

The Board of Supervisors met on 10/17/17 at 10:00 a.m. in the Story County Administration Building. Members present: Rick Sanders, Marty Chitty, and Lauris Olson, with Sanders presiding. (all audio of meetings available at [storycountyia.gov](http://storycountyia.gov)). Sanders corrected a clerical error in description of Additional Item #2 to read as follows: "Consideration of Resolution #18-49, Gordy's Subdivision".

**RECOGNITION OF RON SMITH AND MICHAEL HANSEN FOR THEIR YEARS OF VOLUNTEER SERVICE REPRESENTING STORY COUNTY ON ANALYSIS OF SOCIAL SERVICES EVALUATION TEAM (ASSET)** –

Sanders stated Hansen was unable to attend, reported on years of volunteer service by Smith and Hansen, expressed appreciation for their time, and thanked both for their service. He presented service plaques after reading the contents engraved upon them.

**AUTHORIZING STORY COUNTY FUNDS ALLOCATED THROUGH THE ASSET PROCESS TO PAY FOR SERVICES PROVIDED BY THE LEGAL AID SOCIETY OF STORY COUNTY TO FORMER CRESTVIEW MOBILE HOME RESIDENTS WHO MOVED TO MAPLE GROVE MOBILE HOME PARK (BOONE COUNTY) AS A RESULT OF THE CRESTVIEW CLOSURE** –

Deb Schildroth, Director of External Operations and County Services, reported on discussion with Legal Aid regarding potential needed services for up to eight Crestview residents. Sanders added stipulation that services be provided until 6/30/18 and are for Story County residents or those in the process of moving. Discussion took place. Olson moved, Chitty seconded approval of Authorizing Story County Funds Allocated through the ASSET Process to Pay for Services Provided by the Legal Aid Society of Story County to Former Crestview Mobile Home Residents who moved to Maple Grove Mobile Home Park (Boone County) as a Result of the Crestview Closure, funding until 6/30/18 and to use for issues that occurred as part of move or while they were Story County residents. Motion carried unanimously (MCU) on a roll call vote.

**MINUTES: 10/10/17 Minutes** – Olson moved, Chitty seconded approval of the Minutes as presented. Roll call vote. (MCU)

**PERSONNEL ACTIONS:** 1) pay adjustment, effective 10/29/17, in a) Attorney's Office for Shean Fletchall @ \$3,413.08/bw; Kristin Robinson @ \$2,942.31/bw; b) Auditor's Office for Chris Andringa @ \$17.52/hr; c) Community Services for Nicole Sprecher @ \$21.62/hr; d) Secondary Roads for Christopher Erickson @ \$29.16/hr; Jim Memmer @ \$29.27/hr; e) Sheriff's Office for Karime Massaro @ \$1,839.78/bw. Chitty moved, Olson seconded the approval of personnel actions as presented. Roll call vote. (MCU)

**CLAIMS:** 10/19/17 Claims of \$640,117.64 (run date 10/13/17, 37 pages, on file in the Auditor's Office) and authorize the Auditor to issue checks in payments of these claims and payment requests from BooST School Ready Service (\$11,889.45), Central Iowa Drug Task Force (CIDTF) (\$4,465.34), Holding-Seized Funds (\$3,250.00), Emergency Management (\$167.57), E911 Surcharge (\$848.50), County Assessor (\$2,213.88), and City Assessor (\$12,476.33). Olson moved, Chitty seconded approval of claims as presented. Roll call vote. (MCU)

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

1. Contract with Ziegler, Inc. for preventive maintenance on the Administration Building's generator for \$6,316.39 10/1/17-9/30/18
2. Contract between Solutions, Inc. and Information Technology for software maintenance at \$1,200.00, effective 11/1/17-10/31/18
3. Tax Suspension, 1024 C Avenue, Nevada, Iowa
4. Agreement with the Iowa Department of Transportation for routine snow and ice control on specified secondary roads, expiring 5/1/18
5. Special Event Class C Liquor License (LC)(Commercial), effective 10/27/17, for Christiani's Events LLC, 3801 W. 190<sup>th</sup> Street, Ames, Iowa
6. Quarterly Reports: Auditor, Recorder, Sheriff, and Veterans Affairs
7. Utility Permits: #18-29, #18-30, #18-31, #18-32

Roll call vote. (MCU)

**FIRST CONSIDERATION OF ORDINANCE NO. 265, AMENDING CHAPTER 45 – ANIMAL CONTROL AND WELFARE OF THE STORY COUNTY CODE OF ORDINANCES** –

Sue McCaskey, Animal Control Director, provided background information and an overview of changes. Discussion took place. Sanders opened the public hearing at 10:40 a.m., and, hearing none, he closed the public hearing at 10:40 a.m. Olson moved, Chitty seconded the First Consideration of Ordinance No. 265, Amending Chapter 45 – Animal Control and Welfare of the Story County Code of Ordinances and Set Second Consideration for Tuesday, 10/24/17. Roll call vote. (MCU)

**FIRST CONSIDERATION OF ORDINANCE NO. 266, PROCESSES ORDINANCE AMENDMENTS FOR SUBDIVISION PLATS, CONDITIONAL USE PERMIT AND VARIANCE APPLICATIONS** –

Jerry Moore, Planning and Development Director, provided background information, and an overview of the changes. At their 10/4/17 meeting, the Planning and Zoning (P&Z) Commission recommended approval with a small change. Discussion took place. Sanders opened the public hearing at 11:00 a.m., and, hearing none, he closed the public hearing at 11:00 a.m. Chitty moved, Olson seconded the First Consideration of Ordinance No. 266, Processes Ordinance Amendments for Subdivision Plats, Conditional Use Permit and Variance Applications as presented and Set Second Consideration for Tuesday, October 24, 2017, with noted change as recommended by the P&Z Commission. Roll call vote. (MCU)

**SENDING FY18 BUDGET AMENDMENT TO PUBLICATION** – Lisa Markley, Assistant Auditor, stated the main need for the amendment is due to the tax increment financing bond and carryover of Secondary Roads projects from the previous fiscal year. Olson moved, Chitty seconded the approval of sending the FY18 Budget Amendment to Publication and set the Public Hearing for the amendment for 11/7/17. Roll call vote. (MCU)

**RESOLUTION #18-49, GORDY'S SUBDIVISION** – Amelia Schoeneman, County Planner, reported on the property, including location, owners, current use and zoning, site map, and photos. An alternative compliance is included. Staff recommends approval under Alternative #1 with the alternative compliance request. Olson moved, Chitty seconded the approval of Resolution #18-49, Gordy's Subdivision as presented with the alternative compliance request. Roll call vote. (MCU)

**FY18 FIRST QUARTER FINANCIAL REPORT** – Lisa Markley, Assistant Auditor, reported on expenses and revenues by fund balances for the first quarter.

