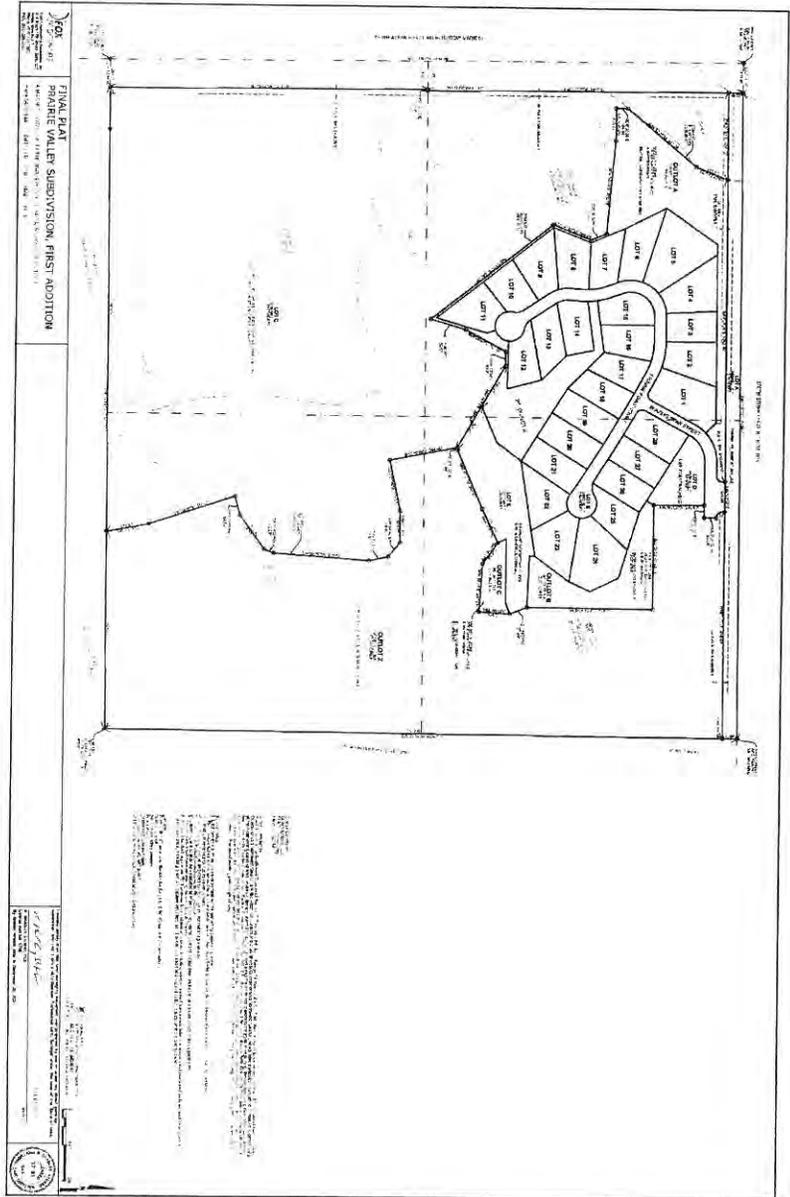
County Auditor

ATTACHMENT A

Survey Description:

A subdivision of the Northwest Quarter of Section 7, Township 84 North, Range 24 West of the 5th P.M., Story County, Iowa, except the West 125.00 feet of the Northwest Quarter of said Northwest Quarter and the West 120.00 feet of the Southwest Quarter of said Northwest Quarter, being more particularly described as follows: Commencing at the Northwest Corner of said Section 7; thence N89°51'55"E, 125.00 feet along the north line thereof to the point of beginning; thence continuing N89°51'55"E, 2716.00 feet to the North Quarter Corner of said Section 7; thence S00°26'52"W, 2632.63 to the Center of said Section 7; thence S89°49'14"W, 2688.85 feet along the south line of said Northwest Quarter to the east right of way line of 500th Avenue, said point being 120.00 feet East of the West Quarter Corner of said Section 7; thence following said right of way line N00°15'07"W, 1317.30 feet; thence N89°50'35"E, 5.00 feet; thence N00°15'07"W, 1317.30 feet to the point of beginning, containing 163.38 acres, which includes 2.49 acres of existing public right of way.

ATTACHMENT B



ATTACHMENT C

Conditions of Approval:

1. If the septic locations change, the subdrain plan to protect the prairie remnants from runoff from the septic systems shall be reevaluated by the developer's engineer and reviewed by County Conservation, Environmental Health, and Planning and Development Staff.



Story County Planning and Development
Administration Building
900 6th Street, Nevada, Iowa 50201

Ph. 515-382-7245 Fax 515-382-7294
www.storycountyiowa.gov

MEMORANDUM

TO: Story County Board of Supervisors
FROM: Amelia Schoeneman, Interim Planning and Development Director
RE: Discussion and Consideration of Resolution #21-35, Prairie Valley Major Subdivision, First Addition, Final Plat
DATE: November 17, 2020

At the Board of Supervisors' November 10, 2020, meeting, the Board tabled the Prairie Valley Major Subdivision, First Addition, Final Plat request to the November 17, 2020, meeting. The Board raised several questions about the proposal to have the lots in the Prairie Valley Major Subdivision served by individual propane tanks instead of natural gas. The Board's questions included how the provision of natural gas was considered as part of the rezoning request to R-1 Transitional Residential, the C2C Plan amendment to the Rural Residential Area, and the preliminary plat. There were also questions about the compatibility of individual propane tanks with the zoning and C2C Plan designations and environmental impacts. Staff has prepared this memo to provide answers to those questions and provide the Board with additional alternatives based on their concerns.

2019 Rezoning and C2C Plan Amendment

Staff asked if the subdivision would be served by propane or gas as part of the review of the rezoning request to R-1 Transitional Residential and the C2C Plan amendment to the Rural Residential Area.

In the staff report, staff cited Land Use Goal 3 from the C2C Plan "consider the availability and capacity of local services and infrastructure when determining future land uses" in the staff report on the request. Strategies related to this goal include "Establish Minimum Levels of Service (MLS) requirements to ensure that adequate public facilities and services are available, or can be provided, to new development."

It was communicated in the staff report on the rezoning request that "the area does not currently have gas service, however, it has been communicated that based on discussions with the applicant about the proposed development, it is the intent of Alliant Energy to extend a gas line west from the City of Gilbert to the subject property."

No conditions were placed on the rezoning to require the extension of natural gas.



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Preliminary Plat

As part of the preliminary plat, the applicant is required to provide “written and signed statements of the appropriate officials of the availability of water, gas, and electricity to the proposed subdivision.” The applicant provided a letter from Alliant Energy that stated the subdivision was within the service territory for gas service and that Alliant was “investigating options to service this property.” The letter also stated that “if Alliant Energy cannot provide gas service at this time, then the subdivision has the ability to be serviced with individual Liquid Petroleum (LP) gas tanks.”

A follow-up email from the applicant indicated that Alliant had studied the ability to extend natural gas to subdivision, was planning to supply gas, and the cost would be \$297,000. A copy of the letter and email is available on the agenda center. The email also indicated that “the project would fall under an extension agreement signed by the developer which is good for 10 years. Under this agreement, as gas meter is installed to a customer there would be a refund of roughly \$1,114 per meter to the developer. Friedrich has done this agreement before in the past so they should be familiar.” The preliminary plat was approved in part based on these plans and submittal of this information. However, no conditions requiring natural gas to be extended were placed on the preliminary plat.

Other Information

Staff reached out to the Environmental Health Department, County Conservation, and Emergency Management Agency to confirm they had no concerns with the use of propane tanks. The Environmental Health Department and County Conservation stated that they had no concerns and felt that it was common for unincorporated subdivisions. The Emergency Management Agency stated they had no concerns above the normal concerns with propane (fire safety) and inquired if they would be near a stream (flood risk). The Emergency Management Agency reached out to the Gilbert Fire Chief.

As Story County does not have an adopted building/fire code, Planning and Development staff reached out to the State Fire Marshal’s Office to confirm that the state’s fire code includes setbacks for propane tanks from structures. The State confirmed that its fire code included these provisions and noted that the suppliers of propane check a tank’s setback prior to filling. Staff reached out to an area supplier to confirm they checked setbacks of tanks prior to filling. They provided the following information on the required setbacks and safety checks preformed:

500 gal (& 250 gal) tanks require a distance of 10 feet from insurable structures, ignition source, and property lines/right of ways. If a 1000-gal tank is used, the 10 foot setback off property lines must be maintained but the setback from insurable structures or ignition source should be 25



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feet. 120 gal tanks are the only size ASME tank that are allowed to be installed right next to a building, however if a 120 gal tank is used it must be 5' from an openings and 10' from a vent/intake or ignition source.

The HVAC contractor is required to perform a pressure test on gas systems. As the supplier we perform a leak check when the tank is set and filled to ensure systems are safe and then place them into service.

As stated at the November 10, 2020, meeting the nearby Buck Hill and Eagle Ridge Subdivisions are served by propane. The applicant noted that they could require screening of above-ground tanks at the meeting. Tanks may also be buried.

The Planning and Development Department has not completed the work program item to establish minimum levels of service for developments. Part of the work program item would be determining if natural gas would be included as required infrastructure. Current national trends indicate that electricity or geothermal are preferred to provide heat as natural gas is considered a fossil fuel.

Compatibility with Zoning and C2C Plan Designation

Staff considered the Story County Land Development Regulations, C2C Plan and zoning designation, and if the final plat conforms with the approved preliminary plat in making the recommendation to the Board on the final plat. This included reviewing these items as they related to the plan to use individual propane tanks instead of extending natural gas.

The Rural Residential Area Designation in the C2C Plan states that:

The Rural Residential Area offers rural housing market choices in unincorporated areas of Story County, typically with larger lot sizes than available within city limits. The existing residential land uses that are found in rural Story County provide a desirable housing market worthy of both protection and cultivation.

In certain circumstances, some rural residential developments will not have full range of public utilities or may be limited such as lacking public sector sewer, natural gas and paved roads. Types of services such as water, wastewater, roads, utilities and others normally provided for development when it occurs inside a city are likely not available or, at the minimum, not available at "urban" levels in the Rural Residential Area. Story County does not identify these areas for infrastructure development and/or improvement."



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As part of the rezoning to the R-1 Transitional Residential District, a Planning and Zoning Commissioner asked staff about the meaning behind “transitional” in the R-1 Transitional Residential District. Staff indicated it is their understanding that “transitional” refers to density. Another Commissioner also noted that they did not agree with staff’s interpretation. This was included in the staff report for the Board of Supervisors. The statement of intent for the zoning district is included below:

The statement of intent for the R-1 Transitional Residential District is designed to provide a district for single-family detached dwellings between a rural and urban density. Subdivisions created within the R-1 district may also include community facilities and open space uses, with special provisions to protect the residential character of the District. This District is not intended to permit isolated rural dwellings incompatible with surrounding land uses and not in conformance with the Cornerstone to Capstone (C2C) Comprehensive Plan.

Further, in the staff report on the rezoning to the R-1 District, staff noted that the smaller lot size requested was related to preserving natural resources. There was no discussion in the staff report of utilities or annexation related to the smaller lot size. “The R-1 Transitional Residential District is proposed instead of the A-R Agricultural Residential District (1-acre minimum lot size) in order to allow a greater variety of lot sizes and through smaller lot configurations, better preserve the environmentally sensitive areas on the property.”

The City of Gilbert waived their right to review the preliminary plat. Cities may apply their standards through this review. The City of Gilbert does not allow individual propane tanks.

Again, the Story County Land Development Regulations do not require natural gas service be extended to serve subdivisions and no conditions were placed on the rezoning, C2C Plan amendment, or preliminary plat requiring natural gas.

Alternatives

Staff found that the final plat complies with the requirements imposed on final plats and the approved preliminary plat and recommended approval of the final plat with conditions (alternative 2). The Story County Board of Supervisors may consider the following alternatives for the Prairie Valley Major Subdivision Preliminary Plat request:

1. The Story County Board of Supervisors approves Resolution #21-35, the proposed Prairie Valley Major Subdivision, First Addition, as put forth in case SUB 06-20.



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2. **The Story County Board of Supervisors approves Resolution #21-35, the proposed Prairie Valley Major Subdivision, First Addition, as put forth in case SUB 06-20 with conditions:
If the septic locations change, the subdrain plan to protect the prairie remnants from runoff from the septic systems shall be reevaluated by the developer's engineer and reviewed by County Conservation, Environmental Health, and Planning and Development Staff.**
3. The Story County Board of Supervisors denies Resolution #21-35, the proposed Prairie Valley Major Subdivision, First Addition, as put forth in case SUB 06-20.
4. The Story County Story County Board of Supervisors remands Resolution #21-35, the proposed Prairie Valley Major Subdivision, First Addition, as put forth in case SUB 06-20 back to the applicant and/or staff for additional information and directs staff to place the item on the November 24, 2020, Story County Board of Supervisors Agenda.

The Board could find that the final plat does not conform with the approved preliminary plat due to the change to individual propane tanks. Additional alternatives the Board could take in this case include:

- An additional condition could be imposed on the final plat to address the change to propane tanks, such as "the restrictive covenants shall be amended prior to recording of the final plat to require screening or burial of the propane tanks." The developer has indicated that they would be open to this requirement. Examples of potential language follow.
 - The covenants for the Eagle Ridge Subdivision contain the following: "If a heating fuel storage tank is needed it is to be of a type that is buried below grade." Additional anti-corrosion measures or other requirements may be required by the National Fire Protection Association adopted by the Iowa State Fire Marshal's Office.
 - For screening requirements, the Story County Land Development Regulations have the following language: "Loading docks, truck parking, outside storage, cargo containers, trash collection, utility meters, HVAC equipment, mechanical equipment, material and equipment storage yards and other service functions shall be incorporated into the overall design and landscaping or be screened from view by a screening fence at least 75 percent opaque or compact hedge of sufficient height and density to screen the view at maturity or within three years, whichever is first, so that the visual and acoustical impacts of these functions are fully contained and out of view from adjacent properties and public streets." If screening is proposed, it would have to meet setback and other applicable requirements of the National Fire Protection Association adopted by the Iowa State Fire Marshal's Office.
- The Board could table the request and ask the developer for specific information on the feasibility on extending gas service or more information on alternative heating options to natural gas or propane such as electricity or geothermal.



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- If the Board denies the final plat, the applicant could bring forward an amended preliminary plat request or the applicant could appeal the denial to court. Iowa Code 354.10 states "if the plat is disapproved by the governing body, such disapproval shall state how the proposed plat is objectionable."



March 13, 2020

Kurt Friedrich
Dotson Farm Plat
Gilbert, IA 50105

RE: Dotson Farm Plat Proposed Subdivision

Dear Kurt:

Please accept this letter as confirmation that the proposed Dotson Farms residential subdivision is within Alliant Energy service territory for gas service. Alliant is currently investigating options to service this property. The closest gas main is at 170th & George Washington Carver. And we are needing to work with Northern Natural Gas on the ability to increase gas capacity.

If Alliant Energy can not provide gas service at this time, then the subdivision has the ability to be serviced with individual Liquid Petroleum (LP) gas tanks.

Sincerely,

A handwritten signature in black ink that reads "Jacob Clark".

Jacob Clark
Field Engineering Specialist II
Alliant Energy
1284 XE Place
Ames, Iowa 50014
515-268-3412

Amelia Q. Schoeneman

From: John Gade <jmg@foxeng.com>
Sent: Thursday, April 23, 2020 11:05 AM
To: Amelia Q. Schoeneman
Subject: Fwd: Dotson Farms - Story County Subdivision

[External Sender - Please Use Caution]

FYI...Alliant Energy is planning to supply Gas Service to Prairie Valley.

John Gade, P.E.
FOX Engineering Associates, Inc.
414 South 17th Street | Suite 107 | Ames, IA 50010
Office | 515.233.0000 | Cell | 515.291.2470
www.foxeng.com

From: "Paul Ryan" <RyanPaul@alliantenergy.com>
To: "John Gade" <jmg@foxeng.com>
Cc: "Clark, Jacob" <JacobClark@alliantenergy.com>
Sent: Thursday, April 23, 2020 10:55:40 AM
Subject: RE: Dotson Farms - Story County Subdivision

Hi John,
Our team has finally done finished our study on extending natural gas to the Dotson Subdivision. To extend gas main from GW Carver Ave along 170th west and into the subdivision along all new roads, we are looking at a figure around \$297,000.

This project would fall under an extension agreement signed by the developer which is good for 10 years. Under this agreement, as gas meter is installed to a customer there would be a refund of roughly \$1,114 per meter to the developer. Friedrich has done this agreement in the past so they should be familiar.

If you have any questions feel free to reach out to myself or Jacob

Thanks

Ryan Paul | TL Field Engineering

ALLIANT ENERGY
1284 XE Place | Ames, IA 50014
Office: (515) 268-3487 | Fax: (515) 268-3594
alliantenergy.com | ryanpaul@alliantenergy.com

From: John Gade <jmg@foxeng.com>
Sent: Thursday, March 12, 2020 11:26 AM
To: Paul, Ryan <RyanPaul@alliantenergy.com>
Subject: Re: Dotson Farms - Story County Subdivision

[This is an external email. Be cautious with links, attachments and responses.]

Paul,

We are submitting the Preliminary Plat this week. Can we please get a letter from Alliant Energy regarding servicing this property? This is a platting requirement.

Thanks for your help.

John Gade, P.E.
FOX Engineering Associates, Inc.
414 South 17th Street | Suite 107 | Ames, IA 50010
Office | 515.233.0000 | Cell | 515.291.1470
www.foxeng.com

From: "John Gade" <jmg@foxeng.com>
To: "Paul Ryan" <ryanpaul@alliantenergy.com>
Sent: Tuesday, March 3, 2020 1:21:22 PM
Subject: Fwd: Dotson Farms - Story County Subdivision

John Gade, P.E.
FOX Engineering Associates, Inc.
414 South 17th Street | Suite 107 | Ames, IA 50010
Office | 515.233.0000 | Cell | 515.291.1470
www.foxeng.com

From: "John Gade" <jmg@foxeng.com>
To: ryanpaul@alliantenergy.com
Cc: "Kurt Friedrich" <kfriedrich@friedrich-realty.com>
Sent: Thursday, February 27, 2020 5:49:15 PM
Subject: Dotson Farms - Story County Subdivision

Ryan,

Hope all is well. FOX is working with Kurt Friedrich on a proposed residential subdivision in Story County called Dotson Farms. The project is located at the SE corner of 500th Ave (County Line Road) & 170th Street. The development is approximately 1.5 miles west of Gilbert.

As part of the Preliminary Plat submittal to Story County, they require a letter from Alliant Energy acknowledging they will electrical and gas service the property (see example from Cameron Estates).

The development consists of 70 single family lots varying in lot size from a minimum of 0.60 acres to 1.0-acres. 100-acres will be dedicated to Story County as Greenbelt Conservation. The project is likely to be built in four (4) phases.

Phase 1: Lots 1-28
Phase 2: Lots 29-41
Phase 3: Lots 42-51
Phase 4: Lots 56-70

Thanks for your consideration and let me know if you have any questions.

John Gade, P.E.
FOX Engineering Associates, Inc.
414 South 17th Street | Suite 107 | Ames, IA 50010
Office | 515.233.0000 | Cell | 515.291.2470
www.foxeng.com

Staff Report

Story County
Board of Supervisors

Date of Meeting:
November 10, 2020

APPLICANT: Quarry Estates, LLC
619 East Lincoln Way, Ames, Iowa

STAFF PROJECT MANAGER: Amelia Schoeneman, Interim
Planning and Development Director

Case Number SUB06-20 is the final plat request for the first addition of the Prairie Valley Major Subdivision. The subject property is located at the southeast corner of the intersection of 500th Avenue and 170th Street in the Northwest Quarter of Section 7 of Franklin Township. The proposed first addition will create 28 lots for dwellings (totaling 20.81 acres), two lots for public road right-of-way including a new street (totaling 6.88 acres), and three lots to be dedicated to Story County for conservation and public trails (totaling 77.95 acres). It also includes a 47.38-acre outlot that is reserved for future additions and three outlots dedicated to the Homeowner's Association for stormwater facilities and to serve as a buffer from 170th Street (totaling 10.35 acres). The preliminary plat for the Prairie Valley Major Subdivision was approved by the Board of Supervisors on May 19, 2020, and includes 70 total lots in four total additions. The proposed first addition is the first phase of the subdivision's development. Staff has reviewed the final plat as well as the management/ownership agreement with Story County Conservation, easements, and covenants for conformance with the preliminary plat. As no improvements (streets, utilities, etc.) have been made, an improvement agreement and letter of credit were submitted and reviewed by the County Attorney. The County Engineer has reviewed the construction plans and bids. The County Sanitarian has requested and reviewed a binding agreement for septic site evaluations to occur when a dwelling is proposed to be constructed. Staff recommends approval of the Prairie Valley Major Subdivision, First Addition, Final Plat, with a condition that if the septic locations change, the subdrain plan to protect the prairie remnants from runoff from the septic systems shall be reevaluated by the developer's engineer and reviewed by staff.





Property Information

Property Owner

Quarry Estates, LLC
619 East Lincoln Way
Ames, Iowa

General Property Location

The Northwest Quarter of Section 7 of Franklin Township located at the southeast corner of the intersection of 500th Avenue and 170th Street.

Parcel Identification Numbers

05-07-100-105, 05-07-100-200, 05-07-100-400, and 05-07-100-305

Gross Property Area

160 acres

Legal Description

The Northwest Fractional Quarter (NW $\frac{1}{4}$) of Section Seven (7), Township Eighty-four (84) North, Range Twenty-four (24) West of the 5th P.M., Story County, Iowa, EXCEPT the West 125.0 feet of the North Half (N $\frac{1}{2}$) and the West 120.0 feet of the South Half (S $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Seven (7), Township Eighty-four (84) North, Range Twenty-four (24) West of the 5th P.M., Story County, Iowa

Cities within Two Miles

Gilbert—The City of Gilbert waived their right to review the request at their May 18, 2020, City Council meeting. The final plat was rerouted to the city and they indicated the waiver of their right to review applied to the final plat as well.

Districts

School - Gilbert
Utilities- Xenia, Alliant Energy, Midland Power
Emergency - Gilbert Fire & Rescue
Watershed - Squaw Creek
Drainage Districts - Drainage District # 8, Drainage District #67, &
Drainage District #95

Submittal Documents

Documents submitted for review include the plat, a management/ownership agreement with Story County Conservation, restrictive covenants, easements (including a conservation easement over the outlots) attachments to subdivision plats required in Iowa Code 354.11 (title opinion, treasurer's certificate, owner's consent to platting and dedication, mortgagee's consent to platting), binding



agreement for septic site evaluations, and an improvement agreement and letter of credit for improvements to be made (grading, streets, utilities, etc.).

Surrounding Land Use

Adjacent Land Use:

North – a 37.18-net acre parcel in agricultural row crop production; a 33.28-net acre parcel in agricultural row crop production; a 38.79-net acre parcel in agricultural row crop production; and a 6.88-net acre parcel containing a dwelling constructed in 1976 and approximately 3.5 acres in livestock production.

East – a 29.62-net acre parcel in agricultural row crop production; a 40-net acre parcel in agricultural row crop production; and a 9.17-net acre parcel containing a dwelling constructed in 1976 and approximately 4 acres in livestock production.

South – a 53.40-net acre parcel containing a dwelling constructed in 2006, approximately 12 acres in hay production, and pasture area; and a 45.64-net acre parcel containing a dwelling constructed in 2006, approximately 3.5 acres in hay production, and pasture area.

West – (located in Boone County) a 28.91 net-acre parcel that is an outlot in the Buck Hill Subdivision; a 36.47-net acre parcel with dwelling constructed in 2005, horse barn, pasture, and natural area; a 59.10-net acre parcel containing natural area and approximately 10 acres in agricultural row crop production; a 23.46-net acre parcel of natural area; and a 27.38 net-acre parcel in agricultural row crop production.

There are five (5) single-family dwellings, located on parcels between 6.88-net acres and 53.40-net acres adjacent to the subject property. There is an existing 14-lot subdivision (Eagle Ridge) located approximately one-quarter mile south of the subject property. This subdivision is located on the south side of the floodplain of Squaw Creek. There is another major subdivision, Buck Hill, located approximately one-quarter mile northwest of the subject property on the west side of 500th Avenue in Boone County. This subdivision contains 69 development lots.

C2C Plan Designation

The subject property is currently designated Rural Residential Area (RRA) and Natural Resource Areas (NRA) on the C2C Comprehensive Plan Future Land Use Map.

Applicable C2C Plan Goals and Objectives

Based on public input during the creation of the Story County Cornerstone to Capstone (C2C) Comprehensive plan, Story County residents expressed the following weaknesses and threats, among others, which relate to the proposed request:

“Need to continue adding and connecting trails”

“Need to increase public park properties and infrastructure”

“Hard to strike a balance between growth and sustainability and protecting good farmland”

Applicable objectives from the C2C Comprehensive Plan include, but are not limited to:



Objective H1.1: Throughout Story County, plan for a range of housing that meets the needs of residents of various income, age, and health status.

Objective NRR3.1: Preserve and protect the existing native plants and animals, as well as re-establishing them where they historically occurred.

Objective NRR3.7: Restrict development within environmentally sensitive areas including floodplains, steep slopes, wooded areas, and wetlands.

Strategy for NRR Goal 3: Encourage development that limits impact on existing wooded areas and preserves and restores natural prairies and wetlands.

Overall goals for the C2C 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

Housing Goals

H1: Plan for safe, attractive and affordable housing to meet existing needs and forecasted housing demands of all residents of the county.

H2: Plan for housing types and densities that reinforce the predominately rural character of the unincorporated areas of the county

H3: Housing is planned for, designed, and built in a way that responds to residents' needs and reflects their voices and experiences.

Principles associated with the Rural Residential Area (RRA) include:

RRA Principle 1: Ensure that new development is sensitive to the predominantly rural nature of the areas.

RRA Principle 2: Encourage clustering of residential sites to limit the short-term and long-term costs associated with infrastructure improvements and the distribution of public services.

RRA Principle 3: Review design and development standards to ensure that conflicts between proposed development and agricultural and natural resources are minimized. Design new residential development to maintain the open character of rural areas and to protect and maintain agricultural uses and sensitive environmental features.

RRA Principle 4: When development is adjacent to agricultural uses, provide adequate buffers to minimize conflicts.

RRA Principle 5: Locate proposed subdivisions on a case-by-case basis. Establish and use location guidelines in the review process for new rural subdivisions.

RRA Principle 6: 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.

RRA Principle 7: Mitigate and manage stormwater run-off, soil erosion, and wastewater discharge according to IDNR and Story County standards.



The Future Land Use Map also designates portions of this property as Natural Resource Area (NRA). Principles of this designation include:

NRA Principle 1: Generally discourage development within these areas. In unique circumstances where appropriate development types may enhance the area, recognize and encourage such approaches.

NRA Principle 2: Mitigate impacts of proposed development contiguous to areas identified as Natural Resource Area.

NRA Principle 3: Consider areas identified as Natural Resource Area for inclusion in the Greenbelt-Conservation District of the Land Development Regulations and/or take necessary steps to ensure resource conservation through other mechanisms.

NRA Principle 4: Develop site planning and performance standards to apply to properties designated as Natural Resource Area not included in the Greenbelt-Conservation District and in which limited development may occur.

Official Zoning Map Designation

The subject property is zoned R-1 Transitional Residential and Greenbelt-Conservation District. The development lots (building for a single-family dwelling) are zoned R-1 Residential. The environmentally sensitive areas are zoned Greenbelt-Conservation District. The Statement of Intent for the R-1 Transitional District is as follows:

The R-1 Transitional Residential District is designed to provide a district for single-family detached dwellings between a rural and urban density. Subdivisions created within the R-1 district may also include community facilities and open space uses, with special provisions to protect the residential character of the District. This District is not intended to permit isolated rural dwellings incompatible with surrounding land uses and not in conformance with the Cornerstone to Capstone (C2C) Comprehensive Plan.

The Statement of Intent for the Greenbelt-Conservation District reads:

The Greenbelt-Conservation District is intended to provide special regulations for resource conservation of lands containing sensitive environmental conditions. These regulations permit reasonable economic use of property and at the same time protect the natural resources and recreational assets of the area. This District is designated to promote water quality and conservation, to protect aquifers, alluvial soils and slopes; and to protect areas which possess outstanding scenic, vegetation, wildlife habitat, and travel corridors, geological, historic or recreational values. Structures inconsistent with the permitted uses shall not be allowed in the Greenbelt-Conservation District.

Current Land Use

The subject property includes four original quarter quarters, less road right-of-way, for a total area of 160 acres. The property contains approximately 66 acres of pastureland, which stretches from the northwest corner of the property to the southeast corner and varies between steep slopes and



flat areas. This area was used for grazing cattle. Squaw Creek runs southwest through the southwestern-most corner of the property. Approximately 41 acres, including a majority of the southwest quarter quarter and the northwestern 7 acres of the property have been enrolled in the Conservation Reserve Program (CRP) and planted in long term prairie. These are the lowest areas of the property and also contain FEMA designated floodplain. Approximately 40 acres of the subject property is located within the FEMA designated floodplain—along the western edge of the subject property and over a majority of the southwest quarter quarter. The northeast 25 acres of the subject property is currently in hay production, and to the south, approximately 19 acres along the eastern edge of the property was planted as corn. There is a steep ravine that is located near the center of the property and falls south and west from the highest point of the property. This ravine turns into a drainage way, which extends south from the center of the property. The drainage way is surrounded by vegetation including tree cover.

Proposed Use and Background

In December of 2018, the Board of Supervisors rezoned the northwest, northeast, and southeast quarter quarters (120 acres) of the subject property to the R-1 Transitional Residential District. As part of this request, the C2C Future Land Use Map designation for the northwest, northeast, and southeast quarter quarters was also amended to the Rural Residential Area. The Board attached eight conditions to the rezoning, including for compatibility with the surrounding area and protection of environmental resources, were met. The conditions on the rezoning are as follow:

1. The total number of development lots shall not exceed the total number of developable acres, up to a maximum of 70 developable acres (i.e. not to exceed 70 single-family dwellings)
2. The applicant shall work with Story County Environmental Health and Story County Planning and Development to identify areas on the subject property where it is possible to group septic system discharge for the purpose of limiting disruption to prairie remnants and other environmentally sensitive areas.
3. The applicant shall collaborate with Story County Conservation to identify and map the locations of environmentally sensitive areas, including the southwest of the northwest quarter quarter, on the subject property including but not limited to those identified in Condition 8 below.
4. The applicant shall request a Future Land Use Map Designation amendment for the environmentally sensitive areas, identified in Condition 3, from the requested Rural Residential Designation to the Agricultural Conservation Designation at the time of the proposed subdivision plat and rezoning submittal (see Condition 5). The environmentally sensitive areas identified in Condition 3 shall be further designated as Natural Resource Area on the C2C Future Land Use Map.
5. In order to ensure the long-term protection of the environmentally sensitive areas and the floodplain areas, an application to rezone the southwest quarter of the northwest quarter of Section 7 and all environmentally sensitive areas, identified in Condition 3, from the A-1 Agricultural District and the R-1 Transitional Residential District to the GB-C Greenbelt



Conservation District shall be submitted by the property owner/applicant with the proposed subdivision plat. A management and/or ownership agreement with Story County Conservation shall be made and submitted at the time of the rezoning in order to best preserve and maintain the identified environmentally sensitive areas located on this property.

- 6. In accordance with Principle 4 of the Rural Residential Area C2C Future Land Use Map Designation, a buffer of no less than 50 feet shall be maintained between the proposed subdivision development lots and the agricultural land use located to the east.
- 7. A 20' wide easement for a future hard-surfaced trail shall be provided on the north and west sides of the proposed subdivision for future trail development as described in the C2C Cornerstone to Capstone Comprehensive Plan (See Map 29: Proposed Trails and Greenway Map).
- 8. As part of the subdivision plat submittal, the development improvements shall meet the requirements of the Story County Land Development Regulations R-C Residential Conservation Design (Overlay) District Chapter 86.15(4)(A)(1-7) as follows:

4. Design and Improvement Requirements.

A. Land Suitability. No land shall be developed which is held to be unsuitable for any proposed use if identified as being environmentally sensitive. Areas identified as being environmentally sensitive include:

- (1) All wetlands and hydric soils by the Natural Resource Conservation Service or Story County Conservation, including a 50-foot buffer around all such identified wetlands.
- (2) Native prairie remnants.
- (3) Significant trees and cover.
- (4) All areas having slopes greater than 14 percent.
- (5) Areas that provide habitat for rare, threatened or endangered species.
- (6) Burial sites and Native American mounds.
- (7) Drainage ways that contain running water during spring runoff, during storm events or when it rains. A 30-foot buffer along each side of the drainage way shall be included.

The preliminary plat for the Prairie Valley Major Subdivision was approved by the Board of Supervisors on May 19, 2020, with conditions.

Preliminary Plat Conformance with Conditions of Rezoning to R-1 Residential

Part of the Board's review of the preliminary plat included conformance with the conditions of the 2018 rezoning.

The preliminary plat proposed a 70-lot subdivision at a density of .44 lots per acre (condition one of the rezoning limits the development to 70 lots), meeting the first condition of the rezoning. A layout drawing for the subdivision is provided in Figure 1. Figure 1 also shows the four phases of the subdivision, demarcated by various colored dashed lines. The first phase, which is the final plat request before the Board, is shown in a green outline.



Regarding condition two of the rezoning (grouping of septic systems) and conditions two and three on the preliminary plat, the preliminary plat included a protective subdrain plan to divert runoff from the septic laterals away from the prairie remnants for lots with lateral fields that slope towards the prairie remnants. The subdrains are located on outlots to be owned and managed by a homeowner association. The County Sanitarian and County Conservation Director requested an additional tile on Lot 52. This was required to be shown on the preliminary plat prior to recording as a condition. A note that the protective subdrain plan may change per the site evaluation conducted by a certified engineer or soils professional for septic systems and location of the lateral fields was also required as a condition of approval of the preliminary plat. The applicant has met this condition.

Conditions four and five on the rezoning required the environmentally sensitive areas and floodplain to be rezoned to the Greenbelt-Conservation District and their C2C Future Land Use Map designation amended to Agricultural Conservation and Natural Area (conditions four and five). This rezoning and C2C Plan Amendment was approved with the preliminary plat in May of 2020. The layout drawing in Figure 1 shows the area rezoned to the Greenbelt-Conservation Zoning District and amended to Agricultural Conservation and Natural Areas on the C2C Plan Future Land Use Map in blue. The blue area also contains the FEMA mapped floodplain present on the subject property.

The fifth condition of the rezoning also required that a management agreement with Story County Conservation be developed to protect the environmentally sensitive areas and floodplain. Since the 2018 rezoning, the developer has instead decided to deed this area and the lots designated with a letter and shown in green on the layout drawing to Story County Conservation. There are five total lots to be deeded to Story County. Four will be dedicated to Story County Conservation, totaling 81.8 acres. The fifth lot to be dedicated to the county is additional right of way along 170th Street. Lot B on the preliminary plat (Lot C on the final plat of the first addition) contains 74.07 acres and all of the environmentally sensitive areas, and Lots C and D (Lots D and E on the final plat), are proposed to be platted as part of the proposed final plat of the first addition and deeded to the county. Lot E on the preliminary will be deeded to Story County Conservation as part of the fourth phase of the subdivision and is part of Outlot Z on the proposed final plat of the first addition.

The measures originally proposed as part of the management agreement with Story County Conservation were addressed through the preliminary plat, and a draft of the proposed covenants and an ownership/management agreement reviewed as part of the preliminary plat. At their May 11, 2020, meeting, the Story County Conservation Board took action to approve these documents and measures in a unanimous vote. The measures include:

- The applicant worked with the Story County Conservation Board to provide a 35-foot buffer around the remnant prairie. The buffer is shown by a dashed yellow line on the layout drawing. A 45-foot buffer is provided from lots with a protective subdrain.
- Silt fencing is proposed around the prairie remnants to provide protection and a barrier during construction. The location of the silt fence is shown in the erosion control plan as part of the preliminary plat and available on the agenda center.



- The developer will be constructing split rail fencing on the common lot lines of the development lots with the County-owned property to provide demarcation and protection. The homebuilders/lot owners are required to construct split rail fencing on the common property lines with the homeowner association-owned lots. A fence plan is provided as part of the preliminary plat and included as provisions in the ownership/management agreement and covenants.
- The proposed covenants include prohibitions on using fertilizers that contain phosphorous.
- Water quality testing will occur on the Story County Conservation-owned lots. Per the management/ownership agreement, in the event the testing indicates the use of fertilizers and/or lawn additives that contain phosphates in violation of the Covenants, the Story County Conservation Board may take action at law or equity for relief, either by injunction or damages.
- Per the covenants and ownership/management agreement, all homeowner association outlots and Story County Conservation-owned lots that contain greenspace shall be managed as native prairie lots. No invasive species are allowed on these lots or any development lot and trees and shrubs shall be native species. The Story County Conservation Board will approve all seed mixes for the outlots.
- Per the covenants, no debris, hazardous materials, household hazardous waste, or unapproved plants or soil shall be placed, at any time, in the subdivision.

The Conservation Board previously discussed these prescriptive measures at their April 13, 2020, meeting. A concern raised by the Board and staff was the expiration or amendment of the covenants. A conservation easement was requested. The County Attorney reviewed the draft easement language as part of the preliminary plat and determined that it is sufficient to enforce the provisions of the covenants if they were to be amended or expire.

The covenants, conservation easement, and ownership/management agreement were submitted for approval as part of the final plat for the first addition. These documents are the same as approved by the Story County Conservation Board.

Condition six on the rezoning requires a 50-foot buffer from the parcels in agricultural production to the east. This buffer is shown on the layout drawing in Figure 1 and is required to be provided for the lots that are part of the final plat of the second, third, and four additions.

The 20-foot wide easement for a future hard-surfaced trail on the north and west sides of the proposed subdivision required by the seventh condition is shown on the preliminary and final plat.

The design of the subdivision met the conservation design principles prescribed as part of the eighth condition on the rezoning. Story County Conservation performed a desktop survey through the Iowa Department of Natural Resources and determined there are no threatened or endangered species on the site. The applicant also completed an archaeological study that did not locate burial grounds or Native American mounds. Dr. Thomas Rosburg, a professor of Ecology and Botany at Drake University, completed a field review to locate remnant prairie and other landscape features, as required by conditions three and eight of the rezoning. The most significant and environmentally



sensitive features were the native prairie remnants. Several remnant prairie areas are present on the subject property and they are shown in yellow outlines on the layout drawing for the subdivision in Figure 1. The remnant prairies are mainly located on steeply sloped areas of the south half of the northwest quarter quarter and on the western half of the southeast quarter quarter. These areas were previously the pastureland. Several lots do have areas with slopes over 14% or with potentially hydric soils but were not identified as environmentally sensitive. Further, the trees on the site were not identified as environmentally sensitive.

Other Review Standards for the Preliminary Plat

In addition to the conditions placed on the preliminary plat by the rezoning, the Story County Land Development Regulations contain additional submittal and design standards that apply to subdivision plats. Chapter 87 includes items to be shown on the preliminary plat and submitted with the plat. Chapter 88 contains general site planning standards for street and lot design, environmental resource protection, stormwater management, and requires a traffic study. These requirements were reviewed as part of the preliminary plat.

As required by Chapter 87, the applicant submitted letters from utility and emergency service providers on their ability to serve the subdivision. Xenia Rural Water and Midland Power Cooperative both confirmed that they would be able to serve the subdivision. A six-inch water main is shown on the plat. Alliant Energy indicated that they will enter into an extension agreement with the developer to extend the gas main from George Washington Carver along 170th. However, the developer now indicates that the subdivision will be served by individual propane tanks. The Gilbert Fire Chief also provided a letter confirming their ability to serve the subdivision.

As required by Chapter 88, erosion control requirements apply—the applicant is required to have a National Pollutant Discharge Elimination System Permit with the Iowa Department of Natural Resources. A copy of the erosion control plan to be part of this permit was provided with the preliminary plat. The NPDES permit was submitted with the final plat. A stormwater management plan was also submitted. To meet the county’s requirements, soil quality restoration is proposed on all development lots to provide infiltration to manage a rainfall depth of 1.25-inches. For larger rain events, five dry detention basins are proposed so that the runoff rates from the site do not exceed the current rate from the 5-year storm event.

A complete traffic impact study was also required to be submitted with the preliminary plat as all phases of the development are anticipated to generate 330 trips daily. The study determined that a right turn lane will likely be warranted on 170th Street at 500th Avenue with the second phase of the development. Right-turn lanes are likely not warranted on 500th Avenue at 170th but are within one vehicle of being warranted and should be monitored after the full build-out of the subdivision. No turn lanes into the development were recommended. Per the traffic study ordinance, the Board of Supervisors is to review all recommended improvements as part of their review of the preliminary plat. The County may require the improvements to be provided by the applicant, at the recommendation of the County Engineer.



The Board of Supervisors approved several conditions on the preliminary requiring the improvements identified in the traffic study to be provided by the applicant.

- The need for a right turn lane on 500th Avenue at 170th Street shall be monitored after full build-out of the development. The Board of Supervisors may take action as part of the final plat for the last phase of the development to determine who should pay for this turn lane if needed.
- The Board of Supervisors asks the County Attorney to draft a document requiring a letter of credit in an amount not to exceed \$75,000 to be assigned to pay for the right turn lane on 170th Street onto 500th Avenue to be activated upon the completion of the second phase of the subdivision.

As these conditions impact other phases of the development, no additional information was required to be provided as part of the first addition. The \$75,000 letter of credit for the right turn lane on 170th Street at 500th Avenue will be provided as part of the second addition.

Analysis

Major Subdivision Preliminary Plat Requirements

Section 87.09(3) of the Story County Land Development Regulations contains items to be shown on the plat. The requirements from this section and how they are met are detailed below.

Detailed Submittal Requirements for Major Final Subdivision Plat Review. Following preliminary plat approval and completion of public improvements and/or submittal and acceptance of an approved form of financial security and approved Development Agreement, as defined in Section 88.14, the final plat will be submitted. The final plat and all accompanying plan sheets shall be drawn at an appropriate scale to reflect the readability of the subdivision elements. The final plat shall be signed by a licensed land surveyor. Any application for Major Final Subdivision Plat review not containing all of the following information shall not be considered by the Board of Supervisors.

- A. *All final plats shall contain all of the following information:*
- (1) Those requirements for subdivision plats pursuant to Section 354.6 and 355.8 of the Code of Iowa.*
 - (2) The type of subdivision and the title under which the proposed subdivision is to be recorded, with the name and address of the proprietor(s); also arrow indicating the northern direction, scale, date, and the name and address of surveyor.(Ordinance No. 266)*
 - (3) The complete legal description of the property to be platted including descriptive boundaries of the subdivision.*
 - (4) All proposed and remaining easements located on the land to be divided, including (but not limited to), conservation easements, access easements, and septic and well easements. (Ordinance No. 266)*
 - (5) All dimensions, both linear and angular, necessary for locating boundaries of the subdivided area, or of the lots, existing streets and alleys, easements, and building setbacks, and any other similar public or private uses. The linear dimensions shall be expressed in feet and decimals of a foot.*
 - (6) Radii, arc and chords, points of tangency, central angles for all curvilinear streets and radii for rounded corners.*
 - (7) All lot lines, lot numbers and building lines in accordance with the applicable zone district requirements.*
 - (8) The location of property lines and all such surface features as buildings, railroads, utilities, watercourses and similar items affecting the development. Also, the location and size of such sub-surface features such as existing or nearest available storm and sanitary sewers, water mains, culverts, gas mains, above and below ground electric transmission lines or cables, and drain tiles.*
 - (9) The location of all structures and setbacks thereof from each proposed lot line, public easement or right-of-way, and the location of existing wells and septic systems and setbacks thereof from existing structures.*
 - (10) All existing adjacent subdivisions and tract lines of acreage parcels together with the names of record owners of parcels of land immediately adjoining the proposed subdivision.*
 - (11) The name, location, width, and dimensions of all existing roads.*



- (12) *The name, location, width, and dimensions of all streets proposed to be dedicated for public or private use.*
- (13) *The districts in which the land to be subdivided is located including, but not limited to drainage districts, emergency services districts (ambulance and fire), school districts, and zoning districts, utility districts, and watershed districts. (Ordinance No. 266)*
- (14) *Established boundaries of the one percent Special Flood Hazard Area (if the property contains any areas wherein a detailed study was completed by FEMA or other entity, the Floodway and Floodway Fringe boundaries shall be depicted.)*
- (15) *Existing rural 911 addresses.*
 - a. *Existing rural 911 addresses shall be shown on the plat unless it is determined by the Planning and Development Department that a new address would better be in accordance with Chapter 32.*
 - b. *The plat shall contain the following notation: "All new lots shall require a 911 address for inhabited structures, including residences and businesses, telecommunications towers and facilities, and for any public assembly area including open-air, outdoor activities. 911 addresses shall be assigned by Story County at the request of the property owner."*

Staff has reviewed the subdivision for conformance with these requirements and standards and found they are met. Subsurface features were shown on the preliminary plat and included on the construction drawings submitted with the final plat, which staff has concluded satisfies the requirement that they are shown. Figures 2 and 3 show the proposed final plat.

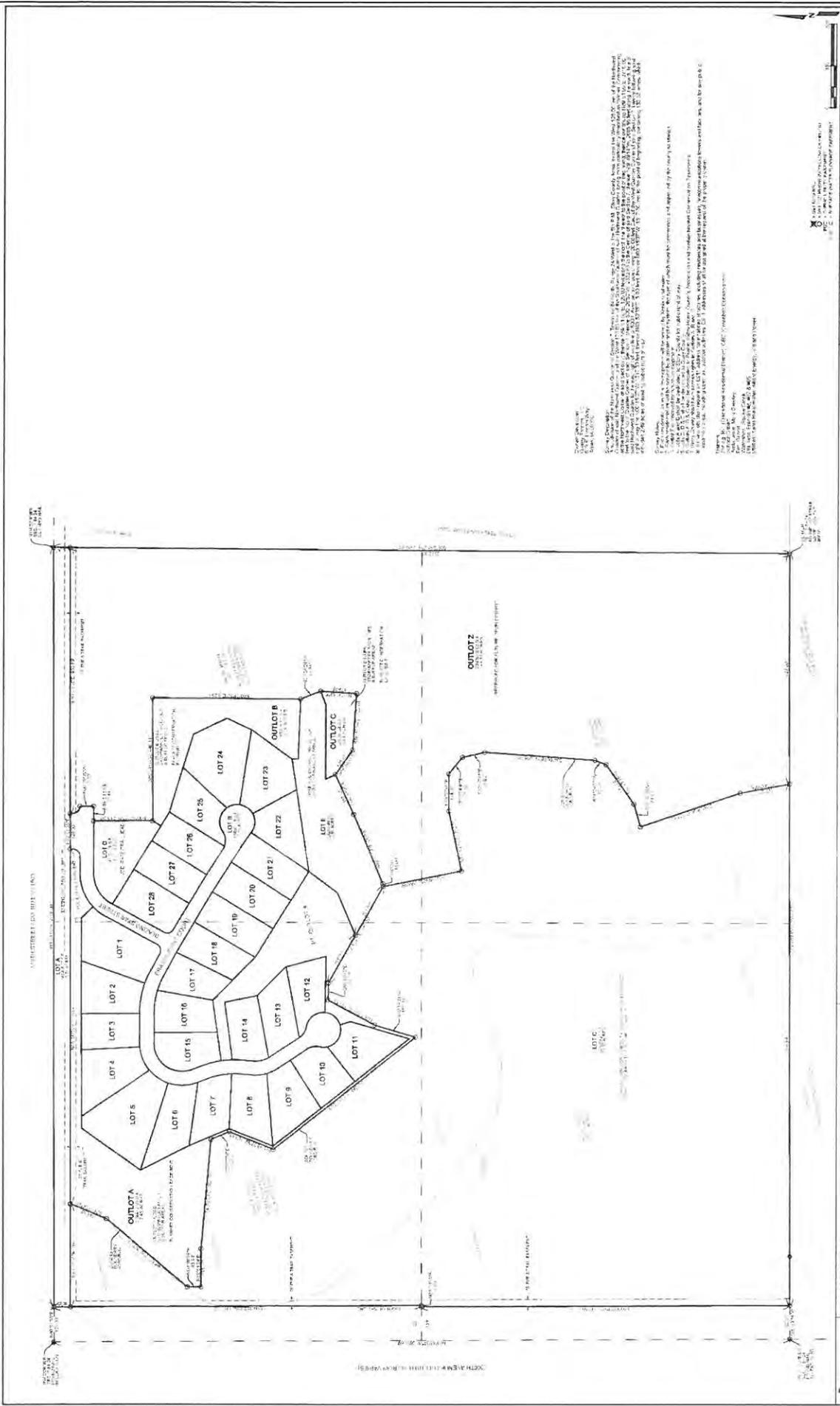
B. The following materials shall accompany the signed plat:

- (1) *Signed originals of the attachments to subdivision plats required by Section 354.11 of the Code of Iowa.*
- (2) *A signed original or any protective covenants or restrictions to be imposed upon the plat shall be submitted for approval.*

All attachments to subdivisions required in Chapter 354.11 of the Code of Iowa and restrictive covenants have been provided. The restrictive covenants are the same as those provided and reviewed with the preliminary plat.

- (3) *Site evaluation conducted by a certified engineer or soils professional for septic systems.*

The County Sanitarian indicated that the Environmental Health Department has changed its timing requirements for the submittal of the site evaluation for septic systems. Often the preferred location for a dwelling does not correspond with the location of the septic system if the evaluation is done with the final plat instead of with the construction of a dwelling. In this case, the site evaluation has to be redone. The Department now allows the evaluation to be submitted with the septic construction permit, which is concurrent with the completion of the plans for the dwelling's location. This is required per the binding agreement for septic site evaluation submitted as part of the subdivision. The submittal



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FINAL PLAT
PRAIRIE VALLEY SUBDIVISION, FIRST ADDITION
 SUB-PATS 24, DATE: 06/10/20, PAGE: 1162

Prepared and filed in accordance with the Michigan Subdivision Control Act, Public Act 207 of 1967, and the Michigan Surveying Act, Public Act 236 of 1969. This plat is subject to the provisions of the Michigan Subdivision Control Act, Public Act 207 of 1967, and the Michigan Surveying Act, Public Act 236 of 1969. The plat is subject to the provisions of the Michigan Subdivision Control Act, Public Act 207 of 1967, and the Michigan Surveying Act, Public Act 236 of 1969. The plat is subject to the provisions of the Michigan Subdivision Control Act, Public Act 207 of 1967, and the Michigan Surveying Act, Public Act 236 of 1969.

By **MARK RAY**, P.E.
 133147022
 My license issued on 06 September 20, 2020

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Figure 2: Prairie Valley Major Subdivision Final Plat, First Addition.



LOT DETAILS
PRAIRIE VALLEY SUBDIVISION, FIRST ADDITION
 JRM 24-03-18A PAGE 2 OF 2

Lot #	Area (Acres)	Area (Sq. Ft.)
1	0.12	8,268
2	0.12	8,268
3	0.12	8,268
4	0.12	8,268
5	0.12	8,268
6	0.12	8,268
7	0.12	8,268
8	0.12	8,268
9	0.12	8,268
10	0.12	8,268
11	0.12	8,268
12	0.12	8,268
13	0.12	8,268
14	0.12	8,268
15	0.12	8,268
16	0.12	8,268
17	0.12	8,268
18	0.12	8,268
19	0.12	8,268
20	0.12	8,268
21	0.12	8,268
22	0.12	8,268
23	0.12	8,268
24	0.12	8,268
25	0.12	8,268
26	0.12	8,268
27	0.12	8,268
28	0.12	8,268
Outlot A	0.12	8,268
Outlot B	0.12	8,268

Figure 3: Prairie Valley Major Subdivision Final Plat, First Addition, Lot Details.

of the binding agreement in lieu of the site evaluations has been permitted for previous major and minor subdivisions.

Given that the subdrain protection plan is designed to route the runoff from the septic laterals away from the prairie remnants, and the potential for septic locations to change from what is shown on the final plat, Planning and Development staff recommend a condition that if the septic locations change, the subdrain plan shall be reevaluated by the developer's engineer and reviewed by County Conservation, the County Sanitarian, and Planning and Development.

- (4) *A signed original of a Development Agreement, as defined in Section 88.14, if applicable.*
- (5) *Letter of Financial Security, if applicable (if improvements are completed in advance of the submittal of a final plat, approval, and certification of the improvements by the County Engineer shall be submitted).*
- (6) *Fees for installation of street corner markers for new subdivision streets, as established by Chapter 32.*

The letter of financial security (letter of credit) and corresponding improvement agreement were reviewed by the County Attorney's Office. The applicant indicated that no improvements could be made prior to the submittal of the final plat due to an agreement with the tenant farmer. The final plat must be submitted within one year of the preliminary plat. Construction of the first addition improvements will begin in April of 2021 and be completed by October of 2021. The improvements are required to be completed within two years of the Board of Supervisors' approval of the final plat.

The fees for the street corner markers are included as part of the letter of credit.

The design, materials, and workmanship, installation, and construction of improvements must be warranted for a period of two years from and after completion. The submitted improvement agreement acknowledges this requirement.

- (7) *Traffic Impact Study, as required.*

The Traffic Impact Study was completed as part of the preliminary plat.

- (8) *Other submittal requirements as defined by the Planning and Development Department.*

Staff also reviewed the plat and all documents for conformance with the preliminary plat. All proposed lots are the same dimensions/locations as the approved preliminary plat. All streets are publicly dedicated and meet required street specifications as well as match the street layout proposed by the preliminary plat. The ownership/management, restrictive covenants, and easement documents match the drafts provided as part of the preliminary plat.

Staff also reviewed the final plat for conformance with the applicable conditions from the preliminary plat. The conditions are as follow:



1. *Construction and demolition debris located in the vicinity of Lot 53 shall be removed by June 6, 2020.*

The developer has confirmed and provided evidence showing this has been completed.

2. *A protective subdrain to protect the prairie remnants west of Lot 52 shall be added to the preliminary plat prior to recording.*
3. *A note that the protective subdrain plan may change per the site evaluation conducted by a certified engineer or soils professional for septic systems and location of the lateral fields shall be added to the preliminary plat prior to recording. The final protective subdrain plan shall be reviewed as part of the final plat.*

The applicant added both of these items to the preliminary plat prior to recording. A discussion of the impact of the site evaluation for septic systems on the protective subdrain plan is included above under the "site evaluation conducted by a certified engineer or soils professional for septic systems" submittal requirement.

4. *The Board of Supervisors shall determine a method to pay for the right turn lane on 170th at 500th as part of the preliminary plat consideration.*

As this condition impacts other phases of the development, no additional information was required to be provided as part of the first addition. The \$75,000 letter of credit will be provided as part of the second addition.

5. *The applicant shall consider how to encourage homeowners subscribe to and have a monitored security system (such as ADT) installed & tied in with smoke detectors following the Fire Chief's recommendation.*

This does not require additional action with the final plats.

6. *The need for a right turn lane on 500th Avenue at 170th Street shall be monitored after full build-out of the development. The Board of Supervisors may take action as part of the final plat for the last phase of the development to determine who should pay for this turn lane if needed.*

As this condition impacts other phases of the development, no additional information was required to be provided as part of the first addition. The \$75,000 letter of credit will be provided as part of the second addition.

7. *The developer of Prairie Valley or the homeowner association would be responsible for the costs of a roadway connection on Outlot D between Lot 46 and Lot 56, between Lots 38 and 42, or any additional costs of connecting the Foxtail Court stub road with a development to the east.*

This does not require additional action with the final plats.

8. *The Board of Supervisors asks the County Attorney to draft a document requiring a letter of credit in an amount not to exceed \$75,000 to be assigned to pay for the right turn lane on 170th Street onto 500th Avenue to be activated upon the completion of the second phase of the subdivision.*



As this condition impacts other phases of the development, no additional information was required to be provided as part of the first addition. The \$75,000 letter of credit will be provided as part of the second addition.

9. *Include fencing to the east to be shown on the final plat.*

As this condition impacts other phases of the development (second, third, and fourth phases), no additional information was required to be provided as part of the first addition. Part of the Board of Supervisor’s discussion on this condition included working with the neighbor on the fencing type. Staff inquired if those discussions had taken place. The applicant indicated that they had not. They also noted that the preliminary plat also notes that discussions will take place and are to occur as part of the second addition.

Comments

The following comments are part of the official record of the proposed **Case No. SUB06-20**. If necessary, conditions of approval may be formulated based on these comments.

Comments from the Conceptual and Interagency Review Team

The submittal was routed to the Interagency Review Team on October 5, 2020. The following comments from the review have not already been addressed in this report. All responses are from the applicant/their designee.

Planning and Development Comments

COMMENT: Please provide any documentation of communication with the neighbor to the east approving of the fencing to be located on the east side of the subdivision.

RESPONSE: The Developer has had conversations with the adjacent property owner along the east property line (Rory Reilly). Rory has not been cooperative with the Developer as evidenced by his comments during rezoning, preliminary plat, and tenant negotiations. The approved Preliminary Plat states "Fence shall be placed along east property line during Phase 2 Development. Fence type shall be coordinated with the adjacent property owner and Story County." The fencing for Phase 2 should not be a condition of final plat approval for the 1st addition. The following is the proposed fencing to be utilized on this project:



COMMENT: Please submit a zoning permit for the fencing prior to construction.

RESPONSE: The Developer will apply for a formal fencing permit prior to installation of the fence. The fence is planned to be constructed with the 1st Addition improvements.

Comments from the General Public

Notice letters were sent to property owners within ¼ mile of the proposed rezoning on October 27, 2020, regarding the Board of Supervisors Meeting on November 10.

The Board of Supervisors received one comment in opposition from an adjacent property owner, John Johnson: “If you by chance do have any oversight into the Final Plat I would hope you would consider revisiting the 2018 Planning and Zoning Commission recommendations, the original Planning and Development staff’s housing density recommendations, the zoning ordinances of Story County, the goals and objectives of the C2C plan, and the expressed motivation of the 2018 Board for increasing the housing density as you consider the final plat.”

This comment in part references staff’s recommendation on the 2018 rezoning to R-1 Transitional Residential, which included a condition limiting the development to 56 lots, based on the density of other residential development in the area, and other conditions. The Board ultimately amended and approved a condition limiting the development to 70 lots.

Points to Consider

The following are points to consider in evaluating the applicant’s request for a Major Subdivision Final Plat.

1. In 2018, the Board of Supervisors approved the rezoning of the property to R-1 Residential and C2C Plan amendment with conditions. The design of the subdivision meets the conservation



- design principles prescribed as a condition on the rezoning and other conditions of the rezoning.
2. The preliminary plat for the Prairie Valley Major Subdivision was approved by the Board of Supervisors on May 19, 2020, with conditions. The final plat of the first addition meets the applicable conditions imposed on the primary plat.
 3. The final plat of the first addition conforms with the approved preliminary plat. All previously reviewed documents, including the conservation easement, restrictive covenants, and ownership/management agreement approved by the County Conservation Board as part of the preliminary plat are the same as those reviewed with the preliminary plat.
 4. Chapter 88 General Site Planning Standards and Chapter 87.09 requirements for Major Subdivision Preliminary Plats are met.
 5. A binding agreement for septic site evaluations has been submitted. Staff recommends a condition that if the septic site evaluations change, the subdrain plan to protect the prairie remnants from runoff from the septic systems is reevaluated by the developer's engineer and reviewed by staff.
 6. A letter of financial security (letter of credit) and corresponding improvement agreement were submitted for the improvements to be made (utilities, grading, streets). The County Attorney has reviewed the improvement agreement and letter of credit. The County Engineer has reviewed the construction plans and bids.
 7. The design, materials, and workmanship, installation, and construction of improvements must be warranted for a period of two years from and after completion. The submitted improvement agreement acknowledges this requirement.