**DISCUSSION AND DIRECTION ON THE STORY COUNTY, IOWA ECONOMIC DEVELOPMENT PROCESS AND POLICIES** – Leanne Harter, County Outreach and Special Projects Manager, presented the current policies and processes, and stated she plans to return to the Board in November with a draft for consideration. Discussion took place regarding the process and possible changes to the timeline. The members concurred to consult with staff and each bring suggestions to the table in time for discussion at a Board meeting in December.

**LIAISON ASSIGNMENTS, COMMITTEE MEETINGS UPDATES, AND ANNOUNCEMENTS FROM THE SUPERVISORS:** Chitty and Olson both reported on multiple meetings.

Chitty moved, Olson seconded to adjourn at 11:44 a.m. Roll call vote. (MCU)

Story County  
Board of Supervisors Meeting  
Agenda  
10/17/17

1. CALL TO ORDER: 10:00 A.M.
2. PLEDGE OF ALLEGIANCE:
3. PUBLIC COMMENT #1:  
This comment period is for the public to address topics on today's agenda
4. Recognition Of Ron Smith And Michale Hansen For Their Years Of Volunteer Service Representing Story County On ASSET - Deb Schildroth

Department Submitting Board of Supervisors

5. Discussion And Consideration Of Authorizing Story County Funds Allocated Through The ASSET Process To Pay For Services Provided By The Legal Aid Society Of Story County To Former Crestview Residents Who Moved To Maple Grove Mobile Home Park (Boone County) As A Result Of The Crestview Closure - Deb Schildroth

Department Submitting Board of Supervisors

Documents:

LEGALAIDLETTER.PDF

6. CONSIDERATION OF MINUTES:

- I. 10/10/17 Minutes

Department Submitting Auditor

7. CONSIDERATION OF PERSONNEL ACTIONS:

- I. Action Forms

1)pay adjustment effective 10/29/17 in a)Attorney's Office for Shean Fletchall @ \$3,413.08/bw; Kristin Robinson @ \$2,942.31/bw; b)Auditor's Office for Chris Andringa @ \$17.52/hr; c)Community Services for Nicole Sprecher @ \$21.62/hr; d)Secondary Roads for Christopher Erickson @ \$29.16/hr; Jim Memmer @ \$29.27/hr; e)Sheriff's Office for Karime Massaro @ \$1,839.78/bw

Department Submitting HR

8. CONSIDERATION OF CLAIMS:

- I. 10/19/17 Claims

Department Submitting Auditor

Documents:

CLAIMS 101917.PDF

9. CONSENT AGENDA:

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

I. Consideration Of Contract With Ziegler, Inc. For Preventive Maintenance On The Generator At The Administration Building For \$6,316.39 10/1/17-9/30/18

Department Submitting Facilities Mgmt.

Documents:

ZIEGLER.PDF

II. Consideration Of Contract Between Solutions, Inc. And Information Technology For Software Maintenance, Effective 11/01/17-10/31/18, For \$1200.00

Department Submitting Information Technology

Documents:

SOLUTIONS.PDF

III. Consideration Of Tax Suspension

Department Submitting Board of Supervisors

Documents:

TAXSUSPENSION.PDF

IV. Consideration Of Agreement With The Department Of Transportation For Routine Snow And Ice Control Expiring 05/01/18

Department Submitting Engineer

Documents:

DOT SNOW AGREEMENT.PDF

V. Consideration Of Special Event Class C Liquor License (LC)(Commercial) Effective 10/27/17 For Christiani's Events LLC,, 3801 W. 190th St., Ames, Ia.

Department Submitting Auditor

Documents:

LICENSE.PDF

VI. Consideration Of Quarterly Reports: Auditor, Recorder, Sheriff, And Veterans Affairs

Department Submitting Auditor

Documents:

QUARTER.PDF  
RECORDER.PDF

VII. Consideration Of Utility Permit(S): #18-29: #18-30: #18-31: #18-32

Department Submitting Engineer

Documents:

UT 18 029.PDF  
UT 18 030.PDF  
UT 18 031.PDF  
UT 18 032.PDF

10. PUBLIC HEARING ITEMS:

- I. First Consideration Of Ordinance No. 265, Amending Chapter 45 – Animal Control And Welfare Of The Story County Code Of Ordinances - Sue McCaskey And Deb Schildroth

Department Submitting Board of Supervisors

Documents:

ANIMAL CONTROL ORDINANCE.PDF  
2013 STORY COUNTY CODE OF ORDINANCES CHAPTER 45.PDF  
ANIMAL CONTROL DRAFT CHANGES.PDF

- II. First Consideration Of Ordinance #266, Processes Ordinance Amendments For Subdivision Plats, Conditional Use Permit And Variance Applications - Jerry Moore

Department Submitting Planning and Development

Documents:

MEMO.PDF  
ORDINANCE NO 266 UPDATED 10132017.PDF

11. ADDITIONAL ITEMS:

- I. Consideration Of Sending FY18 Budget Amendment To Publication - Lisa Markley

Department Submitting Auditor

Documents:

AMENDMENT DOCUMENTATION.PDF

- II. Discussion And Consideration Of SUB18-17 Gordy's Subdivision - Amelia Schoeneman

Department Submitting Planning and Development

Documents:

STAFF REPORT.PDF  
APPLICATION AND ATTACHMENTS.PDF  
FINAL PLAT.PDF  
RESOLUTION 1849.PDF

12. AGENCY REPORTS:

13. DEPARTMENTAL REPORTS:

14. OTHER REPORTS:

I. First Quarter Financial Report – Lisa Markley

Department Submitting Auditor

Documents:

QUARTERLY STORY COUNTY FINANCIAL REPORT FY18.PDF

II. Discussion And Direction On The Story County, Iowa Economic Development Process And Policies - Leanne Harter

Department Submitting Board of Supervisors

Documents:

TIF POLICY DOCUMENTAMENDED51716.PDF

15. 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.