Recommendation

As the final plat for the first addition conforms with the preliminary plat, standards for a major subdivision, final plat, are met, all additional required documents have been submitted, including a letter of credit and improvement agreement, and all conditions on the rezoning and preliminary plat have been satisfied, Planning and Development Staff recommend approval of the Prairie Valley Major Subdivision, First Addition, Final Plat, with a condition (alternative 2)

The Story County Board of Supervisors may consider the following alternatives for the Prairie Valley Major Subdivision Preliminary Plat request:

1. The Story County Board of Supervisors approves Resolution #21-35, the proposed Prairie Valley Major Subdivision, First Addition, as put forth in case SUB 06-20.
2. **The Story County Board of Supervisors approves Resolution #21-35, the proposed Prairie Valley Major Subdivision, First Addition, as put forth in case SUB 06-20 with conditions:**

If the septic locations change, the subdrain plan to protect the prairie remnants from runoff from the septic systems, shall be reevaluated by the developer's engineer and reviewed by staff



3. The Story County Board of Supervisors denies Resolution #21-35, the proposed Prairie Valley Major Subdivision, First Addition, as put forth in case SUB 06-20.
4. The Story County Story County Board of Supervisors remands Resolution #21-35, the proposed Prairie Valley Major Subdivision, First Addition, as put forth in case SUB 06-20 back to the applicant and/or staff for additional information and directs staff to place the item on the November 17, 2020, Story County Board of Supervisors Agenda.

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SOUTH AVENUE / CO. RD. R-38 (ROW-VARIES)



Final Plat
PRairie Valley Subdivision, First Addition
 A MOORE SUBDIVISION IN THE NW/4 OF SEC. 7-34-24, STORY COUNTY, IOWA
 JOB# 5470-1A4 DATE: 10/13/20 PAGE 1 OF 3

Owner: Prairie Valley Subdivision, LLC
Attorney: [Name]
Recorder: [Name]
Notary: [Name]

Notes:
 1. This plat is subject to the easements and restrictions shown hereon.
 2. The plat is subject to the easements and restrictions shown hereon.
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Lot #	Area (sq. ft.)	Dimensions	Notes
1	12,500	125' x 100'	
2	12,500	125' x 100'	
3	12,500	125' x 100'	
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24	12,500	125' x 100'	
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27	12,500	125' x 100'	
28	12,500	125' x 100'	

LOT DETAILS
PRAIRIE VALLEY SUBDIVISION, FIRST ADDITION
 308-5470-18A PAGE 3 OF 3



Story County Planning and Development

900 6th Street, Nevada, Iowa 50201
(515) 382-7245 — pweb@storycountyiaowa.gov — www.storycountyiaowa.gov



SUB 11-20

1. Property Owner*

(Last Name) Quarry Estates LLC
(First Name) _____
(Address) 619 E Lincoln Way
(City) Ames (State) IA (Zip) 50010
(Phone) 515.232.6175 (Email) kfriedrich@friedrich-realty.com

2. Applicant (if different than owner)

(Last Name) Friedrich
(First Name) Kurt
(Address) 100 6th Street
(City) Ames (State) IA (Zip) 50010
(Phone) 515.232.6176 (Email) kfriedrich@friedrich-realty.com

3. Property Address

N/A

Parcel ID Number(s)

05-07-100, 05-07-100-200, 05-07-100-305, 05-07-100-400

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 9-18-20 Applicant Signature [Signature] Date 9-18-20

Subdivision

Proposed Name: Prairie Valley Subdivision, 1st Addition

Filing Fee/Type (required prior to processing):

- Residential Parcel Plat (\$175)
- Agricultural Plat (\$175)
- Minor Plat (\$275)**
- Major Plat—Preliminary (\$275)**
- Major Plat—Final (\$175)**

**Conceptual Review required

Vacation

Type: Right-of-way Plat

Submittal Requirements:

- Attend conceptual review meeting
- Legal description that will be used on all required legal documents (submit as Word document)
- Proposed subdivision plat (submit as PDF)
- All required submittal requirements as outlined in Chapter 87 of the Story County Code of Ordinances (87.06(3) for Residential Parcel, 87.07(3) for Agricultural, 87.08(3) for Minor, 87.09(3) for Major-Preliminary and 87.09(5) for Major-Final)

- Filing Fee (required prior to processing): \$175
- Legal description that will be used on all required legal documents (submit as Word document)
- Written description of requested items to be vacated
- See Chapter 87.10 for the vacation process

Receipt No. 570372
Receipt Amount 175



Brian D. Torresi
BrianTorresi@davisbrownlaw.com
phone: 515-246-7860
Ames Office

September 29, 2020

Story County Planning and Development
900 6th St.
Nevada, IA 50201

Re: Prairie Valley Subdivision First Addition, Story County, Iowa

Dear Sir or Ma'am:

On behalf of The Quarry Estates, L.L.C., we are seeking approval of the Final Plat of Prairie Valley Subdivision First Addition, Story County, Iowa (the "Subdivision"), which is legally described as:

The Northwest Fractional Quarter (NW $\frac{1}{4}$) of Section Seven (7), Township Eighty-four (84) North, Range Twenty-four (24) West of the 5th P.M., Story County, Iowa, **EXCEPT** the West 125.0 feet of the North Half (N $\frac{1}{2}$) and the West 120.0 feet of the South Half (S $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Seven (7), Township Eighty-four (84) North, Range Twenty-four (24) West of the 5th P.M., Story County, Iowa

We enclose the following documents:

1. One (1) completed and signed Subdivisions;
2. Two (2) 34 x 22 copies of the Final Plat;
3. Two (2) 11 x 17 copies of the Final Plat;
4. Two (2) 8.5 x 14 copies of the Final Plat;
5. One (1) original of the Consent and Dedication;
6. One (1) original of the Attorney's Opinion;
7. One (1) original of the Certificate of the Treasurer of Story County, Iowa;
8. One (1) original of the Easements;
9. One (1) original Mortgagee's Consent to Platting and Partial Release of Mortgage;
10. One (1) original Restrictive Covenants and Regulations for Prairie Valley Subdivision First Addition, Story County, Iowa;
11. One (1) original Outlot Use Restrictions and Management/Ownership Agreement;

DAVIS BROWN KOEHN SHORS & ROBERTS P.C.

September 29, 2020

Page 2

12. One (1) original Improvement Agreement; and
13. A check payable to Story County, Iowa in the sum of \$175.00.

We are requesting that this Subdivision be presented at the earliest possible Board of Supervisors meeting. Please direct any questions to my attention. Please notify me when this matter has been approved by the Board of Supervisors and when the applicable resolutions have been executed so that we may assist in getting the documents recorded.

Thank you for your assistance in expediting this matter.

Very truly yours,

DAVIS, BROWN, KOEHN, SHORS & ROBERTS, P.C.

A handwritten signature in black ink, appearing to read "Brian D. Torresi", with a long horizontal line extending to the right.

Brian D. Torresi

Enclosures

Cc: Kurt W. Friedrich

INSTRUMENT PREPARED BY:	Brian D. Torresi, 2605 Northridge Pkwy., Ames, IA 50010 (515) 288-2500
RETURN TO:	Brian D. Torresi, 2605 Northridge Pkwy., Ames, IA 50010

CONSENT AND DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS:

That **THE QUARRY ESTATES, L.L.C.**, does hereby covenant that it is the lawful owner of the following-described real estate situated in Story County, Iowa, to-wit:

The Northwest Fractional Quarter (NW $\frac{1}{4}$) of Section Seven (7), Township Eighty-four (84) North, Range Twenty-four (24) West of the 5th P.M., Story County, Iowa, **EXCEPT** the West 125.0 feet of the North Half (N $\frac{1}{2}$) and the West 120.0 feet of the South Half (S $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Seven (7), Township Eighty-four (84) North, Range Twenty-four (24) West of the 5th P.M., Story County, Iowa

The undersigned does hereby certify, acknowledge and declare that the platting of said real estate to be known as **PRAIRIE VALLEY SUBDIVISION FIRST ADDITION, STORY COUNTY, IOWA**, is with its free consent and in accordance with its desires as proprietor, and does further hereby dedicate and set apart Lot 'A', Public Street (170th Street/County Road E-23), Lot 'B', Public Street (Blazing Star Street and Prairie Point Court), Lot 'C', Lot 'D', and Lot 'E', as shown on said plat to Story County, Iowa, and the perpetual use of the public.

(SIGNATURE PAGE FOLLOWS)

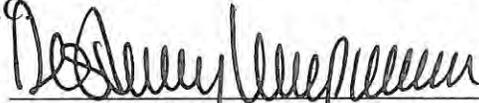
SIGNATURE PAGE OF
CONSENT AND DEDICATION

THE QUARRY ESTATES, L.L.C.

By: 
Kurt W. Friedrich, Manager

STATE OF IOWA, STORY COUNTY, SS:

This record was acknowledged before me on this 29th day of September, 2020, by Kurt W. Friedrich, as a Manager of The Quarry Estates, L.L.C.


Notary Public in and for the State of Iowa
My commission expires 08/14/2023

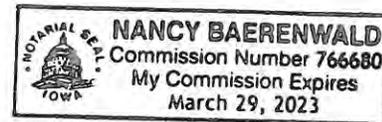
By: 
Richard J. Johansen, Manager



STATE OF IOWA, STORY COUNTY, SS:

This record was acknowledged before me on this 29th day of September, 2020, by Richard J. Johansen, as a Manager of The Quarry Estates, L.L.C.


Notary Public in and for the State of Iowa
My commission expires 3/29/23



ATTORNEY'S OPINION

I, Brian D. Torresi, hereby state that I am an Attorney at Law, duly admitted to the practice of law in the State of Iowa, and an attorney at the Davis Brown Law Firm with offices at 2605 Northridge Parkway, Ames, Story County, Iowa. I further state that I have examined the Abstract of Title to the following-described real estate, to-wit:

The Northwest Fractional Quarter (NW $\frac{1}{4}$) of Section Seven (7), Township Eighty-four (84) North, Range Twenty-four (24) West of the 5th P.M., Story County, Iowa, **EXCEPT** the West 125.0 feet of the North Half (N $\frac{1}{2}$) and the West 120.0 feet of the South Half (S $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Seven (7), Township Eighty-four (84) North, Range Twenty-four (24) West of the 5th P.M., Story County, Iowa

(the "Real Estate") from the root of the title thereof, down to and including the 18th day of January, 2019 at 9:54 a.m., last certified by Abstract & Title Services - Story County, Ames, Iowa (Iowa Title Guaranty Division Member #8650), with an Addendum dated September 28, 2020. The Real Estate has now been subdivided and is now known as **PRAIRIE VALLEY SUBDIVISION FIRST ADDITION, STORY COUNTY, IOWA.**

Based upon information within said Abstract of Title, it is my opinion that the fee simple title to the Real Estate is vested in **The Quarry Estates, L.L.C.** The Real Estate is subject to easements of record and to zoning ordinances of Story County, Iowa, as well as the following:

1. That certain Open-End Mortgage in the amount of \$1,760,000.00 given to VisionBank of Iowa, dated January 17, 2019, and filed in the office of the Recorder of Story County, Iowa, on January 18, 2019, as Instrument No. 2019-00456, as modified by that certain Modification of Open-End Mortgage dated August 27, 2020, and filed in the office of the Recorder of Story County, Iowa, on August 28, 2020, as Instrument No. 20-09878.

Dated this 28th day of September, 2020.

DAVIS BROWN LAW FIRM

A handwritten signature in black ink, appearing to read "Brian D. Torresi", written over a horizontal line.

By: _____
Brian D. Torresi, Attorney
Iowa Title Guaranty Member No. 10046

INSTRUMENT PREPARED BY:	Brian D. Torresi, 2605 Northridge Pkwy., Ames, IA 50010 (515) 288-2500
RETURN TO:	Brian D. Torresi, 2605 Northridge Pkwy., Ames, IA 50010

CERTIFICATE OF THE TREASURER OF STORY COUNTY, IOWA

I, Ted Rasmusson, Treasurer of Story County, Iowa, certify that the records in this office show that the real estate described in the attached plat and known as **PRAIRIE VALLEY SUBDIVISION FIRST ADDITION, STORY COUNTY, IOWA**, is free from certified taxes and certified special assessments.

Dated this 29th day of September, 2020.



TED RASMUSSON
TREASURER, STORY COUNTY, IOWA

Parcel Nos. 05-07-100-105
 05-07-100-200
 05-07-100-305
 05-07-100-400

INSTRUMENT PREPARED BY:	Brian D. Torresi, 2605 Northridge Pkwy., Ames, IA 50010 (515) 288-2500
RETURN TO:	Brian D. Torresi, 2605 Northridge Pkwy., Ames, IA 50010

EASEMENTS

KNOW ALL PERSONS BY THESE PRESENTS:

That **THE QUARRY ESTATES, L.L.C.**, for good and valuable consideration, does hereby grant unto **STORY COUNTY, IOWA**, and its successors and assigns, public utility easements upon, underground, over or across the following-described real estate:

The Southeast 20 feet and the Southwest 20 feet of Lot One (1);

The South 20 feet of Lot Two (2);

The South 20 feet of Lot Three (3);

The Southerly 20 feet of Lot Four (4);

The Southeasterly 20 feet of Lot Five (5);

The East 20 feet of Lot Six (6);

The East 20 feet of Lot Seven (7);

The East 20 feet of Lot Eight (8);

The Northeasterly 20 feet of Lot Nine (9);

The Northeasterly 20 feet of Lot Ten (10);

The Northerly 20 feet of Lot Eleven (11);

The West 20 feet of Lot Twelve (12);

The West 20 feet of Lot Thirteen (13);

The West 20 feet of Lot Fourteen (14);

The Northwesterly 20 feet of Lot Fifteen (15);

The North 20 feet of Lot Sixteen (16);

The Northeasterly 20 feet of Lot Seventeen (17);

The Northeasterly 20 feet of Lot Eighteen (18);

The Northeasterly 20 feet of Lot Nineteen (19);

The Northeasterly 20 feet of Lot Twenty (20);

The Northeasterly 20 feet of Lot Twenty-one (21);

The Northerly 20 feet of Lot Twenty-two (22);

The Northwesterly 20 feet of Lot Twenty-three (23);

The Westerly 20 feet of Lot Twenty-four (24);

The Southwesterly 20 feet of Lot Twenty-five (25);

The Southwest 20 feet of Lot Twenty-six (26);

The Southwest 20 feet of Lot Twenty-seven (27);

The Southwest 20 feet and the Northwest 20 feet of Lot Twenty-eight (28);

The Northwesterly 20 feet of that part of Outlot A lying between Lot Eleven (11) and Lot Twelve (12) and abutting Prairie Point Drive; AND,

The North 20 feet of that part of Outlot Z that abuts Lot D,

all of the foregoing in **PRAIRIE VALLEY SUBDIVISION FIRST ADDITION, STORY COUNTY, IOWA.**

The undersigned further grants unto **STORY COUNTY, IOWA**, and its successors and assigns, conservation easements (as situated on each referenced lot, a "Conservation Easement") upon, underground, over or across the following-described real estate:

Outlot A;

Outlot B; AND,

Outlot C,

all of the foregoing in **PRAIRIE VALLEY SUBDIVISION FIRST ADDITION, STORY COUNTY, IOWA**.

The undersigned further grants unto **STORY COUNTY, IOWA**, and its successors and assigns, public utility and trail easements upon, underground, over or across the following-described real estate:

The North 20 feet of Outlot A and the East 246.22 feet of that part of Outlot A lying between Blazing Star Street and 170th Street; AND,

The North 20 feet of Outlot Z,

all of the foregoing in **PRAIRIE VALLEY SUBDIVISION FIRST ADDITION, STORY COUNTY, IOWA**.

The undersigned further grants unto the **STORY COUNTY, IOWA**, and its successors and assigns, water main easements upon, underground, over or across the following-described real estate:

The Westerly 10 feet of Lot Four (4);

The Northeasterly 10 feet of Lot Five (5); AND,

A strip 20.00 feet in width across Outlot A centered on the following line: Beginning

at the Northwest Corner of Lot Four (4); thence N33°59'21"W, 48.17 feet to the North line of Outlot A, and there terminating,

all of the foregoing in **PRAIRIE VALLEY SUBDIVISION FIRST ADDITION, STORY COUNTY, IOWA.**

The undersigned further grants unto the **STORY COUNTY, IOWA**, and its successors and assigns, storm sewer easements upon, underground, over or across the following-described real estate:

The South 10 feet of Lot Six (6);

The North 10 feet of Lot Seven (7);

The North 10 feet of Lot Twenty-three (23);

The South 10 feet of Lot Twenty-four (24); AND,

Those parts of Lot Twelve (12) and Outlot A described as follows: Beginning at the Southwest Corner of Lot Twelve (12); thence northerly, 5.02 feet along a curve having a radius of 62.00 feet, concave westerly, a central angle of 4°38'12" and being subtended by a chord which bears N01°49'56"E, 5.02 feet; thence S88°52'41"E, 300.83 feet; thence S01°07'20"W, 20.00 feet; thence N88°52'41"W, 303.56 feet to the westerly line of Outlot A; thence northerly, 15.26 feet along a curve having a radius of 62.00 feet, concave westerly, a central angle of 14°06'01" and being subtended by a chord which bears N11°12'02"E, 15.22 feet to the point of beginning,

all of the foregoing in **PRAIRIE VALLEY SUBDIVISION FIRST ADDITION, STORY COUNTY, IOWA.**

The undersigned further grants unto the **STORY COUNTY, IOWA**, and its successors and assigns, leach field easements upon, underground, over or across the following-described real estate:

That part of Outlot A described as follows: Beginning at a point on the westerly line of Lot Seven (7), which is 121.38 feet northerly of the Southwest Corner thereof; thence S78°38'04"W, 163.61 feet; thence N11°21'56"W, 70.00 feet; thence N78°38'04"E, 120.00 feet; thence S11°21'56"E, 50.00 feet; thence N78°38'04"E, 39.44 feet to the westerly line of said Lot Seven (7); thence S23°07'56"E, 20.43 feet along said line to the point of beginning;

That part of Outlot A abutting the easterly lines of Lot Twelve (12), Lot Thirteen (13), and Lot Fourteen (14), being described as follows: Beginning at the Southeast Corner of Lot Twelve (12); thence N14°44'21"W, 148.56 feet; thence N44°48'55"W, 146.36 feet; thence N12°05'59"W, 117.42 feet to the Northeast Corner of said Lot Fourteen (14); thence N77°54'01"E, 20.00 feet; thence S30°41'54"E, 247.18 feet; thence S14°44'21"E, 159.62 feet; thence N88°52'52"W, 20.79 feet to the point of beginning;

That part of Outlot A abutting the southerly lines of Lot Fifteen (15) and Lot Sixteen (16) and lying northerly of a line described as follows: Beginning at the Southeast Corner of Lot Sixteen (16); thence S17°54'29"W, 22.20 feet; thence S82°11'10"W, 209.48 feet to the westerly line of Outlot A, and there terminating; AND,

The East 440.11 of the North 25 feet of Outlot B,

all of the foregoing in **PRAIRIE VALLEY SUBDIVISION FIRST ADDITION, STORY COUNTY, IOWA.**

The undersigned further grants unto the **STORY COUNTY, IOWA**, and its successors and assigns, protective subdrain easements upon, underground, over or across the following-described real estate:

That part of Outlot A described as follows: Beginning at the Northeast Corner of Lot Eleven (11); thence northeasterly, 10.04 feet along a curve having a radius of 62.00 feet, concave northerly, a central angle of 9°16'54" and being subtended by a chord which bears N68°47'15"E, 10.03 feet; thence S16°34'17"E, 43.76 feet; thence S16°19'21"W, 216.68 feet; thence S38°11'07"E, 79.62 feet; thence S51°48'53"W, 20.00 feet; thence N38°11'07"W, 712.00 feet; thence N21°48'19"E, 169.45 feet; thence N23°07'56"W, 119.33 feet; thence N78°38'04"E, 10.21 feet to the westerly line of Lot Seven (7); thence running coincident with westerly lines of Lot Seven (7),

Lot Eight (8), Lot Nine (9), Lot Ten (10), and Lot Eleven (11), S23°07'56"E, 121.38 feet to the Southwest Corner of Lot Seven (7); thence S21°48'19"W, 167.81 feet to the Southwest Corner of Lot Eight (8); thence S38°10'03"E, 621.59 feet to the South Corner of Lot Eleven (11); thence running coincident with the easterly line of Lot Eleven (11) N16°19'21"E, 219.12 feet; thence N16°34'17"W, 40.00 feet to the point of beginning,

all of the foregoing in **PRAIRIE VALLEY SUBDIVISION FIRST ADDITION, STORY COUNTY, IOWA.**

That **THE QUARRY ESTATES, L.L.C.**, for good and valuable consideration, does hereby grant unto **STORY COUNTY, IOWA**, and its successors and assigns, surface water flowage easements upon, underground, over or across the following-described real estate:

The Northwest 7.5 feet of Lot One (1);

The Easterly 7.5 feet and the West 7.5 feet of Lot Two (2);

The East 7.5 and the West 7.5 feet of Lot Three (3);

The East 7.5 and the Westerly 7.5 feet of Lot Four (4);

The Northeasterly 7.5 and the Southerly 7.5 feet of Lot Five (5);

The North 7.5 feet and the South 7.5 feet of Lot Six (6);

The North 7.5 feet and the South 7.5 feet of Lot Seven (7);

The North 7.5 feet and the South 7.5 feet of Lot Eight (8);

The North 7.5 feet and the Southeasterly 7.5 feet of Lot Nine (9);

The Northwesterly 7.5 feet and the Southeasterly 7.5 feet of Lot Ten (10);

The Northwesterly 7.5 feet of Lot Eleven (11);

The North 7.5 feet of Lot Twelve (12);

The South 7.5 feet and the North 7.5 feet of Lot Thirteen (13);

The South 7.5 feet of Lot Fourteen (14);

The East 7.5 feet of Lot Fifteen (15);

The West 7.5 feet and the East 7.5 feet of Lot Sixteen (16);

The West 7.5 feet and the Easterly 7.5 feet of Lot Seventeen (17);

The Westerly 7.5 feet and the Easterly 7.5 feet of Lot Eighteen (18);

The Westerly 7.5 feet and the Easterly 7.5 feet of Lot Nineteen (19);

The Westerly 7.5 feet and the Easterly 7.5 feet of Lot Twenty (20);

The Westerly 7.5 feet and the Easterly 7.5 feet of Lot Twenty-one (21);

The Westerly 7.5 feet, the South 20 feet, and the Easterly 7.5 feet of Lot Twenty-two (22);

The Westerly 7.5 feet, the South 20 feet, and the North 7.5 feet of Lot Twenty-three (23);

The South 7.5 feet and the Northwesterly 7.5 feet of Lot Twenty-four (24);

The Southeasterly 7.5 feet and the Westerly 7.5 feet of Lot Twenty-five (25);

The Easterly 7.5 feet and the Westerly 7.5 feet of Lot Twenty-six (26);

The Easterly 7.5 feet and the Westerly 7.5 feet of Lot Twenty-seven (27); AND,

The Easterly 7.5 feet of Lot Twenty-eight (28),

all of the foregoing in **PRAIRIE VALLEY SUBDIVISION FIRST ADDITION, STORY COUNTY, IOWA.**

The undersigned further grants unto the **STORY COUNTY, IOWA**, and its successors and assigns, access easements upon, underground, over or across the following-described real estate:

Outlot A;

Outlot B; AND,

Outlot C,

all of the foregoing in **PRAIRIE VALLEY SUBDIVISION FIRST ADDITION, STORY COUNTY, IOWA**.

The undersigned further grants unto **PRAIRIE VALLEY PROPERTY OWNERS ASSOCIATION, INC.** and **STORY COUNTY, IOWA**, and the successors and assigns thereof, public utility easements upon, underground, over or across the following-described real estate:

The Northerly 20 feet of Lot D,

all of the foregoing in **PRAIRIE VALLEY SUBDIVISION FIRST ADDITION, STORY COUNTY, IOWA**.

The undersigned further grants unto **PRAIRIE VALLEY PROPERTY OWNERS ASSOCIATION, INC.** and **STORY COUNTY, IOWA**, and the successors and assigns thereof, water main easements upon, underground, over or across the following-described real estate:

That part of Lot D described as follows: Beginning at a point 20.00 feet South and 99.24 feet West of the Northeast Corner thereof; thence $S76^{\circ}11'38''W$, 176.18 feet; thence northeasterly, 28.95 feet along a curve having a radius of 105.00 feet, concave southeasterly, a central angle of $15^{\circ}47'57''$ and being subtended by a chord which bears $N44^{\circ}52'51''E$, 28.86 feet; thence $N76^{\circ}11'38''E$, 89.85 feet; thence $N89^{\circ}51'55''E$, 63.47 feet to the point of beginning,

all of the foregoing in **PRAIRIE VALLEY SUBDIVISION FIRST ADDITION, STORY**

COUNTY, IOWA.

The undersigned further grants unto **PRAIRIE VALLEY PROPERTY OWNERS ASSOCIATION, INC.** and **STORY COUNTY, IOWA**, and the successors and assigns thereof, public utility and trail easements upon, underground, over or across the following-described real estate:

The West 25 feet of the South 1,317.30 feet and the West 20 feet of the North 1,317.30 feet of Lot C; AND,

The North 20 feet of that part of Lot C abutting Lot A,

all of the foregoing in **PRAIRIE VALLEY SUBDIVISION FIRST ADDITION, STORY COUNTY, IOWA.**

The undersigned further grants unto **PRAIRIE VALLEY PROPERTY OWNERS ASSOCIATION, INC.** and **STORY COUNTY, IOWA**, and the successors and assigns thereof, storm sewer easements upon, underground, over or across the following-described real estate:

That part of Lot C described as follows: Beginning at the Southwest Corner of Lot Twelve (12); thence northerly, 5.02 feet along a curve having a radius of 62.00 feet, concave westerly, a central angle of 4°38'12" and being subtended by a chord which bears N01°49'56"E, 5.02 feet; thence S88°52'41"E, 300.83 feet; thence S01°07'20"W, 20.00 feet; thence N88°52'41"W, 303.56 feet to the westerly line of Outlot A; thence northerly, 15.26 feet along a curve having a radius of 62.00 feet, concave westerly, a central angle of 14°06'01" and being subtended by a chord which bears N11°12'02"E, 15.22 feet to the point of beginning,

all of the foregoing in **PRAIRIE VALLEY SUBDIVISION FIRST ADDITION, STORY COUNTY, IOWA.**

The foregoing rights are granted upon the express condition that the undersigned shall not

erect or place within the easement areas identified herein any building or other structure or improvement, including, but not limited to, a retaining wall or fence, or any trees, shrubs, or other landscape plantings other than grass or comparable ground cover except with the consent of Story County, Iowa. Story County, Iowa shall have the right to trim or remove trees and shrubs within the easement areas identified herein to prevent damage to utility service lines of Story County, Iowa located within said easement areas. Any and all areas encumbered by a Conservation Easement shall be managed in such a manner consistent with: (a) the provisions of the Outlot Use Restrictions and Management/Ownership Agreement of even date herewith and filed contemporaneous with the Final Plat of Prairie Valley Subdivision First Addition, Story County, Iowa (the "Final Plat"); (b) the Restrictive Covenants and Regulations for Prairie Valley Subdivision First Addition, Story County, Iowa of even date herewith and filed contemporaneous with the Final Plat; and (c) applicable provisions of Chapter 457A of the Iowa Code and/or the Code of Ordinances of Story County, Iowa related to "conservation easements" and the requirements related thereto.

The foregoing rights are granted upon the express condition that the users of the granted rights will assume liability for all damage to the real estate described herein and any adjacent real estate caused by the failure to use due care in the exercise of the granted rights.

(SIGNATURE PAGE FOLLOWS)

SIGNATURE PAGE OF
EASEMENTS

THE QUARRY ESTATES, L.L.C.

By: Kurt W. Friedrich
Kurt W. Friedrich, Manager

STATE OF IOWA, STORY COUNTY, SS:

This record was acknowledged before me on this 29th day of September, 2020, by Kurt W. Friedrich, as a Manager of The Quarry Estates, L.L.C.

Destiny Lempiainen
Notary Public in and for the State of Iowa
My commission expires 08/14/2023

By: Richard J. Johansen
Richard J. Johansen, Manager



STATE OF IOWA, STORY COUNTY, SS:

This record was acknowledged before me on this 29th day of September, 2020, by Richard J. Johansen, as a Manager of The Quarry Estates, L.L.C.

Nancy Baerenwald
Notary Public in and for the State of Iowa
My commission expires 3/29/23



INSTRUMENT PREPARED BY: Brian D. Torresi, 2605 Northridge Pkwy., Ames, IA 50010 (515) 288-2500

**MORTGAGEE'S CONSENT TO PLATTING
AND PARTIAL RELEASE OF MORTGAGE**

WHEREAS, VisionBank of Iowa (the "Mortgagee") is the present owner of that certain Open-End Mortgage given by The Quarry Estates, L.L.C. dated January 17, 2019, and filed in the office of the Recorder of Story County, Iowa, on January 18, 2019, as Instrument No. 2019-00456 (the "Original Mortgage"), as modified by that certain Modification of Open-End Mortgage dated August 27, 2020, and filed in the office of the Recorder of Story County, Iowa, on August 28, 2020, as Instrument No. 20-09878 (the "Modification") (the Original Mortgage and the Modification are hereinafter collectively referred to as the "Mortgage"), and therefore, Mortgagee has an interest in the real property legally described as follows (the "Real Property"):

The Northwest Fractional Quarter (NW $\frac{1}{4}$) of Section Seven (7), Township Eighty-four (84) North, Range Twenty-four (24) West of the 5th P.M., Story County, Iowa, **EXCEPT** the West 125.0 feet of the North Half (N $\frac{1}{2}$) and the West 120.0 feet of the South Half (S $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Seven (7), Township Eighty-four (84) North, Range Twenty-four (24) West of the 5th P.M., Story County, Iowa

WHEREAS, the Mortgagee has been requested to consent to the platting of the Real Property to be known as **PRAIRIE VALLEY SUBDIVISION FIRST ADDITION, STORY COUNTY, IOWA**, and to release the lien of said Mortgage as to certain real property being dedicated to Story County, Iowa for use as a public street and for other public purposes, and deems it advisable to do so;

NOW, THEREFORE, for good and valuable consideration:

1. **CONSENT**. The Mortgagee agrees and consents to the platting of the Real Property to be known as **PRAIRIE VALLEY SUBDIVISION FIRST ADDITION, STORY COUNTY, IOWA**.

2. **RELEASE**. The Mortgagee does hereby release the lien of the Mortgage as to the real property legally described as follows:

Lot A, Lot C, Lot D, and Lot E, Prairie Valley Subdivision First Addition, Story County, Iowa

(the "Released Property"), and this instrument constitutes a release of the lien of the Mortgage only as to the Released Property and shall in no way affect the lien of the Mortgage as to the remaining portion of the Real Property, said lien remaining in full force and effect.

INSTRUMENT PREPARED BY:	Brian D. Torresi, 2605 Northridge Pkwy., Ames, IA 50010 (515) 288-2500
RETURN TO:	Brian D. Torresi, 2605 Northridge Pkwy., Ames, IA 50010

**RESTRICTIVE COVENANTS AND REGULATIONS FOR
PRAIRIE VALLEY SUBDIVISION FIRST ADDITION, STORY COUNTY, IOWA**

WHEREAS, the undersigned are the owners of Lots One (1) through Twenty-eight (28) ("Lot" or the "Lots") contained in Prairie Valley Subdivision First Addition, Story County, Iowa (the "Subdivision"); and

WHEREAS, all of the Lots shall be developed as residential lots and governed by these restrictive covenants and regulations; and

WHEREAS, for their own protection and for the benefit of subsequent owners of said Lots within said Subdivision, the said owner desires to restrict the use thereof in certain particulars;

NOW, THEREFORE, the parties hereto, in consideration of the covenants and agreements contained herein, by these presents, covenant, bargain and agree for themselves for their successors and assigns, as follows:

1. All Lots shall be known and described as residential lots and shall not be improved, used, or occupied for other than private single-family residential purposes.
2. All owners of Lots shall be members of Prairie Valley Property Owners Association, Inc. (the "Association"). The Association shall be governed by Bylaws and other organizational documents that set forth the duties and obligations of such owners with respect to the ownership of Lots within the Subdivision, including, but not limited to, the terms and provisions of the Outlot Use Restrictions and Management/Ownership Agreement (the "Management Agreement") (the Management Agreement is incorporated herein by this reference as if fully set forth) of even date herewith related to the Subdivision and applicable provisions within the County Code of Ordinances (as that term is defined herein) specifically related to development within a GB-C Greenbelt-Conservation District.

All outlots within the Subdivision that are owned by the Association (collectively the "Outlots" and individually, an "Outlot") and all lots within the Subdivision dedicated and conveyed to Story County, Iowa (the "County") as part of the platting of the Subdivision (collectively, the "County Lots" and individually, a "County Lot") that

contain greenspace and/or Conservation Easements (as that term is defined herein) shall be managed as native prairie lots and plantings thereon shall be in strict compliance with the requirements of the SCCB (as that term is defined herein), and such management shall include, but not be limited to, mowing, haying, grazing, or by prescribed fire.

3. The residences to be constructed or to be permitted to remain on the Lots shall meet the following requirements:
 - a. One (1) story residences shall have a ground floor finished area of not less than one thousand three hundred (1,300) square feet.
 - b. One and one-half (1½) story residences or split-level residences shall have a ground floor finished area of not less than eight hundred (800) square feet and a total finished area on the ground floor and the second floor of not less than one thousand six hundred (1,600) square feet.
 - c. Two (2) story residences shall have a ground floor finished area of not less than eight hundred (800) square feet and a total finished area on the ground floor and the second floor of not less than one thousand six hundred (1,600) square feet.
 - d. The computation of the finished area shall not include porches, breezeways, or garages.
4. No Lot shall be subdivided for the purpose of constructing more than one (1) residence per Lot; however, parts of Lots may be conveyed to adjoining Lot owners for any other purpose. No structure or improvement shall be placed or otherwise maintained on any Lot in any area identified on the Final Plat of the Subdivision as an easement area or a setback area.
5. No building, fence, wall or other structure shall be commenced, erected or maintained on any Lot, nor shall any exterior addition, change or alteration be made until the plans and specifications showing the nature, kind, shape, height, materials and location of the same have been submitted to and approved in writing by the managers, members or officers, as the case may be, of The Quarry Estates, LLC (the "Developer"), or by an Architectural Committee appointed by the Developer. The primary guidelines for approval are that the plans and specifications reflect harmony of external design and location in relation to surrounding structures and drainage patterns in accordance with the Storm Water Management Pplan (the "SWMP") submitted as part of the platting of the Subdivision. When dwellings have been constructed on all Lots within the Subdivision, the requirements imposed by this paragraph shall terminate.
6. The following restrictions shall also constitute covenants:
 - a. There shall be no mobile homes placed or erected on any Lot.
 - b. No pre-erected dwelling shall be moved to any Lot.

- c. All dwellings must have, at a minimum, a double attached garage or double detached garage. No detached buildings or other structures, including, but not limited to, garages, storage or utility buildings, sheds, windmills, solar panel housing, or playhouses, shall be built on any Lot without the prior written consent of the Developer or the Committee, and if approved by the Developer or the Committee, any and all detached buildings or other structures must nonetheless match or be in harmony with the architectural style and color of the primary residence.
- d. No more than twelve (12) inches of concrete block, poured concrete or wood foundation shall be exposed on any building unless the exposed material is covered with brick, stone veneer or siding. Exposed foundations must be painted to blend with exterior wall finishes.
- e. All building structures or improvements of any kind must be completed within twelve (12) months of the commencement date of the construction. All excess dirt from the excavation shall be hauled from the Lot or used as a part of the final landscape plan. Any excess dirt, concrete or other debris may not be placed on other land within the Subdivision. **IF CONSTRUCTION HAS NOT BEGUN ON A LOT WITHIN TWELVE (12) MONTHS OF THE DATE ON THE DEED FROM THE DEVELOPER, THEN THE OWNER OF RECORD, AT DEVELOPER'S REQUEST, AGREES TO DEED THE LOT BACK TO THE DEVELOPER FOR NINETY PERCENT (90%) OF THE ORIGINAL PURCHASE PRICE WITH NO ADJUSTMENT FOR TAXES, CLOSING COSTS OR INTEREST AT THE TIME THE DEED IS CONVEYED TO THE DEVELOPER. DEVELOPER WILL PAY ONLY FOR DEED PREPARATION, RECORDING FEES AND TRANSFER TAXES. ON ISSUANCE OF AN OCCUPANCY PERMIT FOR A RESIDENCE, THIS RIGHT TO REPURCHASE SHALL TERMINATE AS TO THAT LOT.**
- f. All homes must be built by a recognized homebuilder, defined as a homebuilder who completes at least three (3) homes per year.
- g. All finished Lots and house grades shall conform to the Developer's grading plan which may be obtained from the Developer during construction.
- h. All mailboxes shall be placed in accordance with United States Postal Service regulations. Individual mailboxes will not be permitted. Cluster mailboxes will be provided by the United States Postal Service.
- i. No above ground or non-permanent swimming pool shall be permitted on any Lot.
- j. No building or structure of a temporary character and no trailer, basement, tent, shack, garage or outbuilding shall be used at any time as a residential dwelling on any Lot, either temporarily or permanently.

- k. No recreational vehicle, camper, boat or truck rated larger than three quarters ($\frac{3}{4}$) of a ton shall be parked on a Lot for a period of time exceeding forty-eight (48) consecutive hours or for more than thirty (30) days in any calendar year.
- l. No rubbish containers shall be visible from the street except on pickup day and one (1) day before and one (1) day after pickup day. Construction waste containers shall be exempt from this provision; however, the builder or Lot owner shall be responsible for keeping the construction debris contained on the Lot and in the construction waste containers.
- m. No extension towers or antennas of any kind shall be constructed, modified or permitted on any Lot except television or radio antennas of less than ten (10) feet are permitted on dwellings or garages as long as they are not visible from the street. Satellite dishes in excess of thirty-six (36) inches in diameter used to receive television or other signals from satellites shall not be permitted. The satellite dishes or parabolic devices shall be mounted on the rear elevation or the rear half of the side elevation only. In no event shall a satellite dish or parabolic device be mounted on the front elevation or the front half of a side elevation.
- n. No noxious or offensive activities or odors shall be permitted on or to escape from any Lot, nor shall anything be done on any Lot which is or may become an annoyance or nuisance, either temporarily or permanently.
- o. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except that dogs, cats and other common household pets may be kept so long as they are not kept, bred or maintained for commercial purposes. Dogs must be tied, fenced or kept in a dog run or on a leash at all times.
- p. Within three (3) months after occupancy of the residential dwelling on any Lot, the yards shall be sodded or seeded. In addition to seeding and sodding, the builder or Lot owner shall expend a minimum of one thousand dollars (\$1,000.00) for landscaping. Landscaping shall include at least one (1) one and one-half ($1\frac{1}{2}$) inch caliper tree.
- q. All retaining walls shall be constructed of stone or masonry product. No wood landscaping timbers shall be used to construct retaining walls, except that window well retaining walls that are not visible above grade may be constructed using wood landscaping timbers.
- r. Roof materials should be slate, tile, cedar shakes, or composite shingles. Composite shingles shall be architectural grade, minimum thirty (30) year warranty. Shingle colors shall be compatible with and complimentary to the exterior materials and colors. White or white blend roof materials are not acceptable.
- s. All outdoor light fixtures shall be designed, installed and maintained to prevent light trespass beyond the boundaries of the Lot. "Full cutoff" outdoor

light fixtures which emit no light at or above the horizontal plane of the fixture shall be utilized for all dusk to dawn light fixtures exceeding three hundred (300) lumens and for all manually switched or occupancy sensor switched fixtures exceeding one thousand (1,000) lumens. Christmas lighting or other temporary outdoor lighting shall be exempt from this provision, but shall remain in place no longer than six (6) weeks annually.

- t. Each Lot owner shall keep the Lot free of weeds and debris and shall take all necessary steps to control erosion from the Lot. All Lot owners shall implement appropriate erosion control measures before, during and after construction. These measures may include silt fences, ground cover and seeding over exposed areas. If, in the opinion of the Developer, erosion is not properly controlled, corrective action may be taken and the costs assessed against the Lot owner.
- u. Chain link fences are not permitted. If a fence is installed, it must be a two (2) pattern fence. The plans for the fence shall be submitted for approval by the Developer in accordance with Paragraph 5. All Lots abutting any Conservation Easement (as that term is defined herein) or any County Lot or Outlot shall have, along the common property lines thereof, a three (3) rail split fence. If any said fence is installed to protect an Outlot, as identified in the Fence Plan (the "Fence Plan") submitted by the Developer with the Final Plat of the Subdivision, the construction of said fence shall be the responsibility of the Lot owner and shall be installed at the time of the construction of the dwelling on the Lot as a condition of any building or other permit. If any said fence is installed to protect a County Lot, as identified in the Fence Plan, the construction of said fence shall be the responsibility of the Developer. The owner of any Lot in which a fence is installed shall be responsible for the maintenance of said fence.
- v. Once a dwelling is sold and occupied, signage shall be limited to (i) address signage, (ii) owner identification signs, (iii) "For Sale" signs, (iv) "Garage Sale" signs, (v) special event signs (such as birthdays, graduations, or anniversaries, hereafter "Event Signs") (vi) political signs and (vii) other signs approved in writing by the Developer. "For Sale" signs shall only be displayed while a dwelling is for sale and must be removed the day following the closing of the sale. "Garage Sale" and Event Signs shall only be displayed one (1) day before the sale or event and during the sale or event and must be removed by the day following the sale or event. Political signs shall only be displayed up to two (2) weeks prior to an election, the day of the election, and must be removed by the day following the election. Political signs not related to an election shall be displayed for a maximum of two (2) weeks. Other signs permitted by the Developer shall be displayed for such times as authorized by the Developer. All signs shall be limited to no more than thirty-nine (39) inches in width by twenty-four (24) inches in height and shall be professionally constructed. No hand painted signs will be allowed. Except for address and owner identification signs, no signs shall be erected on any building elevation, erected so that is visible through window or glass

openings or, except for vehicles with professionally made business signage on the vehicles, attached to vehicles parked within the neighborhood.

- w. Any and all plumbing systems, septic tanks, and sewage disposal fields installed on a Lot shall comply with the standards, requirements, rules, or regulations of all applicable governmental authorities. Additionally, all existing field drainage tiles upon or under any of the Lots shall remain unobstructed and the free flow of water through said tiles shall not, in any manner, be restricted, blocked, or impeded. The existing drainage tile system shall at all times be preserved during the construction of residences or other approved structures on a Lot. Said drainage tiles are necessary for adjacent property owners and the proper repair of said drainage tiles is necessary to prevent drainage issues for adjacent property owners. Any drainage tile located during construction shall be repaired at the sole cost and expense of the Lot owner and the repair shall be observed by an engineer designated by the Developer prior to backfilling. Drainage tiles that need to be rerouted will be upsized to the next pipe size, but to a minimum of two (2) inches in diameter. Drainage tiles that are relocated around basements shall be a minimum of twenty (20) feet from the exterior of the residence, garage, or other approved structure. In no event shall a drainage tile run under a residence or other approved structure. The Association shall be responsible for the maintenance and repair of the subdrains identified in the Protection Subdrain Plan submitted by the Developer with the Final Plat of the Subdivision. Additionally, drainage tiles shall be a minimum of fifteen (15) feet from any septic system drain, tile, or tank.
- x. All wastewater systems must comply with all state and local regulations in effect at the time of installation and be approved by the Story County Health Department prior to construction of a residential dwelling on a Lot. Lot owners shall be responsible for the installation of any permitted on-site wastewater treatment systems. Mechanical on-site wastewater treatment systems shall be used only if soil-based secondary on-site wastewater treatment systems cannot be installed and operated and use of such mechanical systems shall comply with state law requirement of maintenance agreements. The Association shall contract for pumping, routine maintenance, and inspections every five (5) years of all on-site wastewater treatment systems by an inspector qualified to conduct septic system reviews in the County. The reports shall be forwarded to the Story County Health Department. Inspection fees shall be a part of the annual assessments of the Association. The owners of the Lots shall pay for all pumping, maintenance, and repair required to comply with all county and state regulations.
- y. The use or application of any fertilizer or lawn additive that contains phosphates is prohibited on all Lots.
- z. No Lot owner shall plant or grow, in any manner, any invasive plant species on a Lot. The Association shall not plant or grow on any Outlot, in any manner, any invasive plant species (as defined by the Iowa Department of Natural Resources Forestry Invasive Species Guide). All shrubs and trees on

Outlots shall be native species. The Story County Conservation Board must preapprove the use of any seed mixes proposed to be used on any Outlot.

- aa. The Association shall be responsible for the maintenance of the storm water management systems, as identified in the SWMP. Maintenance shall include the following: (i) visual inspection of the site to ensure that no erosion is occurring, (ii) visual inspection of on-site storm sewer during rainfall events to ensure they are properly working, (iii) removal of any sediment that has collected in designated storm water detention and/or retention areas and removal of any debris that may have blocked the outlet orifices, (iv) repair or replacement of any damaged structures designed to control storm water runoff and provided water quality measures for the site, (v) regularly mowing lawn areas (except with respect to native species areas), (vi) clearing detention facilities of any volunteer trees, and (vii) completing annual inspections of detention facilities and maintaining inspection reports for three (3) years.
- bb. No debris, hazardous materials, household hazardous waste, or unapproved plants or soil shall be placed, at any time, on any Lot, Outlot, or County Lot.

- 7. Any construction or earth moving on any Lot shall be in compliance with all laws relating to storm water discharge permitting. The Lot owner shall be the sole responsible permittee for the Lot with respect to compliance with the terms, provisions and requirements of any NPDES Storm Water Discharge Permit No. 2 and any storm water pollution prevention plan that includes the Lot.

During the ownership of the Lot, the Lot owner shall protect, defend, indemnify and hold the Developer and other Lot owners harmless from any and all damages, claims, liabilities, fines, penalties, cleanup costs and/or attorneys' and consultants' fees caused by, or in any manner related to: (1) any discharges of soil, silt, sediment, petroleum product, hazardous substances or solid waste from the Lot; and/or (2) any alleged violation of any NPDES or storm water discharge rule or regulation.

- 8. For purposes of this Paragraph 8 the term "Conservation Easement" shall mean the definition referenced in Chapter 457A of the Iowa Code and/or the definition referenced with respect to "Easement, public" in Section 85.08(89) of the Code of Ordinances of Story County, Iowa (the "County Code of Ordinances"). The legal descriptions of any and every Conservation Easement granted to the County upon the platting of the Subdivision shall be noted on the Final Plat of the Subdivision and on an easement document to be recorded with the Final Plat of the Subdivision. Each Lot owner shall strictly comply with the restrictions set forth in Section 86.12 of the County Code of Ordinances and other provisions within the County Code of Ordinances specifically related to development within a GB-C Greenbelt-Conservation District with respect to any areas within the Subdivision encumbered by a Conservation Easement. The Association shall be charged with enforcing said restrictions on any Lot not owned by the Association, and furthermore, the Association shall be ultimately responsible for the enforcement of said restrictions on any Outlots and/or as required under the Management Agreement. In furtherance of said charge, the owners of Lots shall be liable for dues to the Association in such

amounts as the Association deems adequate to comply with the requirements set forth herein.

The erection or placement of any building or other structure or improvement, including, but not limited to, a retaining wall or fence, or any trees, shrubs, or other landscape plantings other than grass or comparable ground cover within any area of an Outlot or a Count Lot, or any area of a Lot identified as being encumbered by a Conservation Easement, is prohibited except with the prior consent of the County. Neither the Association or any Lot owner may mow, burn, spray, or engage in other similar management activities on the Outlots or the County Lots.

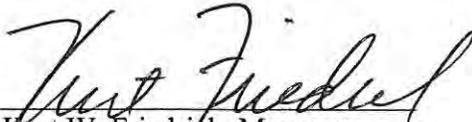
9. All of these restrictions shall be deemed to be covenants running with the land and shall endure and be binding upon all parties hereto, their successors and assigns, for a period of twenty-one (21) years from the date of the recording of these covenants, unless claims to continue any interest in the covenants are filed as provided by law.
10. In case of violation of any of the covenants, any person then owning a Lot in said Subdivision, the SCCB, and/or the County is authorized to resort to an action at law or in equity for relief, either by injunction or in damages, against the person so violating said covenants and is entitled to attorneys' fees and costs related thereto.
11. Invalidation of any of these covenants by judgment or court order shall in no way affect the validity of any of the other provisions, but they shall remain in full force and effect.
12. This instrument may be amended upon the recording of a written instrument executed by the owners of at least seventy-five percent (75%) of the Lots within the Subdivision. Any amendment to this instrument must be filed for record in the office of the Recorder of Story County, Iowa. For the purposes of this Paragraph 12, each Lot shall be deemed to have one (1) owner, and each said owner shall be entitled to one (1) vote for each Lot owned.
13. The provisions of this instrument and any amendments hereto may be extended for an additional period beyond the initial twenty-one (21) year period by the owners of seventy-five percent (75%) of the Lots within the Subdivision by filing a verified claim in the office of the Recorder of Story County, Iowa, within the initial twenty-one (21) year period. For the purposes of this Paragraph 13, each Lot shall be deemed to have one (1) owner, all as provided in the preceding paragraph.

Dated at Ames, Iowa this 29th day of September, 2020.

(SIGNATURE PAGE FOLLOWS)

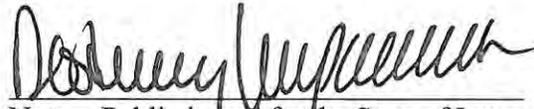
**SIGNATURE PAGE OF
RESTRICTIVE COVENANTS AND REGULATIONS FOR
PRAIRIE VALLEY SUBDIVISION FIRST ADDITION, STORY COUNTY, IOWA**

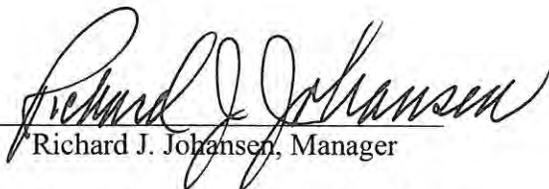
THE QUARRY ESTATES, L.L.C.

By: 
Kurt W. Friedrich, Manager

STATE OF IOWA, STORY COUNTY, SS:

This record was acknowledged before me on this 29th day of September, 2020, by Kurt W. Friedrich, as a Manager of The Quarry Estates, L.L.C.

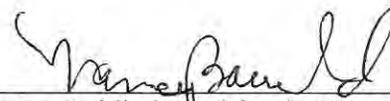

Notary Public in and for the State of Iowa
My commission expires 08/14/2023

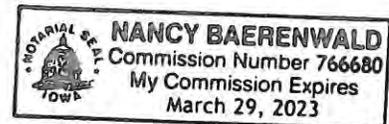
By: 
Richard J. Johansen, Manager



STATE OF IOWA, STORY COUNTY, SS:

This record was acknowledged before me on this 29th day of September, 2020, by Richard J. Johansen, as a Manager of The Quarry Estates, L.L.C.


Notary Public in and for the State of Iowa
My commission expires 3/29/23



INSTRUMENT PREPARED BY:	Brian D. Torresi, 2605 Northridge Pkwy., Ames, IA 50010 (515) 288-2500
RETURN TO:	Brian D. Torresi, 2605 Northridge Pkwy., Ames, IA 50010

OUTLOT USE RESTRICTIONS AND MANAGEMENT/OWNERSHIP AGREEMENT

THIS OUTLOT USE RESTRICTIONS AND MANAGEMENT/OWNERSHIP AGREEMENT (this "Agreement") is being made and entered into between Story County, Iowa (the "County"), the Story County Conservation Board ("SCCB"), and The Quarry Estates, L.L.C. (the "Developer") related to the development of Prairie Valley Subdivision, Story County, Iowa (the "Subdivision").

1. The Developer hereby understands, acknowledges, and agrees that any and all development within the Subdivision (said term includes any and every addition thereof) shall be in accordance with the following provisions and/or instruments:

- a. the Stormwater Management Plan (the "SWMP") submitted as part of the preliminary plat of the Subdivision (the "Preliminary Plat");
- b. the Erosion Control Plan (the "ECP") submitted as part of the Preliminary Plat;
- c. the Protection Subdrain Plan (the "PSP") submitted as part of the Preliminary Plat;
- d. the Fence Plan (the "Fence Plan") submitted as part of the Preliminary Plat;
- e. the access easement granted in favor of SCCB submitted as part of the Preliminary Plat;
- f. applicable provisions of the Code of Ordinances of Story County, Iowa (the "Code");
- g. the Iowa Statewide Urban Design and Specifications ("SUDAS");
- h. as applicable, the terms and provisions of the Restrictive Covenants and Regulations for Prairie Valley Subdivision First Addition, Story County, Iowa (collectively, with the similar restrictive covenant instruments for each future addition of the Subdivision, the "Covenants") with respect to the duties and requirements of the Developer and/or the Association (as that term is defined in the Covenants) as identified therein; and

- i. any and every supplement and/or amendment to the SWMP, the ECP, the PSP, the Fence Plan, the Code, and SUDAS related to future additions of the Subdivision.

2. The Developer agrees to the following conditions and restrictions with respect to outlots within the Subdivision that are owned by the Association (collectively, the “Outlots” and individually, an “Outlot”) and with respect to lots within the Subdivision dedicated and conveyed by the Developer to the County as part of the platting of the Subdivision (collectively, the “County Lots” and individually, a “County Lot”):

- a. the Developer shall convey the applicable County Lots to the County by warranty deed with each phase of the Subdivision;
- b. all Outlots and County Lots that contain greenspace and/or Conservation Easements (as that term is defined in the Covenants) shall be managed as native prairie lots and plantings thereon shall be in strict compliance with the requirements of the SCCB, such management shall include, but not be limited to: (i) the prohibition on planting or growing, in any manner, any invasive plant species (as defined by the Iowa Department of Natural Resources Forestry Invasive Species Guide) on any Outlot, (ii) the requirement that all shrubs and trees planted on any Outlot be of a native species, and (iii) the requirement of preapproval by the SCCB of any seed mixes used on any Outlot;
- c. water quality within the County Lots shall be tested by the SCCB and/or the County, and in the event the testing indicates the use of fertilizers and/or lawn additives that contain phosphates in violation of the Covenants, the SCCB and/or the County is authorized, pursuant to the Covenants, to resort to an action at law or in equity for relief, either by injunction or in damages, against any person then owning a Lot (as that term is defined in the Covenants) in the Subdivision so violating the Covenants in said manner, and is entitled to attorneys’ fees and costs related thereto;
- d. no construction materials, debris, hazardous materials, household items, or unapproved plants or soil shall be placed, at any time, on any of the Outlots or the County Lots;
- e. the County Lots shall be limited to light foot traffic, and no sledding, biking, hunting, trapping, or other activities prohibited by the SCCB shall be permitted on the County Lots;
- f. the SCCB and/or the County shall be responsible for: (i) the construction and creation of a trail system within or across any County Lot, (ii) the construction and creation of shelters or other structures for public use on the County Lots, as may be shown and identified on the Preliminary Plat, as agreed to by the SCCB, the Developer, and the Association, (iii) the construction of an access gate to designated portions of any County Lot, and (iv) the construction and creation of public parking areas with respect to the Subdivision and the County Lots located therein; and
- g. the Developer shall be responsible for: (i) the construction of three (3) split-rail fences on the common property lines of the County Lots and the Outlots in order

to protect environmentally sensitive areas as identified in the Fence Plan, and (ii) the construction of the protection subdrain as identified in the PSP.

3. The parties agree that this Agreement may be modified, amended or supplemented only by written agreement of the parties. This Agreement shall run with the real property made part of the Subdivision and shall be binding upon Developer, its successors and assigns. Time is of the essence in this Agreement. The failure to promptly assert any rights herein shall not, however, be a waiver of such rights or a waiver of any existing or subsequent default. To facilitate execution, this Agreement may be executed in as many counterparts as may be required. It shall not be necessary that the signature on behalf of the parties hereto appear on each counterpart. All counterparts shall collectively constitute a single Agreement. The laws of the State of Iowa shall govern this Agreement. Any dispute relating to this Agreement shall be adjudicated in the Iowa District Court for Story County.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed as of the dates set forth below.

Dated this 21st day of September, 2020.

THE QUARRY ESTATES, L.L.C.

By: Kurt W. Friedrich
Kurt W. Friedrich, Manager

STATE OF IOWA, STORY COUNTY, SS:

This record was acknowledged before me on this 21st day of September, 2020, by Kurt W. Friedrich, as a Manager of The Quarry Estates, L.L.C.

Destiny Lempiainen
Notary Public in and for the State of Iowa
My commission expires 08/14/2023

By: Richard J. Johansen
Richard J. Johansen, Manager

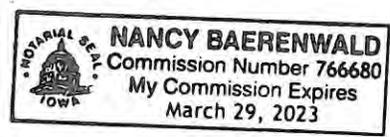


STATE OF IOWA, STORY COUNTY, SS:

This record was acknowledged before me on this 29th day of September, 2020, by Richard J. Johansen, as a Manager of The Quarry Estates, L.L.C.

Nancy Baerenwald
Notary Public in and for the State of Iowa
My commission expires 3/29/23

(SIGNATURE PAGE FOLLOWS)



**SIGNATURE PAGE OF
OUTLOT USE RESTRICTIONS AND MANAGEMENT/OWNERSHIP AGREEMENT**

STORY COUNTY, IOWA

By: _____
Linda Murken, Chair. Board of Supervisors

By: _____
Lucy Martin, Story County Auditor

STATE OF IOWA, STORY COUNTY, SS:

This record was acknowledged before me on this ___ day of September, 2020, by Linda Murken and Lucy Martin, the Chair of the Board of Supervisors and the County Auditor, respectively, of Story County, Iowa.

Notary Public in and for the State of Iowa
My commission expires _____

INSTRUMENT PREPARED BY:	Brian D. Torresi, 2605 Northridge Pkwy., Ames, IA 50010 (515) 288-2500
RETURN TO:	The Quarry Estates, L.L.C., 100 6th St., Ames, IA 50010

IMPROVEMENT AGREEMENT

THIS IMPROVEMENT AGREEMENT (this "Agreement") is being made and entered into between Story County, Iowa (the "County") and The Quarry Estates, L.L.C. (the "Developer") related to the development of Prairie Valley Subdivision First Addition, Story County, Iowa (the "Subdivision").