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

17. ADJOURNMENT:

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

Story County Meeting  
Board of Supervisors  
10/17/17

NAME

ADDRESS

Deb Schildroth  
Jerry Moore  
Teresa Smith  
Myron McCarkey  
Kathy Lynn  
K. Jones  
Miss Wignall  
Linda Muecke  
Lucy MARTIN  
Lisa Markle  
Jessica Reynolds

BO Office  
PCD  
SCAD  
SCAC  
Ann  
Cora  
BOB  
  
AUDITOR  
  
SCAD

# LEGAL AID SOCIETY OF STORY COUNTY

937 SIXTH STREET

NEVADA, IOWA 50201

(515) 382-2471 (515) 382-4041 (fax)

[www.legalaidstory.org](http://www.legalaidstory.org)

sender's e-mail: [cforbes@legalaidstory.org](mailto:cforbes@legalaidstory.org)

**Carin M. Forbes**  
Executive Director  
Attorney at Law

**Peggy L. Michelotti**  
Attorney at Law

**Bethany Miller**  
Attorney at Law

October 13, 2017

Story County Board of Supervisors  
ATTN: Deb Schildroth  
900 6<sup>th</sup> Street  
Nevada, IA 50201

RE: Residents of Maple Grove Mobile Home Park

Dear Ms. Schildroth and Members of the Board of Supervisors:

On September 28, 2017, Ms. Schildroth and I discussed by telephone some potential legal issues that former tenants of Crestview Mobile Home Park were experiencing at their new residence at Maple Grove Mobile Home Park, along with this office's ability to assist these individuals. As you are aware, Maple Grove Mobile Home Park is located in Boone County, Iowa. We do not normally receive funding for residents of Boone County and therefore reject applications for services to our office

However, given the uniqueness of this situation, on October 2, 2017, our Board of Directors has voted to approve assisting current residents of the Maple Grove Mobile Home Park who were previously Crestview Mobile Home Park residents under the following conditions:

1. The Legal Aid Society of Story County will only assist the residents that have recently moved to Maple Grove Mobile Home Park due to the closure of Crestview Mobile Home Park in August, 2017.
2. The Legal Aid Society of Story County will only assist individuals with issues associated with the move described above, to the extent that we are able to do so. Examples would include, but are not limited to, legal issues regarding habitability, title transfer issues, and the like.
3. We will only provide such assistance if Story County is willing to fund these cases at the regular billing rate for Story County residents for this fiscal year. We must receive an official resolution from the Story County Board of Supervisors prior to accepting

any cases, and will abide by any additional limitations on funding as indicated by the Story County Board of Supervisors.

4. Applicants must otherwise meet our income requirements for services through this office (125% or below of the Federal Poverty Guidelines for the applicant's family size).

Please let me know as soon as possible whether this is acceptable to the Story County Board of Supervisors.

Sincerely,



Carin M. Forbes  
Executive Director  
Attorney at Law

**APPROVED**      **DENIED**  
Board Member Initials: AS  
Meeting Date: 10.17-17  
Follow-up action: through 6.30-18  
used for issues that occurred as part  
of move or while they were SC residents



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: F0357802

Date: 10/04/17

Account No.: 0119170

Page: 2

Quantity	Description	Total
	***PREVENTIVE MAINTENANCE ON TRANSFER SWITCH*** ASCO 7000 286681 9200	
	FOR PERIOD FROM: 10/01/2017 THROUGH 09/30/2018 DATE RANGE FROM: 10/01/2017 THROUGH 09/30/2018	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: 10/01/2017 THROUGH 09/30/2018 DATE RANGE FROM: 10/01/2017 THROUGH 09/30/2018	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

~~APPROVED~~ DENIED

Board Member Initials: AS

Meeting Date: 10-17-17

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

\_\_\_\_\_

\_\_\_\_\_



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

Page: 1

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

Invoice Number: F0357802

Date: 10/04/17

Account No.: 0119170

Ship To:

Agreement: F03578 Ship Date: 10/03/17	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: 10/01/2017 THROUGH 09/30/2018 DATE RANGE FROM: 10/01/2017 THROUGH 09/30/2018  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.

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



Account Number: 0119170  
Invoice Number: F0357802  
Invoice Date: 10/04/17

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

Amount Due:

\$6,316.39

Amount Enclosed:

# SOLUTIONS

**Solutions, Inc**  
Phone: (712) 262-4520  
Fax: (712) 262-3477  
2311 West 18th Street, PO Box 857  
Spencer, IA 51301-0857

## Invoice

Number: **247629**  
Date: **10/6/2017**

For the period from **11/1/2017** thru **10/31/2018**

**Bill-To**

Attn: Barbara Steinback  
Story County IA I.T. Office  
900 6th Street  
Nevada, IA 50201 U.S.A.

**Ship-To**

Attn: Barbara Steinback  
Story County IA I.T. Office  
900 6th Street  
Nevada, IA 50201 U.S.A.

Contract	Start Date	End Date	Contract Type	Reference	Terms	Inv. Batch	A/R Cust. No.	PO No.
13780	11/1/2017	10/31/2018	"Solutions" Application Software Support		Net 30	23418	8590	

**EVault Backup for iSeries**

**\$1,200.00**

Item Total: \$1,200.00

Thank you for choosing "Solutions", Inc.