1. The Developer shall provide an irrevocable letter of credit or other form of financial security to the County, in form and substance to be approved by the County Attorney, assuring the completion of all Subdivision improvements as set forth in Paragraph 2 herein. The irrevocable letter of credit or other form of financial security shall be in the amount of EIGHT HUNDRED NINETY THOUSAND DOLLARS and 00/100 (\$890,000.00) (the "Security Amount"), as specified by the County Engineer. If the Developer fails to complete any of the Work (as defined in Paragraph 2 herein) to the satisfaction of the County Engineer, the County shall be entitled to exercise their rights against the irrevocable letter of credit or other form of financial security, up to the Security Amount, as needed for the completion of the Work (as defined below).

2. The Developer agrees that the completion of all required Subdivision improvements (collectively, the "Work") as set forth and identified on the attached Prairie Valley Subdivision - First Addition Construction Costs Based on Bids (the "Cost Sheet") (a true and accurate copy of the Cost Sheet is attached hereto as Exhibit A and incorporated herein as if fully set forth) shall be complete no later than October 1, 2022.

3. All improvements to roads shall be constructed in accordance with the County Subdivision Street Specifications.

4. At least one (1) week prior to undertaking any of the Work within the Subdivision, a construction schedule shall be submitted to the County Planning and Development Department who will distribute to the County Engineer.

5. The Developer shall retain a Professional Engineer (the "Engineer") to provide construction staking and inspection. The Developer shall notify the County Engineer and the County Planning and Development Director not less than forty-eight (48) hours in advance of readiness for required inspection. At the completion of Work, the Engineer shall certify the work to the County Engineer. The certification shall be that all Work was accomplished in accordance with the approved plans and specifications.

6. The Developer shall be responsible for the installation and/or construction of all required Work within the Subdivision in accordance with County Land Development Regulations (the "Regulations"), and shall warrant the design, materials, and workmanship of the Work, and the installation and construction thereof, for a period of two (2) years from and after completion. Such warranty shall be by an irrevocable letter of credit or other financial security in an amount as determined by the County Engineer; and shall be subject to review by the County Attorney; shall assure the expedient repair or replacement of defective improvements under warranty; and shall indemnify the County from all costs or losses resulting from or contributed to such defective improvements.

7. This Agreement is not intended to supersede or redefine requirements of the Regulations.

Dated this 29th day of September, 2020.

THE QUARRY ESTATES, L.L.C.

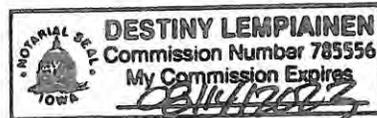
By: Kurt W. Friedrich
Kurt W. Friedrich, Manager

STATE OF IOWA, STORY COUNTY, SS:

This record was acknowledged before me on this 29th day of September, 2020, by Kurt W. Friedrich, as a Manager of The Quarry Estates, L.L.C.

Destiny Lempiainen
Notary Public in and for the State of Iowa
My commission expires 08/14/2023

By: Richard J. Johansen
Richard J. Johansen, Manager

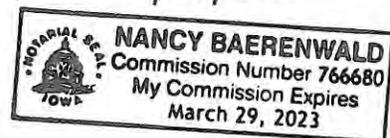


STATE OF IOWA, STORY COUNTY, SS:

This record was acknowledged before me on this 29th day of September, 2020, by Richard J. Johansen, as a Manager of The Quarry Estates, L.L.C.

Nancy Baerenwald
Notary Public in and for the State of Iowa
My commission expires 3/29/23

(SIGNATURE PAGE FOLLOWS)



**SIGNATURE PAGE OF
IMPROVEMENT AGREEMENT**

STORY COUNTY, IOWA

By: _____
Linda Murken, Chair, Board of Supervisors

By: _____
Lucy Martin, Story County Auditor

STATE OF IOWA, STORY COUNTY, SS:

This record was acknowledged before me on this ___ day of September, 2020, by Linda Murken and Lucy Martin, the Chair of the Board of Supervisors and the County Auditor, respectively, of Story County, Iowa.

Notary Public in and for the State of Iowa
My commission expires _____

PRAIRIE VALLEY SUBDIVISION - FIRST ADDITION
CONSTRUCTION COSTS BASED ON BIDS



Story County, Iowa
 Last Update 7/24/2020
 FOX PN: 5470-18A

				ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COSTS	
ITEM NO.	BID ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
DIVISION 2 - EARTHWORK					
2.01	CLEARING AND GRUBBING	LS	1	\$8,343.00	\$8,343.00
2.02	CROP REMOVAL	AC	9	\$168.50	\$1,516.50
2.03	TOPSOIL STRIP, STOCKPILE, & RESPREAD	CY	17,750	\$2.67	\$47,392.50
2.04	EXCAVATION, CLASS 10	CY	32,600	\$2.14	\$69,764.00
2.05	COMPACTION TESTING	LS	1	\$5,000.00	\$5,000.00
2.06	SUBGRADE PREPARATION & FINE GRADING	SY	10,220	\$2.80	\$28,616.00
2.07	SUBGRADE TREATMENT, GEOGRID, TYPE 1	SY	10,220	\$1.30	\$13,286.00
2.08	SPECIAL BACKFILL, 4-INCH	SY	10,220	\$6.75	\$68,985.00
2.09	SHOULDERING, 5-FT, TOPSOIL	CY	715	\$10.00	\$7,150.00
DIVISION 3 - TRENCH & TRENCHLESS CONSTRUCTION					
3.01	TRENCH FOUNDATION	TON	50	\$33.50	\$1,675.00
3.02	REPLACEMENT OF UNSUITABLE BACKFILL MATERIAL	CY	50	\$38.25	\$1,912.50
DIVISION 4 - SEWERS & DRAINS					
4.01	SUBDRAIN, TRENCHED, 8-INCH	LF	763	\$21.77	\$16,610.51
4.02	CLEANOUT	EA	2	\$965.00	\$1,930.00
4.03	STORM SEWER, TRENCHED, 12-INCH	LF	234	\$29.18	\$6,828.12
4.04	STORM SEWER, TRENCHED, 15-INCH	LF	641	\$33.97	\$21,774.77
4.05	CULVERT, 4-INCH, CMP	LF	12	\$29.50	\$354.00
4.06	CULVERT, 6-INCH, CMP	LF	24	\$46.04	\$1,104.96
4.07	CULVERT, 8-INCH, CMP	LF	5	\$140.00	\$700.00
4.08	CULVERT & FOOTING WALL, 12-INCH, CMP	LF	264	\$61.33	\$16,191.12
4.09	CULVERT, 18-INCH, RCP	LF	148	\$52.15	\$7,718.20
4.10	CULVERT, 24-INCH, RCP	LF	52	\$83.98	\$4,366.96
4.11	FLARED END SECTION, 8-INCH, CMP	EA	2	\$680.00	\$1,360.00
4.12	FLARED END SECTION & FOOTING WALL, 12-INCH	EA	1	\$1,218.00	\$1,218.00
4.13	FLARED END SECTION & FOOTING WALL, 15-INCH	EA	2	\$1,334.00	\$2,668.00
4.14	FLARED END SECTION, 18-INCH, RCP	EA	2	\$2,232.00	\$4,464.00
4.15	FLARED END SECTION, 24-INCH, RCP	EA	2	\$2,553.00	\$5,106.00
4.16	FIELD TILE REPAIR	LF	300	\$17.50	\$5,250.00
DIVISION 5 - WATER MAIN & APPURTENANCES					
5.01	WATER MAIN CONNECTION TO EXISTING, TVS	EA	1	\$4,975.00	\$4,975.00
5.02	WATER MAIN, 6-INCH	LF	3,584	\$20.20	\$72,396.80
5.03	WATER VALVE, 6-INCH	EA	5	\$1,119.00	\$5,595.00
5.04	FIRE HYDRANT ASSEMBLY	EA	6	\$4,675.00	\$28,050.00
5.05	WATER SERVICE, 1-INCH	LF	855	\$16.95	\$14,492.25
5.06	CURB STOP & BOX	EA	10	\$273.70	\$2,737.00
DIVISION 6 - STRUCTURES FOR SANITARY & STORM SEWERS					
6.01	BEEHIVE INTAKE, 24-INCH	EA	10	\$2,005.30	\$20,053.00
6.02	BEEHIVE INTAKE, 30-INCH	EA	2	\$2,638.00	\$5,276.00
6.03	PERFORATED RISER	EA	2	\$1,805.00	\$3,610.00
DIVISION 7 - PAVEMENT & APPURTENANCES					
7.01	PAVEMENT, HMA, 6-INCH	SY	8,300	\$27.25	\$226,175.00
7.02	PAVEMENT, PCC, 6-INCH (MAILBOX PAD & SIDEWALK)	SY	63	\$68.00	\$4,284.00
7.03	PCC CURB & GUTTER, 24-INCH	LF	96	\$30.00	\$2,880.00
DIVISION 9 - SITE WORK & LANDSCAPING					
9.01	SEEDING, FERTILIZING, & MULCHING - TYPE 1	AC	0.6	\$2,080.00	\$1,248.00
9.02	SEEDING, FERTILIZING, & CURLEX CL BLANKET - TYPE 2	AC	0.5	\$8,376.00	\$4,188.00
9.03	SEEDING & MULCHING - TYPE 3	AC	4.6	\$1,540.00	\$7,084.00
9.04	SEEDING, FERTILIZING, & MULCHING - SUBDIVISION MIX	AC	12.0	\$1,340.00	\$16,080.00
9.05	SEEDING & MULCHING - NATIVE PRAIRIE MIX	AC	4.9	\$2,266.00	\$11,103.40
9.06	SEEDING & MULCHING - WETLAND MIX	AC	2.3	\$3,000.00	\$6,900.00
9.07	SILT FENCE, INSTALL, MAINTAIN	LF	6,720.0	\$2.50	\$16,800.00
9.08	FILTER SOCKS	LF	1,000.0	\$3.40	\$3,400.00
9.09	SPLIT RAIL FENCE	LF	1,387.0	\$25.00	\$34,675.00
9.10	PROTECTIVE FENCE	LF	5,195.0	\$1.00	\$5,195.00
9.11	STABILIZED CONSTRUCTION ENTRANCE	TON	123.0	\$33.50	\$4,120.00
9.12	RIPRAP, CLASS D/E	TON	192.0	\$57.50	\$11,040.00
9.13	EROSTON CONTROL STONE	EA	133.0	\$45.00	\$5,985.00
9.14	INTAKE PROTECTION	EA	10.0	\$250.00	\$2,500.00
DIVISION 11 - MISCELLANEOUS					
11.01	MOBILIZATION	LS	1.00	\$7,500.00	\$7,500.00
11.02	MOBILIZATION (PAVING)	LS	1.00	\$4,500.00	\$4,500.00
11.02	TRAFFIC CONTROL	LS	1.00	\$1,200.00	\$1,200.00
CONSTRUCTION SUBTOTAL					\$890,000.00



IRREVOCABLE STANDBY LETTER OF CREDIT

ISSUER: VISIONBANK OF IOWA
104 CHESTNUT ST
AMES, IA 50010-8058

Date of Issue: <u>09-30-2020</u> Letter of Credit Number: <u>164</u>	
Amount: U.S. \$ <u>890,000.00</u> (<u>EIGHT HUNDRED NINETY THOUSAND AND NO/100</u> U.S. DOLLARS)	
For Benefit Of: Beneficiary Name and Address	For Account Of: Applicant Name and Address
STORY COUNTY 900 6TH ST, NEVADA , IA 50201	THE QUARRY ESTATES LLC 100 6TH ST AMES, IA 50010

LETTER OF CREDIT. Issuer establishes this Irrevocable Standby Letter of Credit (Letter of Credit) in favor of Beneficiary in the amount indicated above. Beneficiary may draw on this Letter of Credit with a Draft (or Drafts, if the maximum number of drawings is greater than one) together with the documents described below. Each Draft shall be signed on behalf of Beneficiary and be marked "Drawn under [Issuer name] Letter of Credit No. [Letter of Credit number] dated [Letter of Credit date]." Drafts must be presented at Issuer's address shown above on or before the Expiration Date. The presentation of any Draft shall reduce the Amount available under this Letter of Credit by the amount of the Draft.

This Letter of Credit sets forth in full the terms of Issuer's obligation to Beneficiary. This obligation cannot be modified by any reference in this Letter of Credit, or any document to which this Letter of Credit may be related.

This Letter of Credit expires on the Expiration Date.

DRAWINGS.

- Partial drawings shall not be permitted under this Letter of Credit.
 Partial drawings are permitted. The maximum number of drawings that may be made is _____.

DOCUMENTS. Each Draft must be accompanied by the following, an original and two copies except as stated:

- The original Letter of Credit, together with any amendments.
 A sight draft drawn by Beneficiary on Issuer.
 A signed statement by Beneficiary including the following statement: DRAWN UNDER IRREVOCABLE STANDBY LETTER OF CREDIT #164 DATED SEPTEMBER 30, 2020, FOR THE ACCOUNT OF THE QUARRY ESTATES, LLC.
 Other documents:

Issuer shall be entitled to accept a draft and the documentation described above, as required by the terms of this Letter of Credit, from any person purporting to be an authorized officer or representative of Beneficiary without any obligation or duty on the part of Issuer to verify the identity or authority of the person presenting the draft and such documentation.

SPECIAL INSTRUCTIONS: THIS LETTER OF CREDIT IS FOR THE USE AND BENEFIT OF THE QUARRY ESTATES LLC TO SECURE PUBLIC IMPROVEMENTS, STORM WATER MANAGEMENT AND CONSERVATION MANAGEMENT IN PRAIRIE VALLEY SUBDIVISION 1ST ADDITION

EXPIRATION DATE. This Letter of Credit expires at the close of business at Issuer's address at 4:30 P.M. (Time) on 09-30-2022 (Date). Issuer agrees to honor all Drafts presented in strict compliance with the provisions of this Letter of Credit on or before the Expiration Date.

If Beneficiary has not drawn the full amount of this Letter of Credit prior to the Expiration Date, the Expiration Date shall be extended for a period of _____ days from the Expiration Date, unless Issuer notifies Beneficiary in writing at least _____ days prior to the Expiration Date that Issuer elects not to extend this Letter of Credit. In any event, this Letter of Credit shall expire on _____ without any notice from Issuer to Beneficiary.

TRANSFERABILITY. This Letter of Credit is transferable non-transferable.

APPLICABLE LAW. This Letter of Credit shall be governed by:

- the Uniform Customs and Practice for Documentary Credits, 2007 Revision, International Chamber of Commerce Publication No. 600 (UCP), or any later version or amendment.
- the International Standby Practices 1998 (ISP98).

This Letter of Credit shall also be governed by the laws of IOWA, the United States of America, so long as such laws are not inconsistent with the UCP or ISP, as applicable.

VISIONBANK OF IOWA

(Issuer Name)

By _____
(Signature)

9-30-20
(Date)

TIM S. TRYON, MARKET PRESIDENT
(Signer Name and Title)

City of Gilbert, Iowa
Resolution No. 2020-05-01

Waiving subdivision review

BE IT RESOLVED by the City Council of Gilbert, Iowa:

- 1 The City Council has authority, as described in article III, section 38A of the Constitution of the State of Iowa and in chapter 354 of the Code of Iowa, to review and to waive review of subdivision plats within two miles of the corporate limits of the city.
- 2 Quarry Estates, LLC, states that it is the owner and proprietor of the real property described as:
The Northwest Quarter of Section 7, Township 84 North, Range 24 West of the 5th P.M., Story County, Iowa, except the West 125 feet of the Northwest Quarter of said Northwest Quarter and except the West 120 feet of the Southwest Quarter of said Northwest Quarter.
- 3 The owner proposes to subdivide said real property by a plat of subdivision plat.
- 4 The real property and the proposed division of the real property is subject to the subdivision ordinance of the City of Gilbert, Iowa, because it lies within two miles of the corporate limits.
- 5 Story County has primary jurisdiction over the proposed subdivision.
- 6 The City Council, having examined the proposed survey, the location of the real property, and being fully informed by the owner and the owner's agents of all of the circumstances, finds:
 - 6.1 There is no reasonable prospect that Gilbert city services will be required for this subdivision.
 - 6.2 The application of the City's subdivision ordinance to this rural subdivision is not necessary.
 - 6.3 There is good cause to and the City Council does hereby waive review of the described land division and survey plat and further waives application of the Gilbert subdivision ordinance.
- 7 The City Council finds this resolution appropriate and necessary to protect, preserve, and improve the rights, privileges, property, peace, safety, health, welfare, comfort, and convenience of the City of Gilbert and its citizens, all as provided for in and permitted by section 364.1 of the Code of Iowa.

APPROVAL: In accordance with Iowa Code section 380.5, the undersigned approves the foregoing as enacted on the 18th day of May, 2020, by the City Council of the City of Gilbert, Iowa.

IN WITNESS WHEREOF,

I affix my signature on this
the 18th day of May, 2020:

ATTESTED AND SEALED

with the seal of the City of Gilbert, Iowa
on the date aforesaid by:

[Seal of the City of Gilbert, Iowa]



JONATHAN POPP, Mayor



SONIA ARELLANO DODD, City Clerk

Record of Council Proceedings for Resolution No. 2020-05-01

The City Council of Gilbert, Iowa, met in regular session in the council chambers, City Hall, Gilbert, Iowa, at 6:00 P.M., on the 18th day of May, 2020, with the Mayor presiding and the following Council Members present and absent:

Present: Anderson, Gallahan, Jenkins, Rydl
Absent: Miller

The adoption of the resolution was moved and seconded, and upon the question of approval voted upon as follows:

Moved: Rydl
Seconded Anderson
Yes: Anderson, Jenkins, Rydl
No: Gallahan Absent/Abstain: Miller

The presiding officer declared the resolution adopted.

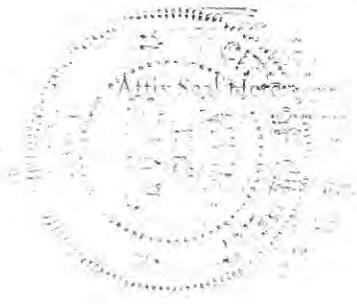
* * * * *

Note: The Clerk's Certificate is used to authenticate a duplicate of the original. The Clerk should not sign the certificate on the original document. The Clerk should keep the original document and record of proceedings on file in the City's permanent records at all times. The Clerk should complete the following on the duplicate when necessary to provide a "certified copy" of the original.

Clerk's Certificate

I, the undersigned, the duly appointed, qualified, and acting City Clerk of the City of Gilbert, Iowa, do hereby certify: that I have custody of the records of the City of Gilbert; that the foregoing Resolution No. 2020-05-01 is a true and exact copy of said resolution as filed and recorded in my office; that said resolution was duly passed by the City Council, and approved as shown by the attached *Record of Action*.

In Witness Whereof, I have affixed my signature and the seal of the City of Gilbert, Iowa on this 18th day of May, 2020:



J. Annell
City Clerk



STORY COUNTY BOARD OF HEALTH

**BINDING AGREEMENT FOR SEPTIC SITE EVALUATIONS FOR THE
SUBDIVISION OF LAND INTO MORE THAN TWO LOTS**

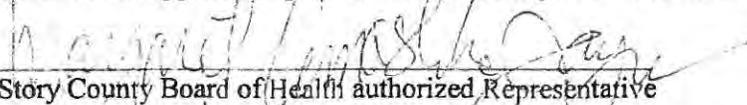
STORY COUNTY CODE OF ORDINANCES CHAPTER 65
PRIVATE SEWAGE DISPOSAL SYSTEMS
65.13 SITE EVALUATIONS FOR PROPOSED SUBDIVISIONS.

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.

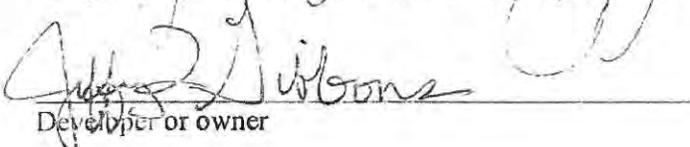
The Story County Board of Health and the developer of the subdivision referenced below enter into the following agreement:

Subdivision name: Dayton Ridge Plat 1
Location: Section 24 of Franklin Township, Story County, Iowa

The developer of the aforementioned proposed/platted subdivision 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 evaluation shall be submitted to the Environmental Health Department with the septic construction application prior to the start of any construction on said lot.


Story County Board of Health authorized Representative

8/16/18
Date


Developer or owner

8/3/18
Date

Proposal for Housing COVID-19 Positive Homeless Individuals/Families

Presented By: Story County Public Health

November 6, 2020

APPROVED *Withdrawn*
Board Member Initials: *PM* **DENIED**
Meeting Date: 11-17-2020
Follow-up action: _____

Problem Statement

Families and individuals experiencing homelessness (clients) in Story County are not immune from COVID-19 infection. If people experiencing homelessness are infected, these clients would need a place to be quarantined for 10 – 14 days once their symptoms are minimized. Since they do not have a home, we are looking for a place for them to stay during this time. The goal is to provide them a safe space to be in isolation for their protection as well as the community at large.

Executive Summary

The first week of April, Story County Public Health (SCPH), contacted many hotels in the Ames area to see if they would be willing to help us out by providing shelter to these clients during their quarantine time. All but one hotel responded “no” to our request. Microtel Inn and Suites was the only hotel that offered their services. A Memorandum of Understanding (MOU) was signed by SCPH, Microtel Inn and Suites and The Bridge Home (formerly ERP) to cover any assistance needed between April 10, 2020 through July 31, 2020. Only one homeless person used the hotel during this time. TBH staff assisted the clients by providing food and supplies and touching base with them on a daily basis. TBH staff also arranged for the client to have a safe place to go after they were released from quarantine so they did not have to go back out on the street. Story County Public Health (SCPH) was responsible for providing reimbursement to Microtel Inn and Suites and notifying ERP of the any clients needing the services. Microtel billed SCPH \$50 per day when a person was occupying a room. The funding used at that time has been utilized for other COVID related activities. Once the contract was up the end of July, SCPH contacted the Microtel Inn and Suites to see if we could continue their services and update our MOU. They were not willing to sign another MOU due to the fact that they had become busier.

At that time a search began with other motels as well as other organizations in the community, (property management companies and rentals), with no success. It was suggested at that time the upstairs of the main shelter on TBH campus could be used for this purpose, as it has individual rooms with a shared bathroom. That proposal was not accepted because The Bridge Home staff is conducting business out of the main shelter. Having quarantined individuals in the facility would put the entire staff, volunteers, visitors and clients at a higher risk of getting COVID-19.

Beginning October 27th, SCPH began looking for places again for the homeless who needed to be quarantined for COVID-19. Below are steps that were taken:

- Call to Century 21 about any efficiency apartments or rentals that they might know about. Responded back by checking with the local property management firms in the area and the City of Ames Rental Inspections Division. Century 21 did not have anything available.
- Call to Microtel Inn and Suites to see if we could save at least one room and pay them on a daily basis – even if we did not have any clients staying in the room. A \$50/day rate was decided upon and they were informed the agreement would be from, November 1, 2020 through April 30, 2021. After talking to the owner, they agreed to support our proposal.

- Call to a local landlord who rents out homes on a regular basis. These homes are not furnished, but was informed that she could provide some beds, but that was all. She said she would need \$900/month plus utilities. If she could rent these homes before we contacted her back, she would not wait for us and go ahead and rent to others.
- Call to Ames City Inspection to see if they could put out a notice to the local property managers in the surrounding area about our need. She would not be able to do that, but she could give us a list of property management firms and landlords that we could possibly call. She sent an excel spread sheet with 3,260 rental contacts. It shows the type of unit (duplex, single family, apartment) and the number of bedrooms. She informed me that most rentals in Story County would approximately be \$900 and higher. She felt that a motel/hotel would be our "best bet".
- Call to Jensen Property Management, Hunziker Property Management, and Friedrich Properties several times and had to leave messages to return our call after briefly informing them of our need. No one ever returned our call.

Proposed Solution

At this point in time I would ask the Story County Board of Supervisors to cover the cost of the following proposals.

PREFERED ACTION:

Use the Microtel Inn and Suites and pay them on a daily/monthly basis for having at least one room available for the possible need from November 23, 2020 until April 30, 2021.

ANTICIPATED COST

158 Days X \$50/day = \$7,900

TBH Staff X \$25-30/day = \$4,740

Note: This is an approximation for TBH staff costs, as their time would be billed hourly and only billed as needed.

TOTAL COST - \$12,640

ALTERNATIVE ACTION

Rent a home/apartment and pay on a monthly basis with 6 month lease, if possible.

ANTICIPATED COST

\$900/Month X 6 = \$5400 plus utilities

TBH Staff X \$25-30/day = \$4,740

Note: This is an approximation for TBH staff costs, as their time would be billed hourly and only billed as needed.

TOTAL COST - \$10,140

LesLa White, MPA, BSN, RN
 Mary Greeley Medical Center
 Director of Home Health, Hospice and Story County Public Health

APPROVED

DENIED

Board Member Initials: AMC

Meeting Date: 11-17-2020

Follow-up action: with change
As discussed - removal
of operating budget
reduction

To: Department Heads and Elected Officials
From: Board of Supervisors
Date: November 17, 2020
Subject: Guidelines for Development of FY22 Departmental Budget Proposals

Story County has been fortunate during this recession that our revenues have held ~~pretty well~~ close to predictions. This is largely due to 64% of our FY 21 revenue coming from property taxes, as opposed to other taxes that have been more directly affected by the recession. Also, the property tax collection rate has stayed relatively high. However, we are cognizant that unemployment has increased among Story County residents and that many farmers and businesses have suffered losses of income due to the pandemic, recession and the effects of the derecho.

Therefore, it is doubly important this year that we do more than hold the line on expenses. For FY22, we should plan on a one and three-quarters (.0175) percent in operating expenses, excluding salaries, benefits, and capital projects, from FY21's original approved budget. This equates countywide to roughly \$467,000, slightly less than the amount the Story County Treasurer estimated in early October as not having been paid by the September 30, 2020 deadline.

Story County has a longstanding policy to ascertain that expenditures are *necessary, reasonable, and in the interest of the public welfare*. Story County will make every effort to maintain a consistent levy rate and adhere to our policy to maintain our general fund balance at approximately 25% of general fund annual expenditures. This amount is necessary for appropriate cash flow and to maintain our bond rating of Aa1.

Based on the above information, we ask that departmental budgets be prepared with the following considerations:

Personnel:

- New staff will ~~likely~~ not be considered unless there is a clearly demonstrated urgent need and a cost benefit analysis which produces a positive benefit for the citizens of the county. All new staff requests shall be submitted to the Director of Internal Operations and Human Resources prior to submitting the budget request to the Auditor.
- Flexible benefit of \$145.30 per month per eligible employee
- Insurance contribution rates TBD. The current ~~rates~~ plans are :
 - Alliance Select \$500 Deductible Plan – Single 85%/Family 80%
 - Alliance Select \$1000 Deductible Plan – Single 95%/Family 90%
 - Blue Choice \$500 Deductible Plan – Single 90%/Family 80%
 - Blue Choice \$1000 Deductible Plan – Single 99%/Family 90%
- IPERS rates – Employer Contribution
 - Regular – 9.44%
 - Sheriffs and Deputies – 9.01%
 - Protection Occupations (Conservation Peace Officers/Jailers) – 9.31%
- COL wage increase for all non-bargaining unit employees - TBD (has been 2% recently)
- COL wage increases for Administration, Secondary Roads, Conservation, Sheriff and Command Staff Contracts – TBD (contract negotiations)

Operating:

- All major projects/acquisitions/equipment now flow through the CIP Committee.
- All Offices/Departments should ~~continue to~~ lower expenses and streamline operations ~~wherever possible~~ to produce a budget with a one and three-quarters (.0175) percent reduction in their operating expenses, excluding salaries, benefits, and capital projects, from FY21's original approved budget. Do not increase overall operating requests. ~~unless justified by current expenditures or known increases.~~ Attempt to offset any known increases in one area with reduction elsewhere, and if unable to do so, provide justification.
- Reimbursement for mileage for use of personal vehicle if traveling on county business @.50 mile.
- Use \$2.50 per gallon when budgeting for fuel.
- Continue to find ways to keep the overtime costs as low as possible.

APPROVED

DENIED

Board Member Initials: _____

Meeting Date: _____

Follow-up action: _____

*not
considered*
JM

To: Department Heads and Elected Officials
From: Board of Supervisors
Date: November 17, 2020
Subject: Guidelines for Development of FY22 Departmental Budget Proposals

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- Use \$2.50 per gallon when budgeting for fuel.
- Continue to find ways to keep the overtime costs as low as possible.



Story County Planning and Development
Administration Building
900 6th Street, Nevada, Iowa 50201

Ph. 515-382-7245
www.storycountyiowa.gov

~~APPROVED~~ DENIED
Board Member Initials: *YMR*
Meeting Date: *11/17/20*
Follow-up action: *Direction*

MEMORANDUM

TO: Story County Board of Supervisors
FROM: Emily Rizvic, Planning and Development Intern, and
Amelia Schoeneman, Interim Planning and Development Director
RE: Department's Work Program item to explore opportunities in other areas of Story County (Iowa Center and Shipley) to assess and respond to needs, similar to the work completed in Fernald

MEETING DATE: November 17, 2020

As part of the Planning and Development Department's work program, our staff, the Director of Environmental Health, Margaret Jaynes, and County Engineer, Darren Moon, surveyed residents of the Shipley and Iowa Center communities to assess the communities' needs. Citizens raised concerns regarding property maintenance, traffic enforcement, access to broadband and internet connectivity, access and quality of water, and transportation concerns relating to the school buses.

The initial survey results were collected by former Planning and Development Intern Gabriel Nelson in early February of 2020 and the survey was sent through the mail. A total of twenty (20) Iowa Center residents and three (3) Shipley residents participated in the survey. Due to COVID-19 and social gathering recommendations, no in-person meetings were arranged following the results of this survey, unlike in the case of the previous Fernald community needs assessment.