**Total Amount Due: \$1,200.00**

**APPROVED**      **DENIED**  
Board Member Initials: RS  
Meeting Date: 10-17-17  
Follow-up action: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# MEMO

**To:** Alissa Wignall  
**From:** Rhonda Sykes, Property Tax Supervisor  
**Subject:** Tax Suspension Recipients  
**Date:** October 9, 2017

The following is an additional tax suspension recipient(s) who must be verified for continued eligibility by the Board of Supervisors:

Fred Chitty  
 1024 C Ave  
 Nevada IA 50201  
 1107442150

*eligible*  
*-Angela Cress, IMS*

APPROVED

DENIED

Board Member Initials: RS  
 Meeting Date: 10-17-17  
 Follow-up Actions: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

AGREEMENT  
ROUTINE SNOW AND ICE CONTROL

This written duplicate memorandum made and entered into by and between  
the Iowa Department of Transportation, Party of the First Part, and  
the Story County Board of Supervisors, Party of the Second Part,  
witnesseth:

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Party of the First Part agrees to perform for the Party of the Second Part, snow and ice control operations on the secondary roads specifically described as follows:

Story County paved route E57 from primary road US 69 westward about 600 feet. This section of E57 is located in Section 2, Palestine Township.

Story County paved road Sand Hill Trail from primary road US 30 southward about 200 feet to 241<sup>st</sup> Street. This section of Sand Hill Trail is located in Section 17, Grant Township.

It is understood that snow and ice control operations shall include plowing and/or application of abrasives and/or chemical de-icing agents only at the time that Party of the First Part is performing the same operations on primary road US 69. The Party of the First Part assumes no liability.

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Party of the Second Part agrees to pay Party of the First Part the agreed total amount of \$500.00 for each winter. Payment will be made at the end of each winter for the duration of the agreement.

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It is further agreed that this agreement expires May 1, 2018.

It is also understood and agreed that the right is reserved by both Parties to review, adjust or terminate this Agreement at any time, provided however, that written notice be given to either Party at least thirty (30) days prior to such review, adjustment, or termination.

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IN WITNESS THEREOF, the Parties have set their hand, for the purpose herein expressed.

STORY COUNTY BOARD OF SUPERVISORS

By 

Chair:

Date 10-17-17

IOWA DEPARTMENT OF TRANSPORTATION

By \_\_\_\_\_

District Engineer: Scott Dockstader

Date \_\_\_\_\_

RECOMMENDED FOR APPROVAL

By 

Story County Engineer: Darren Moon

Date 10-9-17

RECOMMENDED FOR APPROVAL

By \_\_\_\_\_

District Maintenance Manager: Lance Starbuck

Date \_\_\_\_\_

**Applicant License Application ( )**

<b>Name of Applicant:</b> <u>Christiani's Events LLC</u>		
<b>Name of Business (DBA):</b> <u>Christiani's Events</u>		
<b>Address of Premises:</b> <u>3801 W 190th St</u>		
<b>City</b> <u>Ames</u>	<b>County:</b> <u>Story</u>	<b>Zip:</b> <u>50011</u>
<b>Business</b>	<u>(515) 360-8069</u>	
<b>Mailing</b>	<u>1150 E. Diehl</u>	
<b>City</b> <u>Des Moines</u>	<b>State</b> <u>IA</u>	<b>Zip:</b> <u>50315</u>

**Contact Person**

<b>Name</b> <u>Peter Worsham</u>	
<b>Phone:</b> <u>(515) 360-8069</u>	<b>Email</b> <u>peter@christianicatering.com</u>

**Classification** Class C Liquor License (LC) (Commercial)

**Term:** 5 days

**Effective Date:** 10/27/2017

**Expiration Date:** 01/01/1900

**Privileges:**

Class C Liquor License (LC) (Commercial)

**APPROVED** **DENIED**  
**Board Member Initials:** AS  
**Meeting Date:** 10-17-17  
**Follow-up action:** \_\_\_\_\_

**Status of Business**

<b>BusinessType:</b> <u>Privately Held Corporation</u>	
<b>Corporate ID Number:</b> <u>XXXXXXXXXX</u>	<b>Federal Employer ID</b> <u>XXXXXXXXXX</u>

**Ownership**

**Carol Christiani**

**First Name:** Carol

**Last Name:** Christiani

**City:** DesMoines

**State:** Iowa

**Zip:** 50315

**Position:** President

**% of Ownership:** 100.00%

**U.S. Citizen:** Yes

**Insurance Company Information**

<b>Insurance Company:</b> <u>Founders Insurance Company</u>	
<b>Policy Effective Date:</b> <u>10/27/2017</u>	<b>Policy Expiration</b> <u>11/01/2017</u>
<b>Bond Effective</b>	<b>Dram Cancel Date:</b>
<b>Outdoor Service Effective</b>	<b>Outdoor Service Expiration</b>
<b>Temp Transfer Effective</b>	<b>Temp Transfer Expiration Date:</b>

COUNTY AUDITOR'S REPORT OF FEES COLLECTED

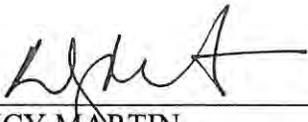
STATE OF IOWA }  
STORY COUNTY }

TO THE BOARD OF SUPERVISORS OF STORY COUNTY:

Pursuant to the Code of Iowa, Chapter 331.902, Collection and Disposition of Fees collected, I, Lucy Martin, Auditor of the above named County and State, do hereby certify that the following is a true and correct statement of fees collected by me in my office for the quarter ending September 30, 2017 and the same has been paid to the Story County Treasurer.

For Elections for Other Entities Elections		\$
Misc Elections		
City Elections		
School Elections		
Special Elections		
For Other Office Fees		\$ 2,336.68
Plat Books	547.69	
Computer Lists	169.00	
Map Copies		
Copies	48.55	
Miscellaneous	1,571.44	
	TOTAL	\$ 2,336.68

Treasurer's Receipts for the above are attached.

  
 \_\_\_\_\_  
 LUCY MARTIN  
 Story County Auditor  
 October 5, 2017

**APPROVED**      **DENIED**  
 Board Member Initials:   RS    
 Meeting Date:   10-17-17    
 Follow-up action: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

COUNTY RECORDER'S REPORT OF FEES COLLECTED FOR 1st QUARTER  
FISCAL YEAR 2017-2018

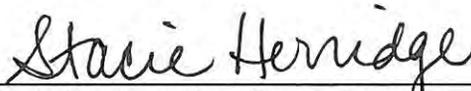
STATE OF IOWA}  
COUNTY OF STORY}

TO: THE STORY COUNTY BOARD OF SUPERVISORS

Pursuant to the Code of Iowa, Chapter 331.902, Collection and Disposition of Fees, I, Stacie Herridge, Recorder of the above-named County and State do hereby certify that the following is a true and correct statement of the fees collected by me in my office for the 1st Fiscal Quarter ending Sept. 30, 2017, and the same has been paid to the County Treasurer.

Change of Title Fees	01000-08000-4100-07	\$4,695.00
Records Management Fees	27000-08000-4140-07	\$3,487.00
Electronic Transaction Fees	56000-08000-4160-07	\$3,487.00
Real Estate Transfer Tax	01000-08000-4040-07	\$37,421.66
Recording Fees	01000-08000-4000-07	\$74,048.00
Snowmobile Fees	01000-08000-4010-07	\$175.00
Boat Fees	01000-08000-4020-07	\$448.75
Hunting & Fishing Fees	01000-08000-4030-07	\$46.50
UCC Fees	01000-08000-4050-07	\$0.00
Copy Fees	01000-08000-4060-07	\$895.00
ATV Fees	01000-08000-4070-07	\$781.25
Vital Records Fees	01000-08000-4130-07	\$5,208.00
Passport Fees	01000-08000-4150-07	\$6,250.00
Boat Title Fees	01000-08000-4120-22	\$320.00
Interest	01000-00054-6000-07	\$46.13
Overages	01000-00055-8220-07	\$183.00
DNR Fees	01000-08000-4080-07	\$0.00
Total paid to Story County Treasurer		\$137,492.29

All of which is respectfully submitted this 12th day of October, 2017.

  
\_\_\_\_\_  
Stacie Herridge, Story County Recorder

Subscribed and sworn to before me, the undersigned, and filed in my office this 12<sup>th</sup> day of October, 2017.

  
\_\_\_\_\_  
Lucy Martin, Story County Auditor

**APPROVED**      **DENIED**  
Board Member Initials: MS  
Meeting Date: 10-17-17  
Follow-up action: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

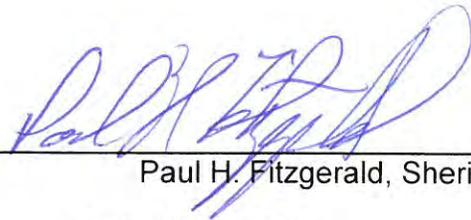
**Story County Sheriff's Report**  
**Total Income Earned**  
**For the Quarter Ending September 29, 2017**

Civil Fees (01000-01000-4400-05)	\$31,083.81
Civil Fees (Credit Card)	1,164.90
Permits to Carry Concealed Weapon (01000-01000-4410-05)	\$4,980.00
Permits to carry Concealed Weapon - Credit Card	\$2,780.00
Interest (01000-00054-6000-05)	\$23.17
Work Release (01000-01000-4400-05)	\$3,809.90

**Total** **\$43,841.78**

**APPROVED**      **DENIED**  
Board Member Initials: NS  
Meeting Date: 10-17-17  
Follow-up action: \_\_\_\_\_

**Total Paid to Story County Treasurer** **\$43,841.78**



Paul H. Fitzgerald, Sheriff

Dated 09/30/2017  
PHF:kan



# STORY COUNTY

Commission of Veterans Affairs  
 Brett D. McLain, Director

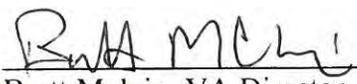
Story County Human Services Center  
 126 S. Kellogg Ave. Suite 001  
 Ames, IA 50010  
 Phone: (515) 956-2626  
 Fax: (515) 956-2627

## REPORT OF VETERANS AFFAIRS COMMISSION

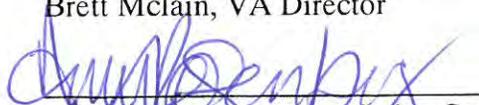
STATE OF IOWA,  
 STORY COUNTY

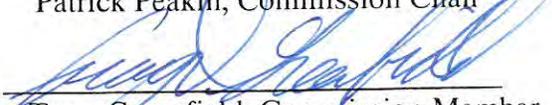
We, the undersigned, members of the Veterans Affairs Commission, hereby certify that the following is a correct statement of the claim numbers and amount of assistance given to persons entitled to relief under Chapter 35B.10 Disbursement-inspection of records of the Code of Iowa, for the First Quarter of FY 17/18 from **July 1, 2017 to September 30, 2017.**

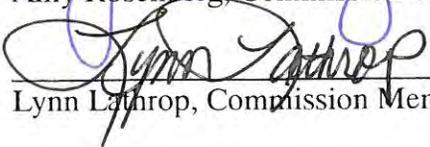
STORY CO. VA CLAIM #	ASSISTANCE	AMOUNT
W6958	Dental	200.00
V 4780	Rent	500.00
C8150	Rent	550.00
B 9533	Rent	385.00
C 8150	Utility	54.20
Total		\$1,689.20

  
 Brett McLain, VA Director

  
 Patrick Peakin, Commission Chair

  
 Amy Rosenberg, Commission Secretary

  
 Terry Greenfield, Commission Member

  
 Lynn Lathrop, Commission Member

APPROVED      DENIED  
 Board Member In: Vacant *MS*  
 Meeting Date: 10-17-17  
 Follow-up action: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

## STORY COUNTY UTILITY PERMIT

Date 10/9/17

To the Board of Supervisors, Story County, Iowa:

The Intertek Power and Light Company, incorporated under the laws of authorize to do business within the State of Iowa, with its principal place of business at 1284 NE Plaza, Ames IA does hereby make application requesting permission to occupy certain portions of public right-of-way and that the County Engineer be directed to establish the location of lines of transmission of 3PH Electric on secondary route S 500th Ave from \_\_\_\_\_ to \_\_\_\_\_ a distance of 0.03 miles.

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

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

*\* See Attached*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Date 10-9-17

Interstate Power and Light Co.  
Name of Company (Applicant - Permittee)

Thomas P. Sula 515-248-3407  
by Phone no.