On July 22nd, 2020, Planning and Development staff met with Director Jaynes and County Engineer Moon to assess what items could be addressed administratively and the role of each department. Most of the concerns raised have been addressed by the three departments. The initial concerns are summarized later in this memo.

A second survey was sent to the communities of Shipley and Iowa Center on August 24th, 2020, in lieu of a community meeting to map possible concern areas identified by the initial survey. A total of four (4) responses were received by residents of the Shipley area. No responses were received by residents of Iowa Center in the second survey. Additional areas of concern were identified by residents in this follow-up survey. These areas of concern will also be summarized later in this memo.

In our second survey, residents of both Shipley and Iowa Center were provided resources and information regarding areas of concern raised in the initial survey. These resources provided and follow-up action taken are summarized in the areas of concern section.

Staff brought the work program item to the Planning and Zoning Commission at their November 4, 2020, meeting. The commission recommended the Board of Supervisors direct staff to take



further action on several areas of concern and for the Board of Supervisors to consider them as part of Strategic Plan or Capital Improvement Plan efforts or other initiatives.

Surveying Method

Two mail-in surveys were sent out to both the Iowa Center and Shipley communities. Surveyed areas are mapped in Figure 1. The survey boundaries are based on census blocks.

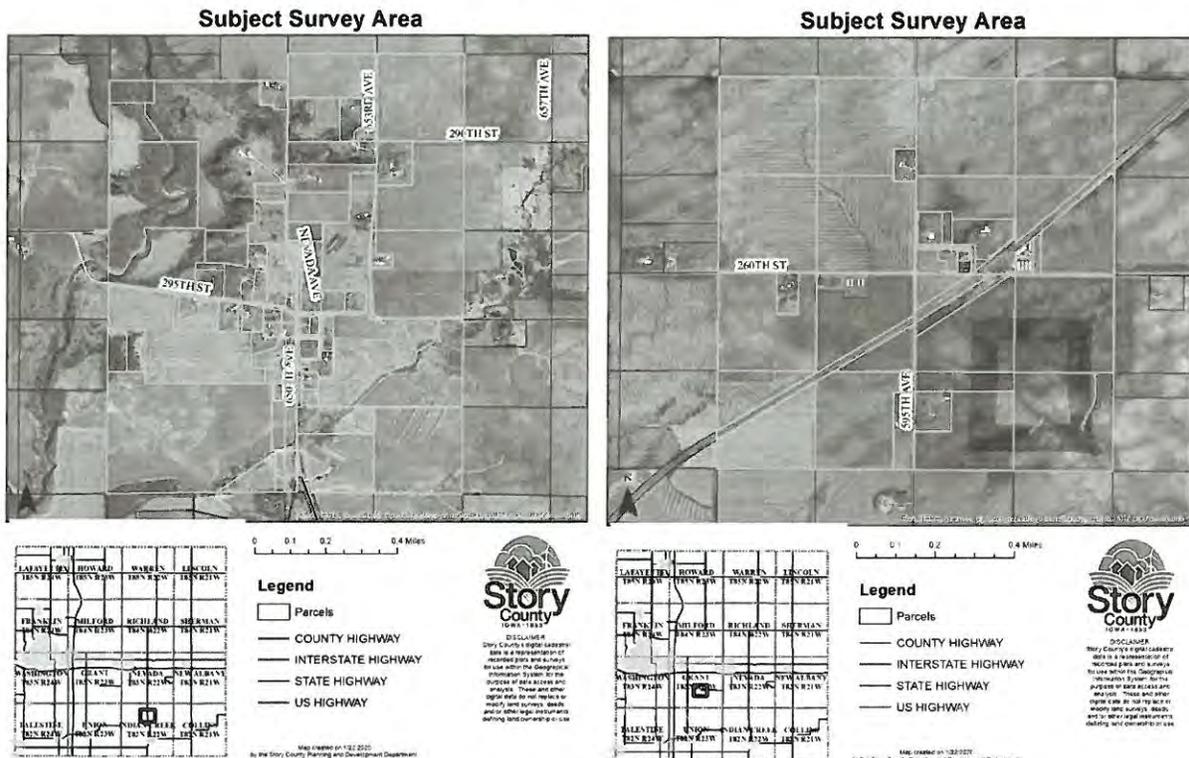


Figure 1: Map of Areas that Received Mail Surveys

In the initial survey, a total of twenty (20) responses were received by residents in the Iowa Center. In the Shipley community, a total of three (3) residents participated in the survey.

Areas of concern were collected and reviewed by county departments for follow-up action. It was determined that some indicated areas of concern required a follow-up survey to locate the areas for further review.

A follow-up survey was mailed to locate areas of concern that were identified in the initial survey. Zero (0) responses were received from members of the Iowa Center community and four (4) were received from Shipley residents.



Survey Results

Iowa Center Results Summary

Residents of Iowa Center responded to questions in the survey to assess their values and needs for the community. Twenty (20) participants took part in the survey.

The top three services that were indicated as being the most important to residents of the Iowa Center community included roads and infrastructure, utility services such as water, gas, electricity, and internet, and emergency services.

All responses to the “what services are important” survey question are shown in Table 1. Respondents could pick three services.

Iowa Center: What services are most important?

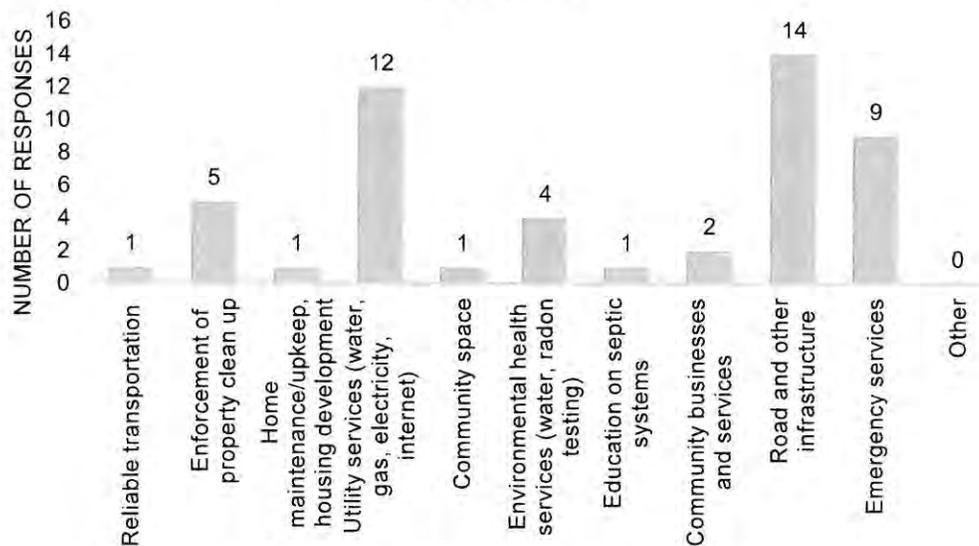


Table 1: Iowa Center Responses on Important Community Services

Of the respondents that had indicated that utility services were important to them, four (4) had highlighted or circled “internet” of the utilities listed, underscoring that this specific utility was of importance to them.



The top three problematic issues identified by the residents of the Iowa Center community included property appearance, access to and reliability of utilities, and speeding. All responses to the problematic issues survey question are shown in Table 2. Respondents could pick three issues. As seven (7) "other" results were received, Table 3 breaks down those responses.

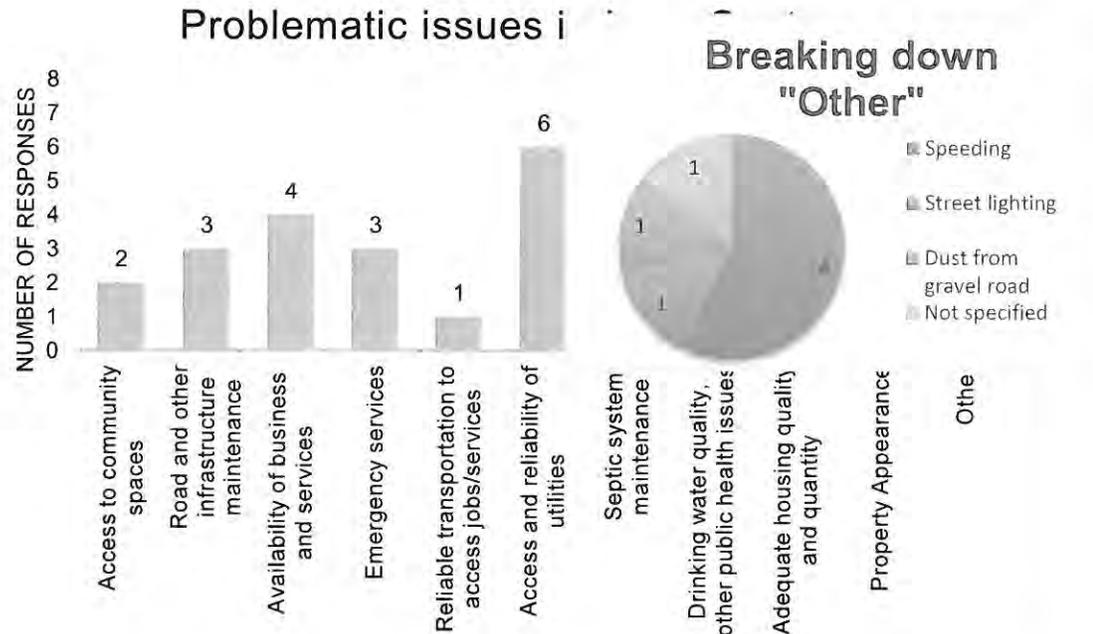


Table 2: Iowa Center Responses on Problematic Issues

All concerns provided by the residents were forwarded to related County Departments and followed-up on in the second survey sent on August 24, 2020, to request location information. The areas of concern are further described along with follow-up action taken in the summary of areas of concern section.

Iowa Center residents were asked an open-ended question about what they liked most about Iowa Center. Select responses are included below.

- "We enjoy the area!"*
- "The County Crew does excellent clearing roads in winter"*
- "They have cleaned up some houses in the community, which is nice"*

Table 3: Iowa Center Other Responses on Problematic Issues

Respondents also stated that they enjoy the rural and quiet setting of the community but also enjoyed its close proximity to neighboring cities such as Ames, Des Moines, and Maxwell. Additional comments that were provided by the community included the following and are summarized in Table 4.



What do you like most about Iowa Center?

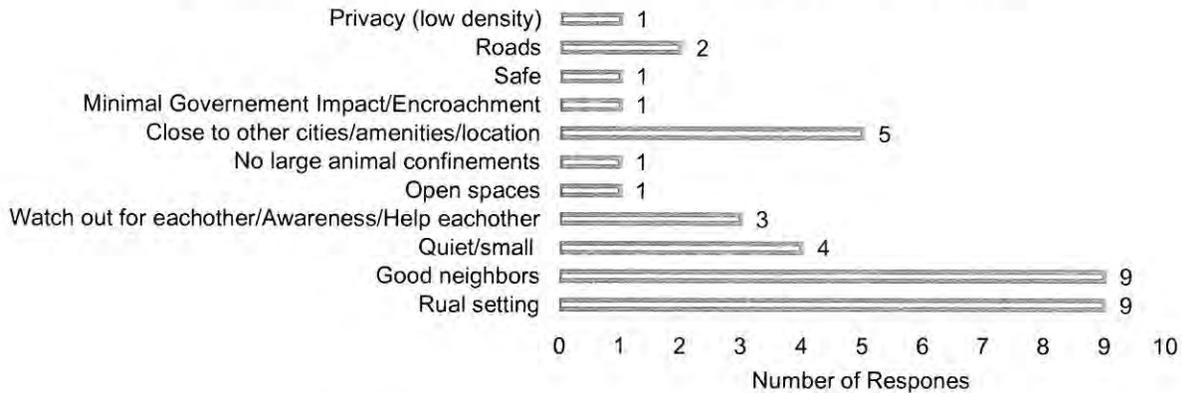


Table 4: Iowa Center Responses on What Respondents Like the Most

Survey participants were asked how long they have resided in Iowa Center. The average number of years of residency amongst survey respondents is sixteen (16) years, with the shortest amount being one and a half (1.5) years and the longest being fifty-three (53) years.

ShIPLEY Community Results Summary

Residents of Shipley responded to questions in the survey that would assess their values and needs for the community. Three (3) participants took part in the survey.

The services that were indicated as being the most important to residents of the Shipley community included:

- Road and infrastructure
- Utility Services such as water, gas, electricity, and internet
- Property Upkeep
- Reliable Transportation and
- Environmental Health services

All responses to what services are important are shown in Table 5. Respondents could pick three services.



ShIPLEY: What services are most important?

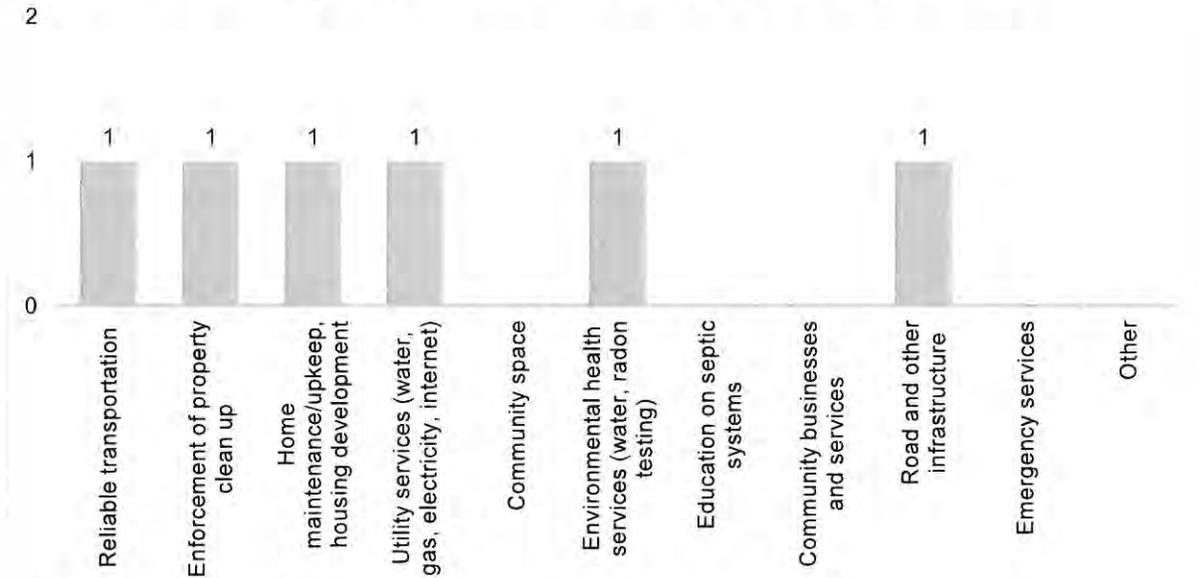


Table 5: ShIPLEY Responses on Important Community Services

The problematic issues identified by the residents of the ShIPLEY community included access and reliability of utilities (specifically water and internet services), drinking water quality, property maintenance, and road/ infrastructure and dust. All responses to problematic issues are shown in Table 6. Respondents could pick three issues.

All concerns provided by the residents were forwarded to related County Departments and followed-up on in the second survey sent on August 24, 2020, to request location information. Additional problematic areas were identified in a follow-up survey sent in Late August of 2020. Residents expressed concerns with noise from the “Spine Line” owned by Union Pacific and sight visibility for oncoming trains on 260th Street.

The areas of concern are further described along with follow-up action taken in the summary of areas of concern section.

In response to the question about what residents like most, ShIPLEY respondents indicated that they enjoy the rural location yet close proximity to shopping.



Problematic Issues in Shipley?

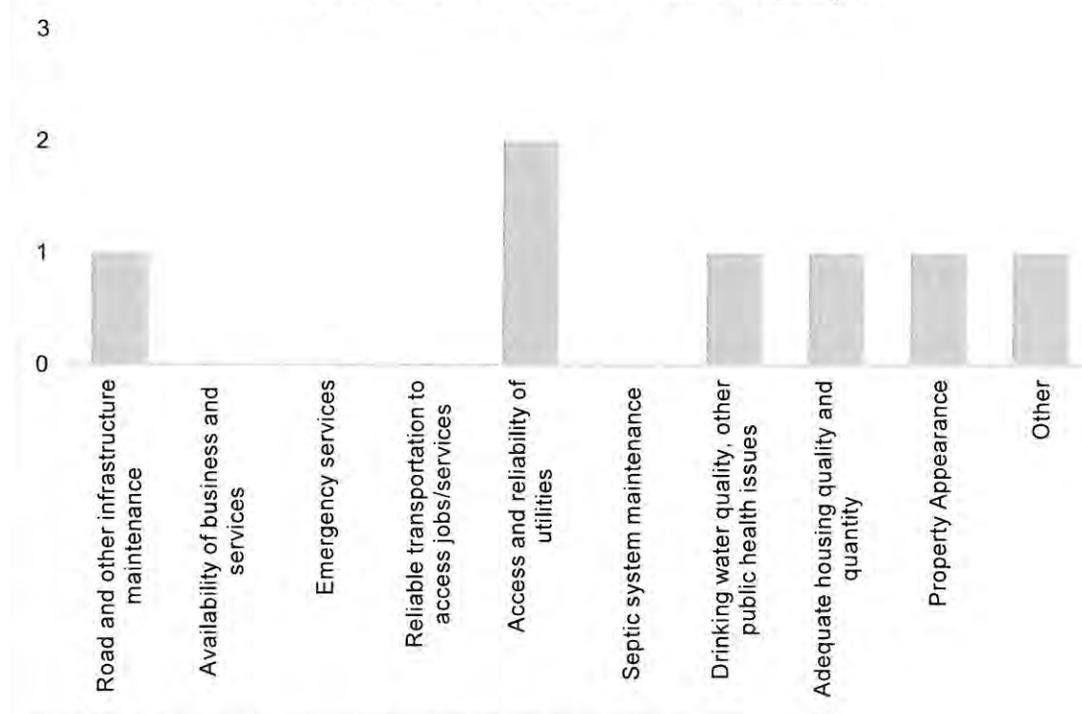


Table 6: Shipley Responses on Problematic Issues

Summary of Areas of Concern

Areas of Concern Addressed by Staff

The following areas of concern are from an open-ended question asking residents what they would like to change about their community or other information returned with the two surveys. Action taken to address these concerns is included after the concern is summarized.

The following are areas of concern that were raised by residents of both the Iowa Center and Shipley communities.

- Concerns were received regarding dust from gravel roads and road maintenance in the winter. The County Engineer provided information regarding dust control application in the follow-up letter mailed to all survey recipients on August 24. The Planning and Zoning Commission had questions about if this program limited what could be applied to roadways for dust control due to environmental concerns. Used motor oil is not permitted to be used.
- Residents indicated concerns regarding water quality. Environmental Health provided resources for contacting their water companies and the Iowa Department of Natural Resources in the follow-up letter mailed to all survey recipients on August 24.



The following are areas of concern that were raised by residents of the Iowa Center community.

- Residents indicated that they would like to see more road maintenance in the winter. This concern was directed to the County Engineer.
- Chemical spraying and application was indicated as a concern by a community member. Information and resources regarding signing up for the no-spray program was sent to members of the community in the follow-up letter mailed to all survey recipients on August 24. The Planning and Zoning Commission had questions about this program and were interested to learn that the county had such a program.
- Residents indicated concerns regarding bus stops and signage in the Iowa Center area. Planning staff routed this concern to the Maxwell-Collins School District. The Maxwell-Collins School District indicated that they will conduct an assessment in the fall of 2020 for bus stop and traffic safety.
- Residents indicated concerns regarding traffic enforcement and speeding in Iowa Center. Concerns were routed to the Sheriff's Office and the County Engineer.
- The County Engineer installed limited sight distance signs on both ends of town. There are no current plans to lower speed limits.
- The Sheriff's department plans on incorporating speed trailers throughout the next summer. Capt. Nicholas Lennie provided a detailed response on the Sheriff Office's work in Iowa Center including that "anytime we get a citizen call in with a concern of speeding, we will increase our awareness and presence in that area. If our speed trailer is available we will also strategically place that in the problem area. The speed trailer is only utilized during spring, summer and fall seasons and is currently put away for the winter. Iowa Center will likely see this speed trailer in their area throughout next summer."
- Property Appearance — a follow-up survey was mailed to residents of Iowa Center Community to locate areas of concern. No locations were submitted. It was indicated on the initial survey that they would like to see the town hall either cleaned up or removed. Planning and Development staff is reviewing the property for compliance issues.

The following information or areas of concern were not further addressed as location information was not provided in response to the follow-up survey by Iowa Center residents:

- Concern regarding blind drives or hidden driveways. The County Engineer installed limited sight distance signs on both ends of town.
- Concern regarding county tile maintenance for fields, ditches, and road washouts in Iowa Center.
- Concerns regarding property maintenance in Iowa Center.
- Concerns about too many animals located on one property in Iowa Center.

The following are areas of concern were raised by the residents of the Shipley community:

- Property maintenance was indicated as a concern on the initial survey. Two properties were located by residents in the second survey. Properties are being reviewed by the



Story County Planning and Development Department
Ph. 515-382-7245 Fax: 515-382-7294

Planning and Development Department and the Environmental Health Department to determine whether further action is to be taken.

Areas of Concern for Additional Action and Follow-Up

At their November 4, 2020, meeting the Planning and Zoning Commission identified the following areas of concern that require additional action or follow-up. There are also the items that the Planning and Zoning Commission recommended that the Board of Supervisors may wish to consider as part of their work on the Strategic Plan or other initiatives.

- **Broadband and Internet Connectivity**—Residents indicated a need for increased broadband and connectivity in the area. Assessing broadband connectivity needs throughout Story County is considered a high priority action item for the Board of Supervisors' Strategic Plan. Staff recently learned that Huxley Communications is expanding fiber optic service to Shipley and is in the construction phase. The Planning and Zoning Commission recommended the Board consider the importance of internet service for our unincorporated villages when pursuing this Strategic Plan action item.
- **Trains**—New concerns were raised in the second survey by residents of the Shipley community regarding the train, which intersects both 260th street and 595th avenue. Concerns were related to visibility of oncoming trains on 260th street and another indicated that they would like to see an established quiet zone in regards to the Train Horn Rule (49 CFR Part 222), which requires locomotive engineers to sound train horns prior to public grade crossings. Exemptions to the rule require crossings to have a gated railway crossing.

Planning and Development staff found additional information that the railway is part of the Spine Line, owned by Union Pacific Railroad and Chicago Northwestern Trans. Co. According to the 2017 Iowa State Rail Plan created by the Iowa DOT, approximately 10-16 trains travel through this line per day, with a maximum speed of 60 mph, approximately half being during the day, and half at night.

The crossing located on 260th street contains lighted crossbuck signs and the crossing on 595th contains a passive, unlighted crossbuck sign. According to the Iowa Department of Transportation data from 2019, the Average Daily Traffic (ADT) on 260th street is 100 and 70 ADT on 595th avenue. Since 2015, there have been no documented accidents at these crossings, according to the Office of Safety Analysis at the Federal Railroad Administration.

The Iowa Highway-Railroad Crossing Safety Program allows for railroad companies and public roadway jurisdictions to apply for improvement funding that increases transportation safety. "Ninety percent of approved projects are funded, with the remaining 10 percent paid by the highway authority, the railroad, or most commonly, a



portion paid by each. Applications are due by July 1 to be considered for the next annual funding cycle." The Planning and Zoning Commission recommended the Board direct staff to notify the railroad owner, Union Pacific, about the residents' concerns and inquire about a gated crossing for 260th and a lighted and/or gated crossing at 595th through the Iowa Highway-Railroad Crossing Safety Program. If any funding match or contribution is required from the County, staff will coordinate with secondary-roads and bring the request back to the Board for consideration.

- Jake brakes—Members of the community indicated that they would like to see a “No Jake Braking” zone in Iowa Center. The County Engineer expressed that the Board would need to pass an ordinance to require this and he plans to bring the proposal to the Board. If the County Engineer brings a “No Jake Braking” ordinance to the Board, the Planning and Zoning Commission recommended the Board consider the Iowa Center community’s concerns. Commissioner Mens also commented that it is important to remember that jake breaks are sometimes necessary for semi-truck drivers.
- Welcome Signs and Community Areas—Iowa Center community members stated that they would like to see more community or recreational facilities (in the vacated Washington Street right-of-way), more business either in Maxwell or Iowa Center, funds for cemetery upkeep, and would like to see welcome signs. Planning and Development staff communicated with the Story County Outreach and Special Projects Manager, Leanne Harter for information regarding funding opportunities. If any are identified, the Planning and Zoning Commission recommended the Board direct staff to reach out to the Township Trustees or other organized community group with this information. If any funding match or contribution is required from the County, staff shall bring the request back to the Board for consideration.
- S-27— Residents indicated that they would like to see road shoulders widened on S-27. The County Engineer noted that he understood the concern but that it would be a huge undertaking. If this is incorporated in a future Capital Improvement Program or other long-term transportation plan, the Planning and Zoning Commission recommended the Board consider the Iowa Center community’s concerns.

Board of Supervisors Alternatives

The Board of Supervisors may consider the following alternatives:

- 1. The Board of Supervisors accepts the Planning and Zoning Commission’s recommendation on areas of concern for additional action and follow-up.**
2. The Board of Supervisors accepts the Planning and Zoning Commission’s recommendation on areas of concern for additional action and follow-up and includes additional areas of concern and actions for staff to take.
3. The Board of Supervisors does not accept the Planning and Zoning Commission’s recommendation on areas of concern for additional action and follow-up and directs staff



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to complete additional outreach or research on specific areas of concern and bring the item back to the Board at a later date.



Story County Planning and Development Department
Administration Building
900 6th Street, Nevada, Iowa 50201
Ph. 515-382-7245
www.storycountyiowa.gov

January 29, 2020

Subject: Iowa Center Community Survey

To Whom It May Concern:

In an effort to understand the needs of the Iowa Center Community, and surrounding area, please take a couple of minutes to fill out the enclosed survey. Assessing the needs of the Iowa Center community was assigned to the Story County Planning and Development Department as part of the department's 2020 Work Program. Story County Staff, the Planning and Zoning Commission, and Board of Supervisors will review and evaluate the results. The results will be kept confidential and will not be tied to your name or address.

Please return your completed survey to the Story County Planning and Development Department by February 12, 2020. You can mail your survey to the department at the following address:

Story County Planning and Development
Administration Building
900 6th Street, Nevada, Iowa 50201

If you would like to take the survey verbally, over the phone, or through another accommodation, please contact our office at 515-382-7245 or email your survey to Gabriel Nelson at GNelson@storycountyiowa.gov. You can also direct any questions about the survey to our department at pzweb@storycountyiowa.gov.

Thank you in advance for your assistance and insight, we look forward to hearing from you.

Sincerely,

Story County Planning and Development Department

Please complete the following survey to help Story County understand the needs of Iowa Center area residents and landowners. All responses are confidential.

(Survey continued on reverse)



Story County Planning and Development Department
Administration Building
900 6th Street, Nevada, Iowa 50201
Ph. 515-382-7245
www.storycountyiowa.gov

1. How long have you lived in Iowa Center? _____

2. Please select the three services that are most important to you from the following:

- | | |
|---|--|
| <input type="checkbox"/> Reliable transportation to access jobs/services | <input type="checkbox"/> Environmental health services (water, radon testing) |
| <input type="checkbox"/> Enforcement of property clean up | <input type="checkbox"/> Education on septic systems |
| <input type="checkbox"/> Home maintenance/upkeep assistance and housing development | <input type="checkbox"/> Community businesses and services |
| <input type="checkbox"/> Utility services (water, gas, electricity, internet) | <input type="checkbox"/> Road and other infrastructure maintenance (storm water) |
| <input type="checkbox"/> Community spaces (facilities, indoor/outdoor recreation) | <input type="checkbox"/> Emergency services |
| | <input type="checkbox"/> Other (please list): _____ |

3. What do you like most about your community?

- 1) _____
- 2) _____
- 3) _____

4. Please select the three issues that are most problematic for your community from the following:

- | | |
|--|--|
| <input type="checkbox"/> Access to community spaces (facilities, recreational) | <input type="checkbox"/> Access and reliability of utilities (water, gas, electricity, internet) |
| <input type="checkbox"/> Road and other infrastructure maintenance (storm water) | <input type="checkbox"/> Septic system maintenance |
| <input type="checkbox"/> Availability of business and services in community | <input type="checkbox"/> Drinking water quality, other public health issues |
| <input type="checkbox"/> Emergency services | <input type="checkbox"/> Adequate housing quality and quantity |
| <input type="checkbox"/> Reliable transportation to access jobs/services | <input type="checkbox"/> Property appearance |
| | <input type="checkbox"/> Other (please list): _____ |

5. What would you like to see changed about your community?

1) _____

2) _____

3) _____

6. Do you have any plans to leave Iowa Center? If so, please indicate the reason why and when.

7. Please include any additional questions, concerns, or comments here:

Thank you!



Story County Planning and Development Department
Administration Building
900 6th Street, Nevada, Iowa 50201
Ph. 515-382-7245
www.storycountyiowa.gov

August 24, 2020

Subject: Iowa Center Community Survey Results

To Whom It May Concern:

Assessing the needs of the Iowa Center community was assigned to the Story County Planning and Development Department as part of the department's 2020 Work Program. Late January, in an effort to understand the needs of Iowa Center, Story County Planning and Development staff surveyed residents of Iowa Center.

The community survey prompted residents to identify potential issue areas. A total number of 21 surveys were completed by residents of Iowa Center. From those surveys, several main concerns and issue areas were identified. Below you will find a summary of the issue areas and information on how the issues may be addressed and/or a request for additional information on the location of the issues.