Recommended for Approval:

Date 10-9-17

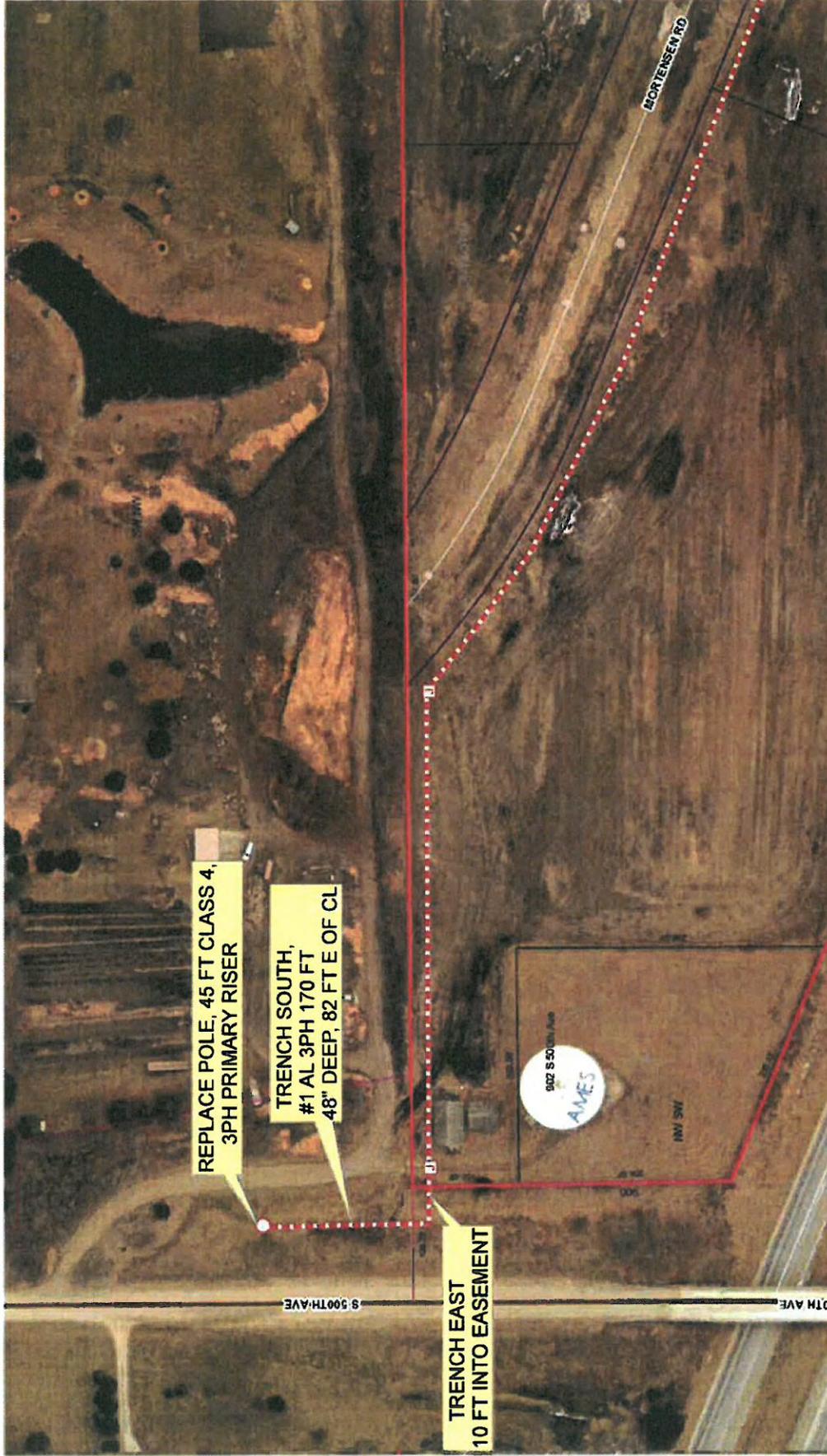
Caren Mon 515-382-7355  
County Engineer Phone no.

Approved:

Date 10-17-17

[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.



**MORTENSEN HEIGHTS 3PH ELECTRIC EXTENSION**



## STORY COUNTY UTILITY PERMIT

Date 10/9/17

To the Board of Supervisors, Story County, Iowa:

The Windstream Iowa Communications, Inc. Company, incorporated under the laws of Iowa, authorize to do business within the State of Iowa, with its principal place of business at 11102 Anderson Dr St. Little Rock, AR 72212 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 Copper Telephone Cable on secondary route 580th Ave, from 580th Ave to 580th Ave, a distance of .31 miles.

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

1. The Permittee will file a plat setting out the location of proposed line on the secondary route and that the description of the proposed installation including type, height, and spacing of poles, maximum voltage, lengths of cross arms, minimum clearance and number of wires, type, size and capacity of underground cables, conduits, tile lines, and pipe lines, maximum working pressures for pipe lines carrying gas or flammable petroleum products are described as follows:
2. The installation shall meet the requirements of county, state, and federal laws, franchise rules, and of the Iowa State Commerce Commission Regulations and Directives, Utilities Division, the Iowa State Department of Health, and any other laws or regulations applicable.
3. The Permittee shall be fully responsible for any future adjustments of its facilities within the established highway right-of-way caused by highway construction or maintenance operations.
4. Story County assumes no responsibility for damages to the Permittee's property occasioned by any construction or maintenance operations on said highways.
5. The Permittee shall take all reasonable precautions during the construction and maintenance of said installation to protect and safeguard the lives and property of the traveling public and adjacent property owners.
6. The Permittee, and its contractors, shall carry on the construction or repair of the accommodated utility with serious regard to the safety of the public. Traffic protection shall be in accordance with Part VI of the current Iowa Department of Transportation Manual on Uniform Control Devices for Streets and Highways.
7. The Permittee shall be responsible for any damage resulting to said highways because of the construction operation, or maintenance of said utility, and shall reimburse Story County for any expenditure the County may have to make on said highways because of said permittee's utility having been constructed, operated, and maintained thereon.
8. The Permittee shall indemnify and save harmless Story County from any and all causes of action, suits at law or in equity, or losses, damages, claims, or demands, and from any and all

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

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

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

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

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

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

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

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

Date 10/9/2017

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

Nicole Hodges 501 948-4743  
by Nicole Hodges-Coordinator Engineering Support Phone no.