- Dust control was cited as an issue area for the community. Attached to this a Dust Control Permit Application provided by Darren Moon, Story County Engineer. Please fill out this application to request dust control and forward the application to an approved Dust Control Application Vendor. The application and approved vendors may be found listed in the attachment to this letter or following this link:

<https://www.storycountyiowa.gov/944/Commercial-Applicator>.

- Road maintenance, traffic speed, and the use of engine and jake breaks were also issue areas. There are currently no plans to lower the existing 45 mph speed limit. Concerns regarding enforcement of speed limits have been forwarded to the Sheriff's office. Additionally, Story County does not include jake brake restrictions in current ordinances, however the issue will be addressed to the Board of Supervisors to determine whether there is further interest in creating an ordinance for this manner. No other road improvements in Iowa center are currently included in the 5-year construction program.
- Minimizing spraying of road side ditches was also a concern. Attached to this letter is an application requesting no spray, provided by Darren Moon, Story County Engineer, which may be submitted to Engineering / Secondary Roads.
- Other identified issue areas included signage for hidden driveways, bus stops and concerns for erosion and flooding control, and need for treated gravel roads. Please provide the location of these areas on the attached map or provide an address or parcel identification number and a description of the concern. You may fill out the attached form and email it to Planning Intern Emily Rizvić erizvic@storycountyiowa.gov or return it via mail to Planning and Development, 900 6th Street, Nevada, Iowa 50201 Attention: Emily Rizvic. Please return the attached form by Tuesday, September 1st, 2020.

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- Property upkeep was also cited as an issue area. Please provide the location of potential property upkeep issues on the attached map or provide an address or parcel identification number and a description of the concern. The Planning and Development Department will review the identified areas and take code enforcement action if needed. You will remain anonymous during this process. You may fill out the attached form and email it to Emily Rizvic erizvic@storycountyiowa.gov or return it via mail to Planning and Development, 900 6th Street, Nevada, Iowa 50201 Attention: Emily Rizvic. Please return the attached form by Tuesday, September 1st, 2020.
- Concerns were also shared about broadband connectivity and internet access. County-wide broadband connectivity is considered a high priority for the Story County Board of Supervisors as addressed on the County's Strategic plan and these concerns have been shared with the Board.
- Water quality and chlorine levels was also cited as an issue area. Margaret Jaynes, Environmental Health Director identified the following contact avenues for these concerns: Iowa Regional Utilities Association (IRUA) is the current rural water provider servicing parts of Iowa Center. Concerns regarding water quality or access to services should be directed to IRUA, either through phone at (641) 792-7011 or through email at info@irua.net. Additional concerns regarding quality such as high chlorination of water may be directed to Iowa Department of Natural Resources Water Supply Operations at 515-577-3551 or corey.mccoid@dnr.iowa.gov.
- Animal issues were also an area of concern. Please provide the location of these areas on the attached map or provide an address or parcel identification number and a description of the concern. The areas will be communicated with Story County Animal Control. You may fill out the attached form and email it to Emily Rizvic erizvic@storycountyiowa.gov or return it via mail to Planning and Development, 900 6th Street, Nevada, Iowa 50201 Attention Emily Rizvic. Please return the attached form by Tuesday, September 1st, 2020.

Alternatively, you may contact Story County Animal Control directly at 515-382-3338.

- Other comments included requests for welcome signs, recreation/community spaces, encouragement of business development, and funds for cemetery upkeep. These requests have been forwarded to the County Outreach and Special Projects Manager, Leanne Harter.

Thank you in advance for your participation and follow-up to the above requested information.

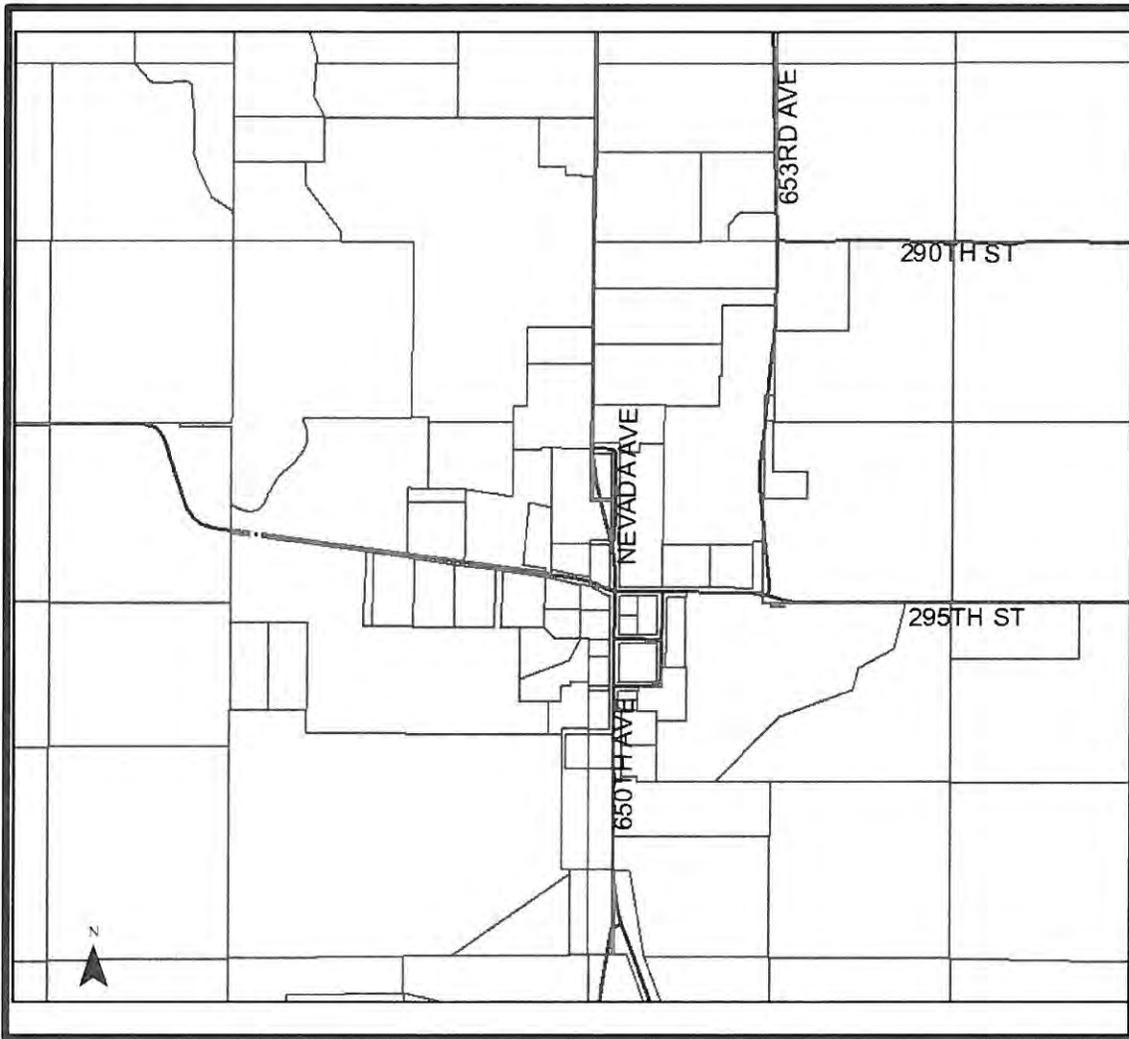
Please contact our office at 515-382-7245 or email any questions or comments in regards to the survey results to our department at pzweb@storycountyiowa.gov.

Sincerely,



Story County Planning and Development Department
Administration Building
900 6th Street, Nevada, Iowa 50201
Ph. 515-382-7245
www.storycountyiowa.gov

Story County Planning and Development Department



Please describe area or extent of concern:

Contact Information (Name and Phone or Email)

Please Turn the Page for Additional Questions



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Administration Building
900 6th Street, Nevada, Iowa 50201
Ph. 515-382-7245
www.storycountyiowa.gov

Please indicate whether you have poor internet service or no internet service, and location of service:

If you had indicated that you have poor internet service, please use this following website to test your internet speed and connectivity. When you connect to the website, please click “go” to run the speed report.

<https://beta.speedtest.net/>

Please fill out the following information:

Download Megabits per second (mbps): _____

Upload Megabits per second (mbps): _____



Story County Planning and Development Department
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Ph. 515-382-7245
www.storycountyiowa.gov

Dust Control by Commercial Applicator

A permit is required from residents applying any type of chemical suppressant to the road surface. Residents are instructed to contact any of the approved vendors to perform this service. The minimum footage of treatment is 400 linear feet by 20 feet wide. The cost listed below for each of the vendors is based on 2 separate applications.

- A dust control permit may be obtained by contacting any of the vendors listed below or by downloading the dust control permit from the link at the bottom of this page.
- Complete the dust control permit and mail to the vendor of your choice with the payment.
- The vendor will collect the payment and mail to the county the completed dust control permit for approval. Some of the vendors will instruct the resident to place flags at the end points of the specific site by their designated flag deadline.
- Prior to application, the vendor will notify the county of their schedule. At this time, Story County will prepare the road for the application of this purchased chemical.
- Story County reserves the right to blade through the dust control if the road becomes too rough.
- Vendor will apply the dust control, the first application in Late May to Early-to-Mid June and the second application to follow in Early-to-Mid August (depending on weather)
- Roads will be bladed for the winter season after October 1st.

Applications from Vendors are due in our office no later than April 15th, 2020. For Vendor deadlines, please contact one of the Approved Vendors below.

Approved Vendors

Heffron Services (Mid-Iowa Cooperative)
6611 University Ave., #201
Windsor Heights, IA 50324
Phone No. 515-321-5033

Jerico Services, Inc.
P.O. Box 607
Indianola, IA 50125
Phone No. 1-800-397-3977

Questions regarding dust control and material used should be directed to the vendor. Story County will not guarantee the effectiveness of the dust control product, and any complaints regarding the quality of the product should be addressed to the vendor that has been selected.



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www.storycountyiaowa.gov

**PERMIT FOR SURFACE APPLICATION OF CHEMICALS OR ROAD OILS
(USED MOTOR OILS MAY NO LONGER BE APPLIED FOR DUST CONTROL)**

Applicant: _____

Address: _____
(Mailing Address)

Phone Number: _____

Location and/or description of road section proposed for surface dust control application:

Section: _____

E911 Address: _____

Person or Company selected to apply the chemicals or road oils:

(Name)

(Address)

Type of chemical or oils proposed to be used (see restriction on reverse side of this form):

The applicant will contact Engineer's Office giving date and time the application is to be made.
(No work shall be scheduled on Saturdays, Sundays or holidays.)

I have read the entire permit and have provided all data called for herein truthfully and correctly and I agree to abide by all general provisions set forth herein, including those found on the reverse side hereof. I will place stakes to mark the area to be treated with the dust control material. I understand that the roads will be bladed after October 1st for the winter season.

(Applicant's Signature)

Approved on behalf of Story County

by _____

Date _____



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900 6th Street, Nevada, Iowa 50201
Ph. 515-382-7245
www.storycountyiowa.gov

GENERAL PROVISIONS

The County Engineer shall be informed at least one (1) week prior to application so the road surface can be prepared for the dust treatment. (Engineer's Office phone 382-7355)

The Applicant or their Applicator shall be responsible for placing the appropriate signs and barricades for the operation.

The County may have an inspector at the site during application.

A sand or gravel blotter shall be applied if oil penetration of road surface is too slow or application of oil is excessive. If the applicant is unable to make the arrangements for this blotter, the County shall cause the work to be done and the cost billed to the applicant.

The County shall continue to perform the necessary maintenance and construction functions required within and upon the treated roadway. If potholes develop, the surface will be lightly blade to fill the depressions. Any damage, or possible damage, of the treated roadway resulting from any operation by Story County shall in no way obligate Story County for its repair or restoration.

Applicants shall make arrangements with the applicator of their choosing. Financing of the work shall be the sole responsibility of the applicant.

The Applicant/Applicator shall be responsible for removing the signs and/or barricades after the road surface has been placed in a suitable condition to support traffic.

Roads will be bladed for the winter season after October 1st.

WASTE OIL RESTRICTION: The use of waste oil is banned.

During the months of May, June, July and August, Story County Secondary Road maintenance crews may work Monday thru Thursday.



Story County Planning and Development Department
 Administration Building
 900 6th Street, Nevada, Iowa 50201
 Ph. 515-382-7245
www.storycountyiaowa.gov



Integrated Roadside Vegetation Management
 837 N Avenue, Nevada Iowa 50201 •P: (515) 382-7367 •F: (515) 382-7369
www.storycountyconserveation.org

Permit No: _____

No Spray Request Permit Application

APPLICANT INFORMATION (Please print clearly)		
Applicant Name: _____	Owner Name (if different) _____	
Mailing Address: _____	(Street Address)	(City) (State/Zip)
Contact Number: _____		

NO SPRAY LOCATION (Please include Map of Area)		
Address/Road Name: _____	Township: _____	Section: _____
Location Description: _____	(Example: "Centered on house" or "From 200' N of driveway to 100' S of driveway")	
Side of Road (N S E W): _____	Length of Location: _____	
No Spray Requests are only applicable for ROW adjacent to land owned or managed by permittee		

Permittee Responsibilities:

- The permittee shall take all responsible 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. 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.
- Maintenance and installation of Story County 'No Spray' signage.
 - Permittee must contact 811 or 1-800-292-8989 prior to any sign installation or digging
 - Signs are to be mounted at least four (4) feet above the ground line and placed within three (3) feet of the right-of-way line.
- The permittee shall control undesirable vegetation in accordance with Chapter 317 of the Iowa Code. Also includes brush and trees that may limit site distance, compromise utilities or the integrity of the road system.
- No Spray Permits are valid for one calendar year. Permittee must renew permit on **MARCH 1ST** annually.
- The Permittee shall be responsible for any damage resulting to any Highway due to activities in the right of way and shall reimburse Story County for any expenditure the County may have to make on said highways because of said permittee's installation having been constructed, operated, and maintained thereon.
- 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.
- Noncompliance with any of the terms of permit, or agreement, may be considered cause for revocation of the permit and the county will control noxious weeds, trees, and brush according to county policy.

This permit only applies to herbicide treatments completed by Story County.

Applicant Signature _____ Date _____

Annual Permit Fee (\$10): _____ Sign Fees (\$25.00 per set): _____ Total _____

Authorized By: _____ Date: _____



Story County Planning and Development Department
Administration Building
900 6th Street, Nevada, Iowa 50201
Ph. 515-382-7245
www.storycountyiowa.gov

January 29, 2020

Subject: Shipley Community Survey

To Whom It May Concern:

In an effort to understand the needs of the Shipley Community, and surrounding area, please take a couple of minutes to fill out the enclosed survey. Assessing the needs of the Shipley community was assigned to the Story County Planning and Development Department as part of the department's 2020 Work Program. Story County Staff, the Planning and Zoning Commission, and Board of Supervisors will review and evaluate the results. The results will be kept confidential and will not be tied to your name or address.

Please return your completed survey to the Story County Planning and Development Department by February 12, 2020. You can mail your survey to the department at the following address:

Story County Planning and Development
Administration Building
900 6th Street, Nevada, Iowa 50201

If you would like to take the survey verbally, over the phone, or through another accommodation, please contact our office at 515-382-7245 or email your survey to Gabriel Nelson at GNelson@storycountyiowa.gov. You can also direct any questions about the survey to our department at pzweb@storycountyiowa.gov.

Thank you in advance for your assistance and insight, we look forward to hearing from you.

Sincerely,

Story County Planning and Development Department

Please complete the following survey to help Story County understand the needs of Shipley area residents and landowners. All responses are confidential.

(Survey continued on reverse)



Story County Planning and Development Department
Administration Building
900 6th Street, Nevada, Iowa 50201
Ph. 515-382-7245
www.storycountyiowa.gov

1. How long have you lived in Shipley? _____

2. Please select the three services that are most important to you from the following:

- | | |
|---|--|
| <input type="checkbox"/> Reliable transportation to access jobs/services | <input type="checkbox"/> Environmental health services (water, radon testing) |
| <input type="checkbox"/> Enforcement of property clean up | <input type="checkbox"/> Education on septic systems |
| <input type="checkbox"/> Home maintenance/upkeep assistance and housing development | <input type="checkbox"/> Community businesses and services |
| <input type="checkbox"/> Utility services (water, gas, electricity, internet) | <input type="checkbox"/> Road and other infrastructure maintenance (including storm water) |
| <input type="checkbox"/> Community spaces (facilities, indoor/ outdoor recreation) | <input type="checkbox"/> Emergency services |
| | <input type="checkbox"/> Other (please list):
_____ |

3. What do you like most about your community?

- 1) _____
- 2) _____
- 3) _____

4. Please select the three issues that are most problematic for your community from the following:

- | | |
|--|--|
| <input type="checkbox"/> Access to community spaces (facilities, recreational) | <input type="checkbox"/> Access and reliability of utilities (water, gas, electricity, internet) |
| <input type="checkbox"/> Road and other infrastructure maintenance (including storm water) | <input type="checkbox"/> Septic system maintenance |
| <input type="checkbox"/> Availability of business and services in community | <input type="checkbox"/> Drinking water quality, other public health issues |
| <input type="checkbox"/> Emergency services | <input type="checkbox"/> Adequate housing quality and quantity |
| <input type="checkbox"/> Reliable transportation to access jobs/services | <input type="checkbox"/> Property appearance |
| | <input type="checkbox"/> Other (please list):
_____ |

5. What would you like to see changed about your community?

1) _____

2) _____

3) _____

6. Do you have any plans to leave Shipley? If so, please indicate the reason why and when.

7. Please include any additional questions, concerns, or comments here:

Thank you!



Story County Planning and Development Department
Administration Building
900 6th Street, Nevada, Iowa 50201
Ph. 515-382-7245
www.storycountyiaowa.gov

August 24, 2020

Subject: Shipley Community Survey Results

To Whom It May Concern:

Assessing the needs of the Shipley community was assigned to the Story County Planning and Development Department as part of the department's 2020 Work Program. Late January, in an effort to understand the needs of Shipley, Story County Planning and Development staff surveyed residents of Shipley.

The community survey prompted residents to identify potential issue areas. A total number of 3 surveys were completed by residents of Shipley. From those surveys, several main concerns and issue areas were identified. Below you will find a summary of the issue areas and information on how the issues may be addressed and/or a request for additional information on the location of the issue areas.

- Dust control was cited as an issue area for the community. Attached to this a Dust Control Permit Application provided by Darren Moon, Story County Engineer. Please fill out this application to request dust control and forward the application to an approved Dust Control Application Vendor. The application and approved vendors may be found listed in the attachment to this letter or following this link:

<https://www.storycountyiaowa.gov/944/Commercial-Applicator>.

- Road paving and limiting growth/traffic in the area were also areas of concern. There is currently no new paving indicated in the 5-Year Transportation Plan, which is approved by the Board of Supervisors in April every year. Both the County Engineer and Planning and Development Department is unaware of any planned traffic generators for the area, which would increase traffic.
- Connectivity and access to Highway 30 was a concern to residents of Shipley. Highway 30 is controlled by the Iowa Department of Transportation (Iowa DOT). Darren Moon, Story County Engineer indicated that at this time, the Department is currently unsure when or where the Iowa DOT will restrict access at this time. An interchange at 580th avenue is currently planned in approximately 4 years.
- Water quality and chlorine levels was also cited as an issue area. Margaret Jaynes, Environmental Health Director identified the following contact avenues for these concerns: Iowa Regional Utilities Association (IRUA) is the current rural water provider servicing parts of Shipley. Concerns regarding water quality or access to services should be directed to IRUA, either through phone at (641) 792-7011 or through email at info@irua.net. Additional concerns regarding quality such as high chlorination of water

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August 24



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may be directed to Iowa Department of Natural Resources Water Supply Operations at 515-577-3551 or corey.mccoid@dnr.iowa.gov.

- In addition, property owners noted interest in connecting to rural water options. Those interested in signing up for service from Iowa Regional Utilities Association (IRUA) may request the service by dialing the phone number 1-800-400-6066. Interested property owners will be required to complete application forms and submit a payment of a connection fee. A permanent easement through the property for the purpose of installing mains or collection of lines will also be required. You may also email IRUA at info@irua.net.
- Property upkeep was also cited as an issue area. Please provide the location of potential property upkeep issues on the attached map or provide an address or parcel identification number and a description of the concern. The Planning and Development Department will review the identified areas and take code enforcement action if needed. You will remain anonymous during this process. You may fill out the attached form and email it to Emily Rizvic erizvic@storycountyiowa.gov or return it via mail to Planning and Development, 900 6th Street, Nevada, Iowa 50201 Attention Emily Rizvic. Please return the attached form by Tuesday, September 1st, 2020.
- Concerns were also shared about broadband connectivity and internet access. County-wide broadband connectivity is considered a high priority for the Story County Board of Supervisors, as addressed on the County's Strategic Plan. To locate areas without or with poor internet services, please fill out the attached form and email it to Emily Rizvic erizvic@storycountyiowa.gov or return it via mail to Planning and Development, 900 6th Street, Nevada, Iowa 50201 Attention Emily Rizvic. Please return the attached form by Tuesday, September 1st, 2020.

Thank you in advance for your participation and follow-up to the above requested information.

Please contact our office at 515-382-7245 or email any questions or comments in regards to the survey results to our department at pzweb@storycountyiowa.gov.

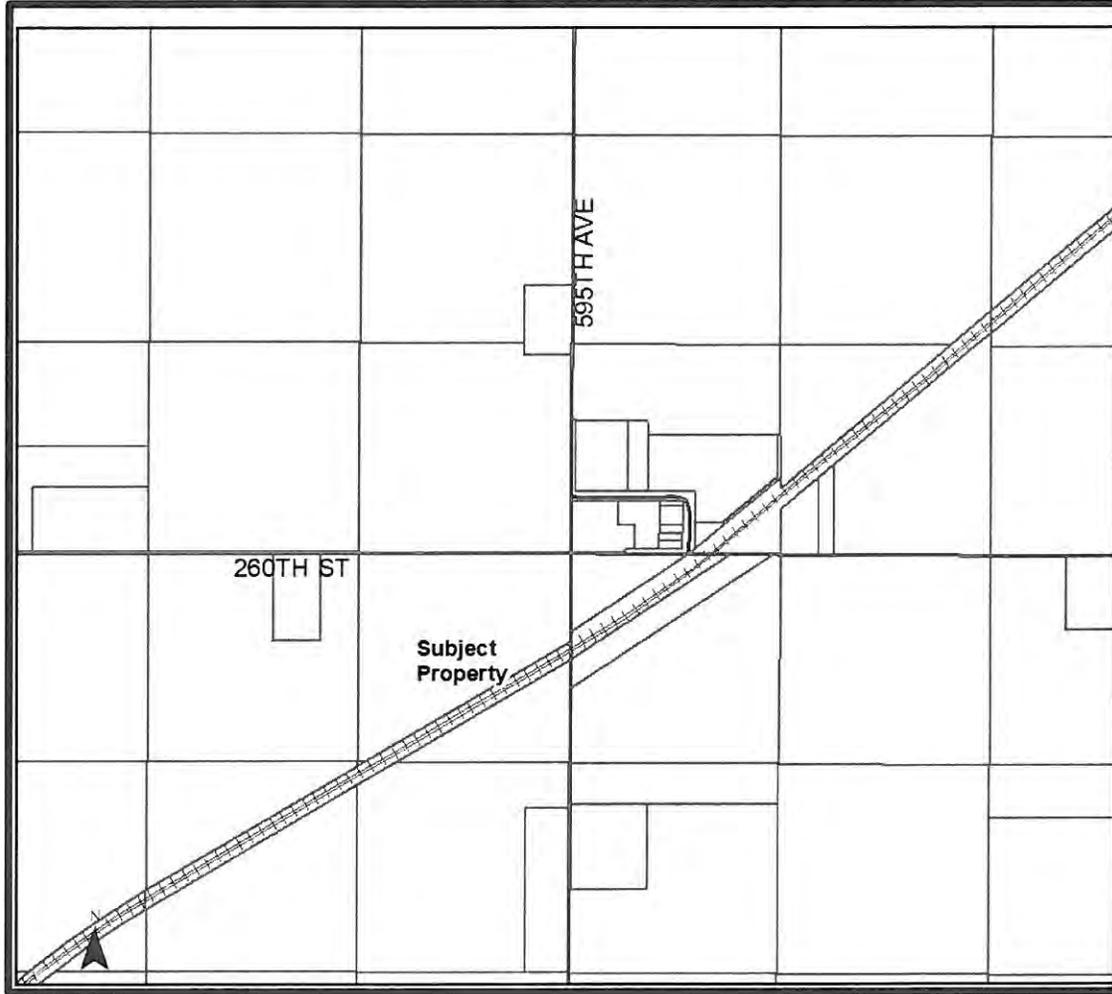
Sincerely,

Story County Planning and Development Department



Story County Planning and Development Department
Administration Building
900 6th Street, Nevada, Iowa 50201
Ph. 515-382-7245
www.storycountyiowa.gov

Please identify locations of concerns on the map and label accordingly.



Please describe area or extent of concern:

Contact Information (Name and Phone Number or Email):

Please Turn the Page for Additional Questions



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Please indicate whether you have poor internet service or no internet service and location of service:

If you had indicated that you have poor internet service, please use this following website to test your internet speed and connectivity. When you connect to the website, please click "go" to run the speed report.

<https://beta.speedtest.net/>

Please fill out the following information:

Download Megabits per second (mbps): _____

Upload Megabits per second (mbps): _____



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www.storycountyiowa.gov

Dust Control by Commercial Applicator

A permit is required from residents applying any type of chemical suppressant to the road surface. Residents are instructed to contact any of the approved vendors to perform this service. The minimum footage of treatment is 400 linear feet by 20 feet wide. The cost listed below for each of the vendors is based on 2 separate applications.

- A dust control permit may be obtained by contacting any of the vendors listed below or by downloading the dust control permit from the link at the bottom of this page.
- Complete the dust control permit and mail to the vendor of your choice with the payment.
- The vendor will collect the payment and mail to the county the completed dust control permit for approval. Some of the vendors will instruct the resident to place flags at the end points of the specific site by their designated flag deadline.
- Prior to application, the vendor will notify the county of their schedule. At this time, Story County will prepare the road for the application of this purchased chemical.
- Story County reserves the right to blade through the dust control if the road becomes too rough.
- Vendor will apply the dust control, the first application in Late May to Early-to-Mid June and the second application to follow in Early-to-Mid August (depending on weather)
- Roads will be bladed for the winter season after October 1st.

Applications from Vendors are due in our office no later than April 15th, 2020. For Vendor deadlines, please contact one of the Approved Vendors below.

Approved Vendors

Heffron Services (Mid-Iowa Cooperative)
6611 University Ave., #201
Windsor Heights, IA 50324
Phone No. 515-321-5033

Jerico Services, Inc.
P.O. Box 607
Indianola, IA 50125
Phone No. 1-800-397-3977

Questions regarding dust control and material used should be directed to the vendor. Story County will not guarantee the effectiveness of the dust control product, and any complaints regarding the quality of the product should be addressed to the vendor that has been selected.

WASTE OIL RESTRICTION: THE USE OF WASTE OIL IS BANNED.



Story County Planning and Development Department
Administration Building
900 6th Street, Nevada, Iowa 50201
Ph. 515-382-7245
www.storycountyiowa.gov

**PERMIT FOR SURFACE APPLICATION OF CHEMICALS OR ROAD OILS
(USED MOTOR OILS MAY NO LONGER BE APPLIED FOR DUST CONTROL)**

Applicant: _____

Address: _____

(Mailing Address)

Phone Number: _____

Location and/or description of road section proposed for surface dust control application:

Section: _____

E911 Address: _____

Person or Company selected to apply the chemicals or road oils:

(Name)

(Address)

Type of chemical or oils proposed to be used (see restriction on reverse side of this form):

The applicant will contact Engineer's Office giving date and time the application is to be made.
(No work shall be scheduled on Saturdays, Sundays or holidays.)

I have read the entire permit and have provided all data called for herein truthfully and correctly and I agree to abide by all general provisions set forth herein, including those found on the reverse side hereof. I will place stakes to mark the area to be treated with the dust control material. I understand that the roads will be bladed after October 1st for the winter season.

(Applicant's Signature)

Approved on behalf of Story County

by _____

Date _____



Story County Planning and Development Department
Administration Building
900 6th Street, Nevada, Iowa 50201
Ph. 515-382-7245
www.storycountyiowa.gov

GENERAL PROVISIONS

The County Engineer shall be informed at least one (1) week prior to application so the road surface can be prepared for the dust treatment. (Engineer's Office phone 382-7355)

The Applicant or their Applicator shall be responsible for placing the appropriate signs and barricades for the operation.

The County may have an inspector at the site during application.

A sand or gravel blotter shall be applied if oil penetration of road surface is too slow or application of oil is excessive. If the applicant is unable to make the arrangements for this blotter, the County shall cause the work to be done and the cost billed to the applicant.

The County shall continue to perform the necessary maintenance and construction functions required within and upon the treated roadway. If potholes develop, the surface will be lightly blade to fill the depressions. Any damage, or possible damage, of the treated roadway resulting from any operation by Story County shall in no way obligate Story County for its repair or restoration.

Applicants shall make arrangements with the applicator of their choosing. Financing of the work shall be the sole responsibility of the applicant.

The Applicant/Applicator shall be responsible for removing the signs and/or barricades after the road surface has been placed in a suitable condition to support traffic.

Roads will be bladed for the winter season after October 1st.

WASTE OIL RESTRICTION: The use of waste oil is banned.

During the months of May, June, July and August, Story County Secondary Road maintenance crews may work Monday thru Thursday.



Story County Planning and Development Department
 Administration Building
 900 6th Street, Nevada, Iowa 50201
 Ph. 515-382-7245
www.storycountyiowa.gov



Integrated Roadside Vegetation Management
 837 N Avenue, Nevada Iowa 50201 •P: (515) 382-7367 •F: (515) 382-7369
www.storycountyconservation.org

Permit No: _____

No Spray Request Permit Application

APPLICANT INFORMATION (Please print clearly)		
Applicant Name: _____	Owner Name: (if different) _____	
Mailing Address: _____	(Street Address)	(City) (State/Zip)
Contact Number: _____		

NO SPRAY LOCATION (Please include Map of Area)		
Address/Road Name: _____	Township: _____	Section: _____
Location Description _____	(Example: "Centered on house" or "From 200' N of driveway to 100' S of driveway")	
Side of Road (N, S, E, W): _____	Length of Location: _____	
No Spray Requests are only applicable for ROW adjacent to land owned or managed by permittee		

Permittee Responsibilities:

- The permittee shall take all responsible 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. 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.
- Maintenance and installation of Story County 'No Spray' signage.
 - Permittee must contact 811 or 1-800-292-8989 prior to any sign installation or digging
 - Signs are to be mounted at least four (4) feet above the ground line and placed within three (3) feet of the right-of-way line.
- The permittee shall control undesirable vegetation in accordance with Chapter 317 of the Iowa Code. Also includes brush and trees that may limit site distance, compromise utilities or the integrity of the road system.
- No Spray Permits are valid for one calendar year. Permittee must renew permit on **MARCH 1ST** annually.
- The Permittee shall be responsible for any damage resulting to any Highway due to activities in the right of way and shall reimburse Story County for any expenditure the County may have to make on said highways because of said permittee's installation having been constructed, operated, and maintained thereon.
- 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.
- Noncompliance with any of the terms of permit, or agreement, may be considered cause for revocation of the permit and the county will control noxious weeds, trees, and brush according to county policy.

This permit only applies to herbicide treatments completed by Story County.

Applicant Signature _____ Date _____

Annual Permit Fee (\$10): _____ Sign Fees (\$25.00 per set): _____ Total _____

Authorized By: _____ Date: _____

10. Discussion Of Applying For A R.I.S.E Grant With The City Of Nevada To Partially Fund The Paving Of One Mile Of 220th St. East Of 580th Ave -Darren Moon, Jordan Cook, John Hall

Response to questions provided by Supervisor Olson

We are asking the County to proceed with an application for RISE Funds through the "Immediate Opportunity" funding pool with the Iowa DOT. These funds are for immediate, nonspeculative opportunities for permanent job creation. The funding requires a minimum match of 20% of project costs.

Per the information provided by Darren Moon, the estimated cost to pave approximately 1 mile of 220th from 580th to 590th would be \$1,200,000. This project was already under consideration by the Board of Supervisors as a part of a larger, 2-mile paving.

Because of the expansion of Verbio to acquire land along 220th between 580th and 590th, we believe that we would be eligible to use the created jobs from that project for a RISE Application. Verbio currently has 18 employees onsite and is expecting to add an addition 56 jobs. The Iowa DOT will calculate the available funding based on the number of jobs and if they meet the "High Quality" standard set forth by the Iowa Economic Development Authority. If all 56 jobs qualify, we could be eligible for up to \$728,0000 or 61% of the estimated road project cost.

The County would be responsible for the remainder of the road project cost, estimated at \$472,000. Additionally, if the project failed to meet its obligation for job creation, the County would be responsible for payback of the grant. This risk could be reduced substantially with a Development Agreement placing Verbio on the hook for payback of any obligations as a result of their failure to create the agreed upon jobs.

Direction
~~APPROVED~~ DENIED

Board Member Initials: 11-17-20 *JMH*

Meeting Date: _____

Follow-up action: _____

RISE REVITALIZE IOWA'S SOUND ECONOMY

TO APPLY, VISIT: iowadot.gov/systems_planning/Grant-Programs/Revitalize-Iowas-Sound-Economy-RISE-Program

TYPES OF PROJECTS

The two types of projects that may be funded under the RISE program are Immediate Opportunity projects and Local Development projects.



1. IMMEDIATE OPPORTUNITY

Relate to an immediate, nonspeculative opportunity for permanent job creation or retention.

Jobs created are to be value-adding in nature (e.g., manufacturing, industrial, nonretail). Relocation of jobs within the state does not qualify.

Local match is a minimum of 20 percent.



2. LOCAL DEVELOPMENT

Support local economic development but do not require an immediate commitment of funds (e.g., industrial parks, tourist attractions), or do not meet the Immediate Opportunity criteria.

Projects are evaluated using the following five factors.

- Development potential
- Economic impact
- Local commitment and initiative
- Transportation need
- Area economic need

Local match is normally 50 percent.

PURPOSE OF THE RISE FUNDING PROGRAM

The purpose of the RISE program is to promote economic development in Iowa through the establishment, construction, and improvement of roads and streets. The RISE program is targeted toward value-adding activities that feed new dollars into the economy and provide maximum economic impact to the state. The RISE program encourages economic diversification, new business opportunities, small business development, exporting, import substitution, and tourism in Iowa. The program is funded annually with dedicated state motor fuel and special fuel tax revenues as set out in Iowa Code 312.2 and 315.

FUNDING IS ONLY FOR PUBLIC ROADS

The use of RISE funds is restricted to construction or improvement of primary and secondary roads and city streets presently open for public use or ones that will be dedicated and open to public use in the future. RISE funds may not be used for private road projects or for any other private purpose.

CERTIFIED SITES ASSISTANCE

Locations certified through the Iowa Economic Development Authority's Iowa's Certified Sites Program may be eligible for greater RISE participation in a Local Development project. Depending on the size of the certified site, only 30 to 40 percent local match may be required versus the standard 50 percent match for traditional Local Development projects.

ELIGIBLE TYPES OF DEVELOPMENTS

RISE may assist value-adding activities such as industrial, manufacturing, warehousing, distribution, and professional office (nonpersonal service) developments. Commercial, personal services, residential, and retail developments are not eligible for RISE assistance.

APPLICANT ELIGIBILITY

All counties and incorporated cities in Iowa are eligible to apply for and receive funds under the RISE program. Private firms, developers, or other agencies may not apply directly for funds, but are encouraged to work with county or city governments in seeking funding for projects.



PURPOSE

To assist in the creation and retention of jobs due to an immediate, nonspeculative opportunity.

The applicant should be in the process of negotiating a location or retention decision with a developer or firm.

The applicant must demonstrate that an immediate funding commitment is essential to influence the job creation or retention decision and that necessary arrangements have been made for nonroadway factors (e.g., labor force training, zoning, sewer, water, police and fire protection, financing, public transit, and permits) essential for the proposed job creation or job retention activity.

Iowa DOT district staff will need to be consulted if the proposed roadway and/or development connects to or impacts state right of way. A transportation impact study or letter may be required prior to seeking approval of the application by the Iowa Transportation Commission.

DEADLINE TO APPLY

Applications are accepted any time. Extensive staff review is required before applications are forwarded for consideration by the Iowa Transportation Commission. Application submittal three weeks prior to an Iowa Transportation Commission meeting is recommended; but in any case, please contact Iowa DOT staff as soon as a prospective Immediate Opportunity project arises.

MAXIMUM AWARD

Up to 80 percent of RISE eligible project costs or up to \$12,000 per RISE eligible job created or maintained. Actual RISE dollars awarded per job is variable and depends on job quality (e.g. benefits, turnover, etc.), wage rates compared to the laborshed wage, and capital investment commitments.

REQUIRED COMMITMENT

Immediate Opportunity RISE awards are made contingent on jobs being created or retained. Payroll information from the company involved is required to prove the accomplishment of agreement contingencies. Payback of all or a portion of RISE funds expended may be required if these contingencies are not met.

PURPOSE

To assist in providing improved access to developable land targeted for RISE eligible activities or to assist significant tourism resources.

The development should have appropriate zoning and platting in place prior to application submittal.

Iowa DOT district staff will need to be consulted if the proposed roadway and/or development connects to or impacts state right of way. A transportation impact study or letter may be required prior to seeking approval of the application by the Iowa Transportation Commission.

DEADLINE TO APPLY

Application deadlines for the competitive funding rounds are Feb. 1 and Sept. 1. Extensive staff review is required before applications are forwarded for consideration by the Iowa Transportation Commission; therefore, a schedule for approval by the Commission is not predetermined.

MAXIMUM AWARD

Up to 50 percent of RISE eligible project costs for most projects. Iowa's Certified Sites may be eligible for up to 70 percent RISE funding depending on the size of the site.

REQUIRED COMMITMENT

The project sponsor will commit that the area will be developed with RISE eligible activities. Payback of all or a portion of RISE funds expended may be required if this commitment is not fulfilled.



CONTACT

JENNIFER KOLACIA, RISE PROGRAM MANAGER

Systems Planning Bureau | 800 Lincoln Way | Ames, Iowa

PHONE: 515-239-1738 | **EMAIL:** Jennifer.Kolacia@iowadot.us

WEBSITE: iowadot.gov/systems_planning/Grant-Programs/Revitalize-lowas-Sound-Economy-RISE-Program



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

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

November 17, 2020

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

RE: Request Waiver of Application Deadline

Dear Board of Supervisors,

This request is made in support of Kim Stephens' application. Kim is a dedicated ASSET Board member whose term expires on April 1, 2021. As you are aware, ASSET comes with a very big time commitment and a number of additional duties. Kim is trained, committed to handling these challenges, and has applied to serve an additional term.

Prior to posting for vacancies, I did not ask Kim if she wanted to be reappointed. Consequently, this likely caused confusion for her and others. I ask that the Board waive the application deadline and accept Kim's application for reappointment.

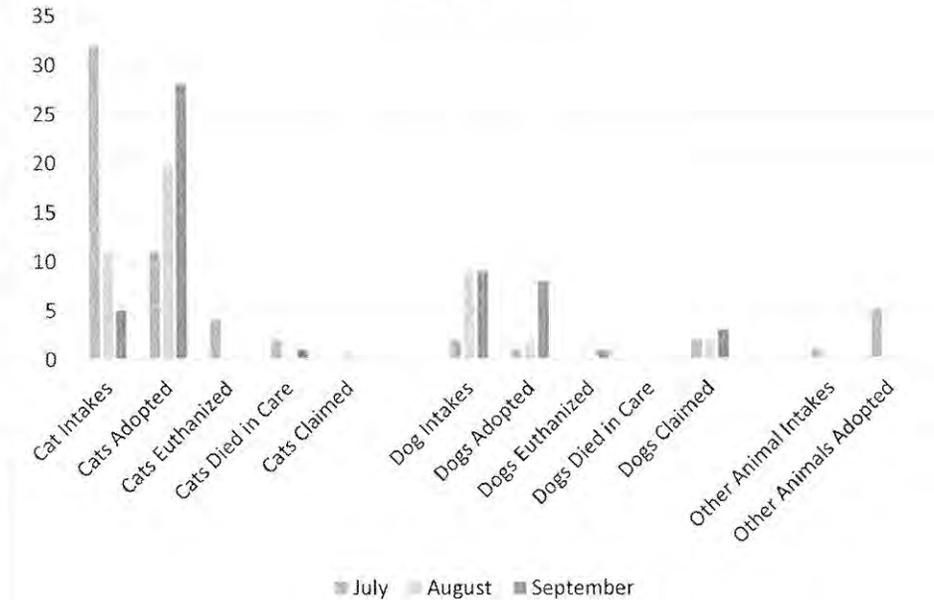
Thank you for your consideration.

Respectfully,

Sandra King
Director of External Operations and County Services

Story County Animal Shelter Quarterly Report

Animal Statistics



	July	August	September	Total
Cat Intakes	32	11	5	48
Cats Adopted	11	20	28	59
Cats Euthanized	4	0	0	4
Cats Died in Care	2	0	1	3
Cats Claimed	0	1	0	1
Dog Intakes	2	9	9	20
Dogs Adopted	1	2	8	11
Dogs Euthanized	0	0	1	1
Dogs Died in Care	0	0	0	0
Dogs Claimed	2	2	3	7
Other Animal Intakes	1	0	0	1
Other Animals Adopted	5	0	0	5

Current Cat Population: 143
 Current Dog Population: 13
 Current Other Population: 2(guinea pigs)

Story County Animal Shelter Quarterly Report

	July	August	September	Total
After Hours ACO Calls:	1	5	7	13

	July	August	September	Total
Donations Received:	\$ 2,171.95	\$ 255.00	\$ 480.30	\$ 2,907.25

Last quarter we had to cancel one of our larger yearly fundraisers called "Chasin Tails" due to social distancing requirements and COVID-19 restrictions.

August 4th I signed up for the Kuranda Shelter Beds Donation Program. Kuranda Beds for dogs are durable, corrosion resistant, and resist chewing. The cat beds allow for extra vertical space in the larger cat cages. To date we have received 20 cat beds, 11 dog beds, and 1 cat tower. If we were to have purchased these ourselves, it would have totaled \$1,920. We are incredibly grateful to those donors.



Looking ahead we are continuing to find ways to increase adoptions and lower the cat population in the shelter, more specifically reducing the length of stay. We have also started a closer working relationship and collaboration with the Ames Animal Shelter. Ron from the Ames Animal Shelter has offered to feature some of our cats on his program "Animals In Ames" on November 18th.



Environmental Health Department
Administration Building
900 6th Street, Nevada, Iowa 50201

Phone 515-382-7240
www.storycountyiaowa.gov

Report to the Story County Board of Supervisors November 10, 2020

Septics

- 74 permits issued to date for calendar year.
- 81 TOT inspections/binding agreements.
- Proposed septic ordinance public hearing scheduled for November 18, 2020

Wells

- Ten water wells permitted to date for calendar year
- Four geothermal wells to date for calendar year
- One test well to date for calendar year
- 65 samples for calendar year (bacteria, nitrate, arsenic)
- 17 pluggings to date for calendar year

Tattoos

- My Spa is now Heroic Hair; in Ames, new permit issued this week.
- Lunar Parlor now open in Nevada.

Pools

- No activity

Complaints

- 13 complaints since 8/18/20 (date of last report)
- Asbestos, noise, dust (rural, near Huxley)
- Debris (Nevada)
- Mold in apartment tenant complaint (Huxley)
- Electrical, sewage tenant complaint; building later burned down. (Zearing)
- Rental trailer conditions (rural)
- Sewage odor tenant complaint (Kelley)
- CAFO odor (rural)
- Open discharge to West Indian Creek (Nevada)
- Garbage build up tenant complaint (Nevada)
- House collapsed, nuisance (Shipley)
- Junk build-up and rodents (Shipley)
- Unsuitable living conditions, house falling down (Slater)
- Mold in apartment tenant complaint (Roland)

Notice of Violations

- Andrew Plach, failure to install a septic system as per binding agreement
- Jack Dalton, failure to install a septic system as per binding agreement
- Cody Brink, failure to treat wastewater

Trainings and Meetings

- Jaynes: CCMT meetings, WAWG meetings, Water monitoring meetings, Iowa Environmental Health Annual Virtual Conference, Orenco graywater webinar, tattoo/tanning training webinar, Covid in sewage webinar, GTC training webinar
- Bazylnski: Iowa Environmental Health Annual Virtual Conference, tattoo/tanning training webinar, GTC training webinar
- Cory Iowa Environmental Health Annual Virtual Conference, tattoo/tanning training webinar, Orenco webinars

Interagency Reviews

- Cambridge outfall pipe
- Key Cooperative
- Raspberry Hill B&B
- Shircliff variance

Miscellany

- Multiple BOH Special meetings to address the county mask mandate.
- Notified/met with homeowners of the need to submit an NOI for NPDES federal discharge permit.
- Wrote Prairie Valley SD binding agreement
- Preparing for public hearing for septic ordinance
- Conley Trucking, very close to Ada Hayden Lake and the Skunk River septic system is highly suspicious; working on building a case to require hook up to city sewer or install a mechanical system.

Submitted by Margaret C. Jaynes on October 5, 2020



Story County Housing Study

Board of Supervisors
November 10, 2020





SCHEDULE (Updated post project kick-off related to COVID delays)
 STORY COUNTY HOUSING STUDY & NEEDS ASSESSMENT

Complete Complete Complete September October November December January

TASK ONE Citizen Participation

Kick-Off With Staff
 Technical Community Kick-off & Tour
 Launch Surveys
 Listening Sessions
 Draft Survey Results

TASK TWO Discovery & Analysis

Draft Population & Market Assessment

TASK THREE Opportunities Map

Draft Map

Begin Inventory Work

TASK FOUR Housing Needs Assessment

Issues & Opportunities Assessment

Policies & Strategies Program

Stakeholder Presentation

County Supervisors Approval

TECHNICAL COMMITTEE MEETINGS

1
 2
 3*
 4
 5*

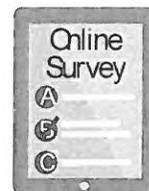
Public Meeting/Open House
 Committee Meeting • Web-Conference
 Milestones
 Deliverables



STAKEHOLDER INPUT

- 323 Surveys
- 8 Listening Sessions

1. DISCOVER



SURVEY RESPONSES

Do you believe that the current housing supply adequately meets the needs of the following household types in your county? - No

- **Seasonal Workers – 74%**
- **Multi-Generational families – 71%**
- **Elderly singles & Couples – 51%**
- **Families w/ Children – 51%**
- Single Professionals
- Young Couples w/o Children
- Empty-nesters
- Students

STAKEHOLDER INPUT

Do you think the following housing products described below would be successful in Story County today? - Yes

"Successful" means if available, people would want to live in this product.

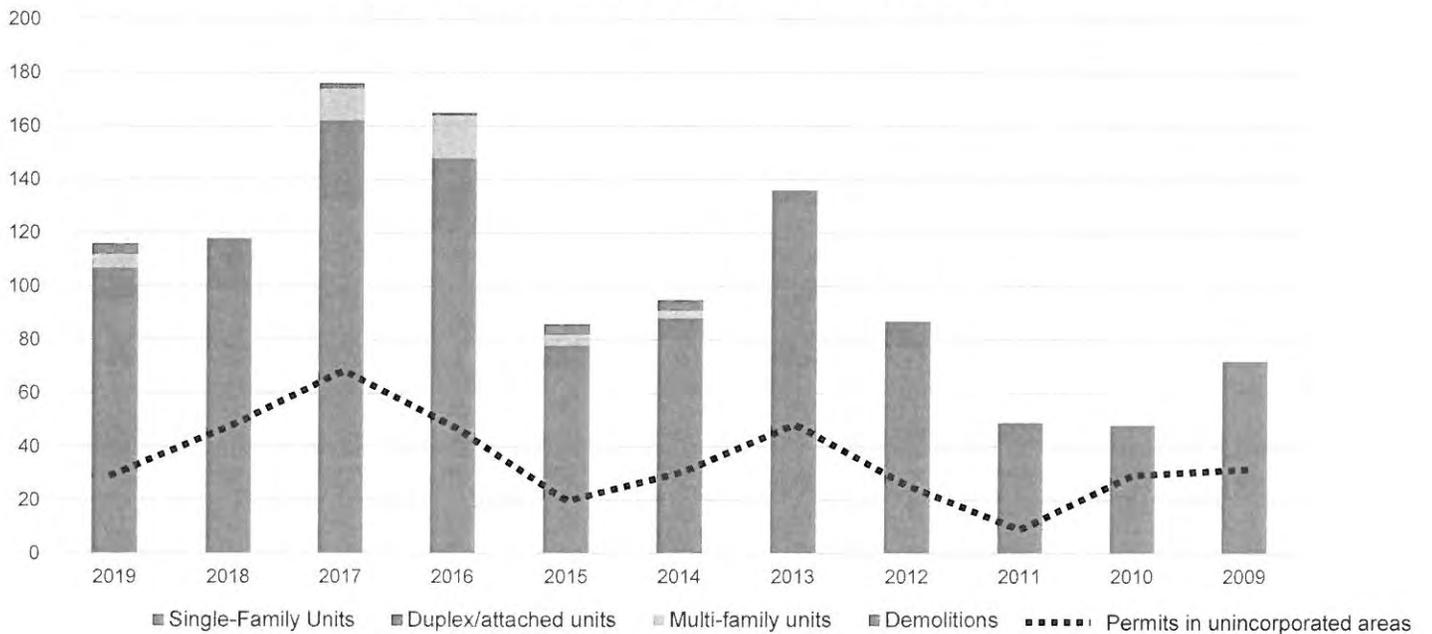
- **Affordable, small 2 or 3-bedroom house – 90%**
- **Mid-size, 3-bedroom house – 89%**
- **Townhome or duplex – 86%**
- **Independent senior living – 83%**
- Accessory dwelling units -66%
- Apartments – 65%
- Large Lot – 64%
- Downtown upper-story – 60%
- Row housing – 59%
- Large home with 4 or more bedrooms – 54%

Market Assessment



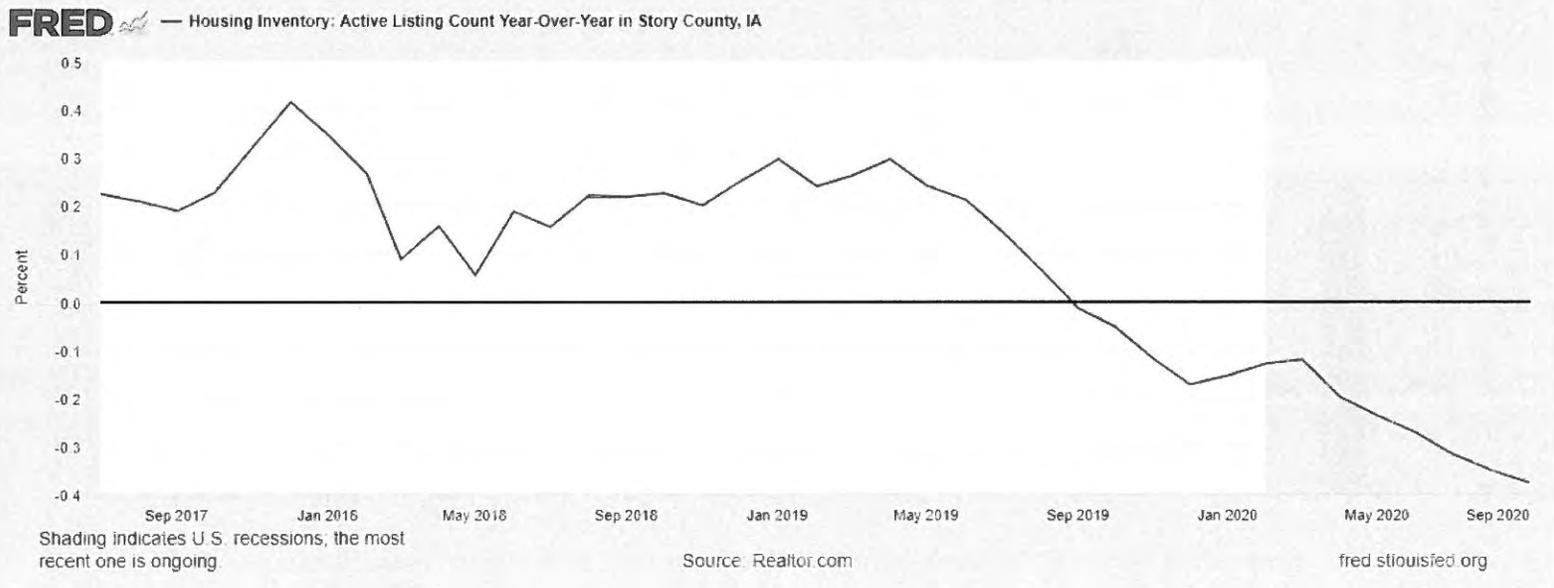
1. MARKET ASSESSMENT:

2009-2019 Building Permits without Ames



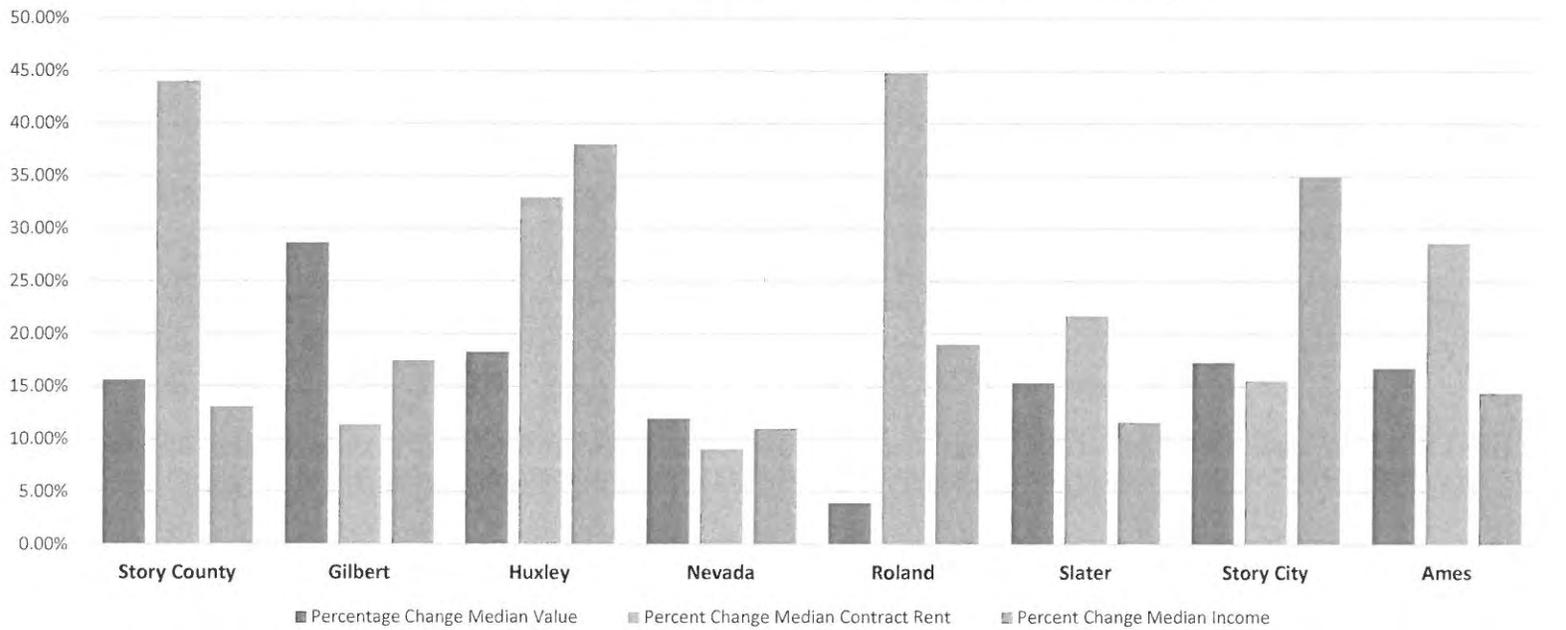
1. MARKET ASSESSMENT:

Active Listing Count Year-Over-Year



1. MARKET ASSESSMENT

2010-2018 Home Value, Rent, & Income Change



1. MARKET ASSESSMENT

Affordability Comparison

	Median Household Income	Median House Value	Value / Income Ratio	Median Contract Rent	Median Rent as % of Median Income
Story County (including Ames)	\$54,554	\$180,400	3.31	\$782	17.2%
Johnson County, IA <i>(U of Iowa)</i>	\$61,640	\$216,900	3.52	\$846	16.5%
Monroe County, IN <i>(U of Indiana)</i>	\$47,075	\$167,900	3.57	\$756	19.3%
Lancaster County, NE <i>(U of Nebraska)</i>	\$58,009	\$167,900	2.89	\$698	14.4%

Housing Needs Forecast



2. HOUSING NEEDS FORECAST: POPULATION GROWTH

Growth Scenarios (Countywide, excluding Ames)	Annual Rate
1990-2018 Population Change	0.48%
2000-2010 Population Change	0.44%
2000-2018 Population Change	0.31%
<u>2010-2019 Net Residential Construction Rate</u>	0.81%

Forecast Considerations:

- Survey and listening session indicate a strong need for housing growth
- Construction since 2013 = about a 1.0% annual rate
- Near term recessionary impacts uncertain
- **Forecast a 0.8% annual population growth rate through 2030**

2. HOUSING NEEDS FORECAST

Countywide excluding Ames	2020	2025	2030	Total
Population at End of Period	31,448	32,726	34,057	
Household Population at End of Period	31,030	32,291	33,603	
Average People per Household	2.40	2.40	2.40	
Household Demand at End of Period	12,929	13,455	14,001	
Projected Vacancy Rate	5.0%	5.5%	6.0%	
Unit Needs at End of Period	13,609	14,238	14,895	
Replacement Need (total lost units)		20	20	40
Cumulative Need During Period		648	677	1,326
Average Annual Construction		130	135	133

- 1,054 units constructed between 2010-2019; 374 of which were in unincorporated areas
- Some years will have more, some years will have less

Issues and Opportunities Assessment

...

3. ISSUES & OPPORTUNITIES: ISSUES TO OVERCOME

- Benefit of **location** also influences housing competition
- Limited supply of **first-time homebuyer** options
- Land **constraints** for urban uses, rural utilities
- **Transportation** to more attainable options
- **External economic conditions** – lumber costs, supply-chain delays
- **Unseen homelessness** even though most have jobs, priced out of rental options
- **Other discretionary costs** adding to the amount households can spend on housing – childcare, transportation, etc.
- **Reliable internet** to the whole county

3. ISSUES & OPPORTUNITIES: OPPORTUNITIES TO LEVERAGE

- **High quality** housing stock
- Continued **demand for rentals** at all price points
- Highly **respected** communities and **schools**
- **Active developers** present, both regional and local investors
- **Services for underserved** are available in Ames
- 30%+ of **people would like to move** to an owner-occupied or larger home

Next Steps

- Next Meeting – November 16th, 11:30 a.m.
 - Policies and Strategies Program
- Delivery of draft plan in December