Recommended for Approval:

Date 10-9-17

Dan Morn 515-382-7355  
County Engineer Phone no.

Approved:

Date 10-17-17

[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.

HIGHWAY AND TRANSPORTAT  
**STORY COUNTY**  
 IOWA

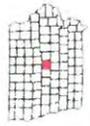
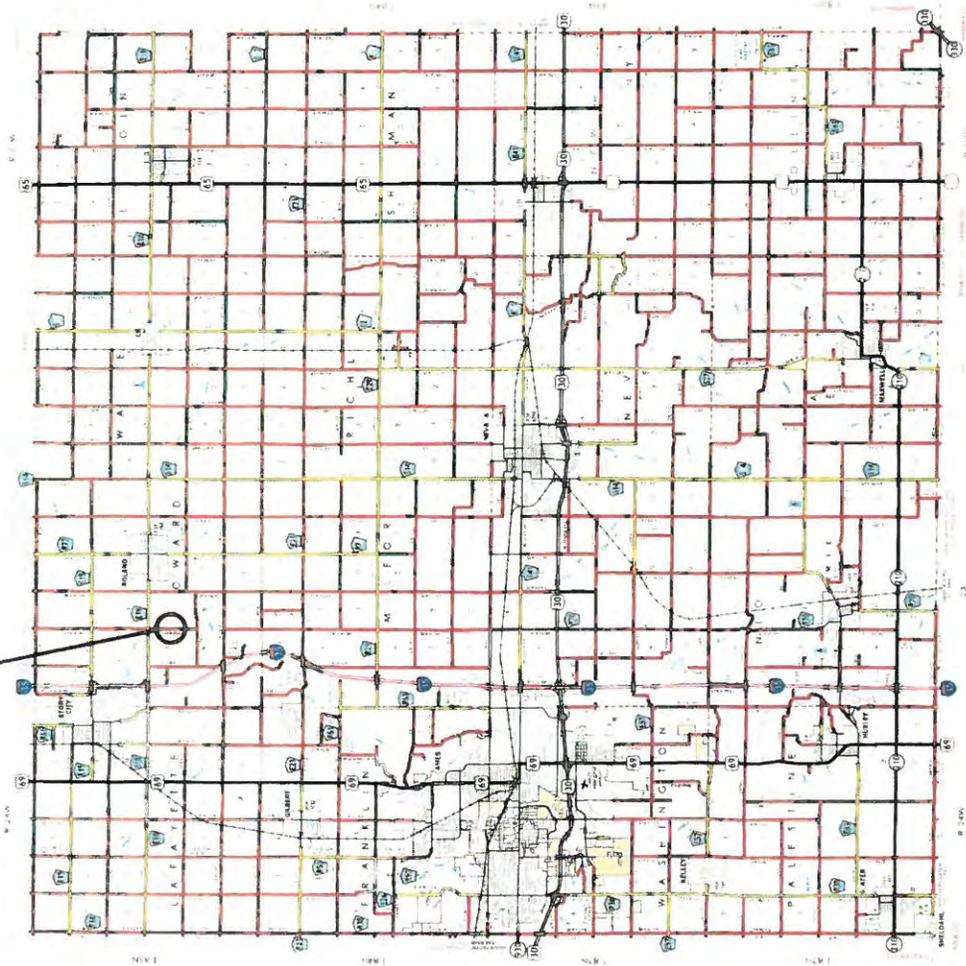


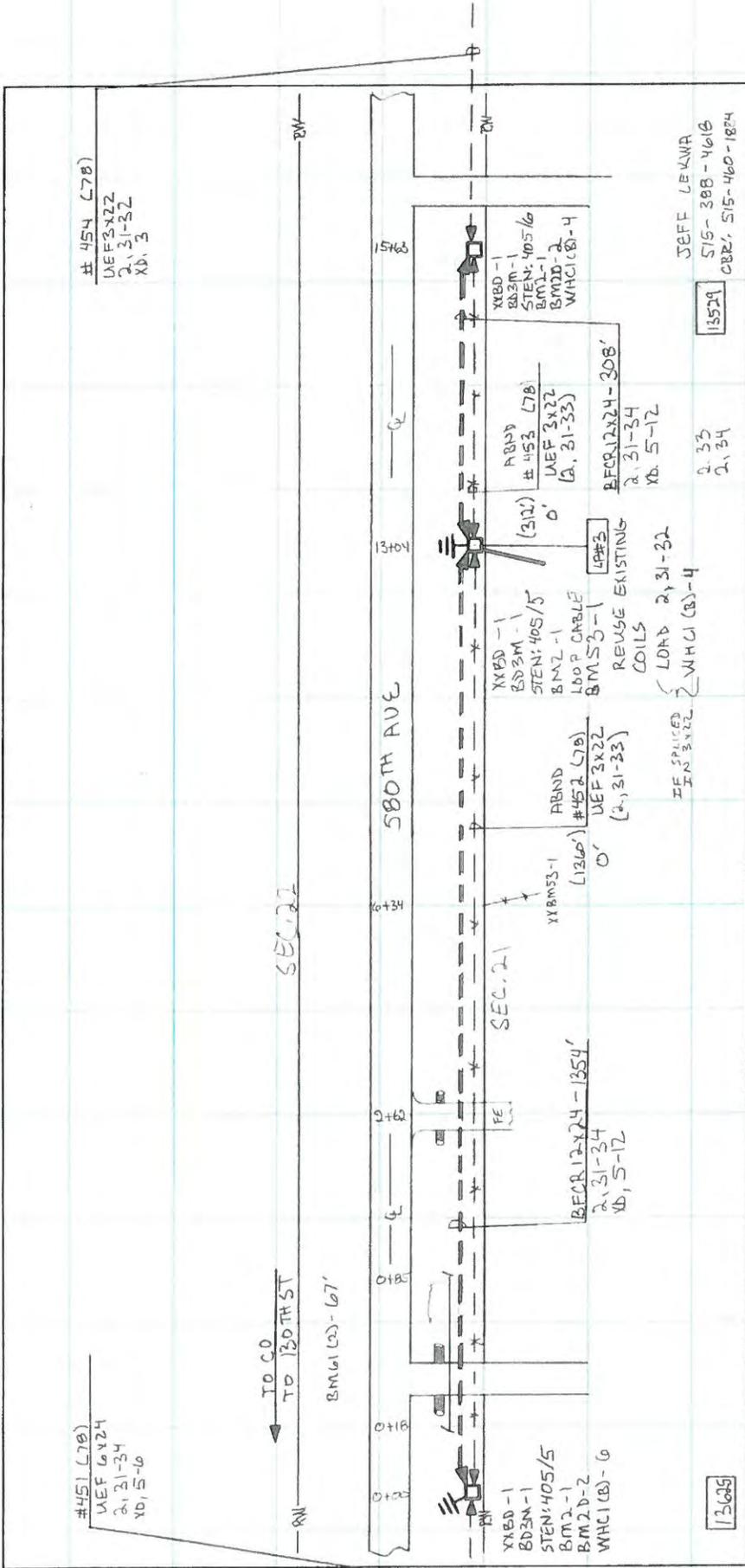
United States  
 Department of Transportation  
 JANUARY 1, 2017

**LEGEND**

- STATE HIGHWAY
- STATE ROAD
- STATE TRAIL
- STATE HIGHWAY UNDER CONSTRUCTION
- STATE ROAD UNDER CONSTRUCTION
- STATE TRAIL UNDER CONSTRUCTION
- STATE HIGHWAY PLANNED
- STATE ROAD PLANNED
- STATE TRAIL PLANNED
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- STATE TRAIL MAINTENANCE PLANNED UNDER CONSTRUCTION

WORK AREA  
 713379091 00044





#454 (78)  
 UEF 6X24  
 2, 31-34  
 XD, 5

#451 (78)  
 UEF 6X24  
 2, 31-34  
 XD, 5-6

TO CO  
 TO 130TH ST  
 BM 1 (2) - 67'

1578

1374

612

918

0+8

0+8

0+2

XYBD -1  
 BDM -1  
 STEN: 405/5  
 BM 2 -1  
 BM 2D -2  
 WHC1 (B) -4

XYBD -1  
 BDM -1  
 STEN: 405/5  
 BM 2 -1  
 BM 2D -1  
 REUSE EXISTING  
 COILS

XYBD -1  
 BDM -1  
 STEN: 405/5  
 BM 2 -1  
 BM 2D -1

XYBD -1  
 BDM -1  
 STEN: 405/5  
 BM 2 -1  
 BM 2D -1

XYBD -1  
 BDM -1  
 STEN: 405/5  
 BM 2 -1  
 BM 2D -2  
 WHC1 (B) -6

ABND  
 #453 (78)  
 UEF 3x22  
 (2, 31-33)  
 BEAR 12x24 - 308'  
 2, 31-34  
 XD, 5-12

ABND  
 #452 (78)  
 UEF 3x22  
 (2, 31-33)  
 BEAR 12x24 - 1354'  
 2, 31-34  
 XD, 5-12

ABND  
 #452 (78)  
 UEF 3x22  
 (2, 31-33)

ABND  
 #452 (78)  
 UEF 3x22  
 (2, 31-33)

ABND  
 #452 (78)  
 UEF 3x22  
 (2, 31-33)

JEFF LEKWA  
 515-388-4618  
 CRE: 515-460-1874

13529

2 33  
 2, 34

2 33  
 2, 34

13695

CALL ONE-CALL: 1-800-292-8989  
 48 HOURS PRIOR TO CONSTRUCTION.

WINDSTREAM

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

NOTE AREA:  
 STORY COUNTY  
 HOWARD TWP SEC. 21+22  
 PLACE CABLE AT A  
 MINIMUM 30' DEPTH  
 AT TOE OF BACKSLOPE

UNIT CODE	ESTIMATED QUANTITY	AS BUILT QUANTITY
XYBD	3	
BDM	3	
BM 2	4	
WHC1 (B)	14	
BM 2D	1	
XYBD 5	167	
BEAR 12x24	1672	

EXCH #:	EXCH NAME: ROLAND	REM. CODE:
WOR: 71327908	1-0004	TAX DIST:
TITLE: SD ROLAND PLACE CABLE FOR PLACEMENT	6-20	LEKWA
TWP: 25 N	RNG: 33 W	SEC: 21
DATE: 10-6-17	REV DATE:	SCALE: NONE
FILE:	DRWN: JLN	ENG: JLN
	APPRD:	PRINT #:
		1 OF 1

windstream



11101 Anderson Drive, Suite 100  
2523-B5F01-A  
Little Rock, AR 72212

October 9, 2017

Darren Moon - County Engineer  
Story County Iowa - Secondary Roads Dept.  
837 N Avenue  
Nevada, IA 50201

Dear Mr. Moon:

Windstream proposes to place 1672 FT of BFCR12x24 by plow and bore. Changing three old metal pedestals.

**Location: 13529 580<sup>th</sup> Ave**

Attached are the following items:

- Utility Permit
- Certificate of Insurance
- Prints/Drawings

Please send the approved permit via email to [Felicia.N.Hodges@windstream.com](mailto:Felicia.N.Hodges@windstream.com) , fax (330) 425-0850 or send to the return address listed above.

Your cooperation concerning this permit is greatly appreciated. The project engineer is Jim Wiand (641) 787-2270 should you need information regarding details of the construction. If you need any additional information, please contact me at (501) 748-4743 or email at [Felicia.N.Hodges@windstream.com](mailto:Felicia.N.Hodges@windstream.com).

Sincerely,

Nicole Hodges  
Outside Plant Engineering – Coordinator

WO# 71337908100044/OSP-7131



# CERTIFICATE OF LIABILITY INSURANCE

7/17/2018

DATE (MM/DD/YYYY)  
6/30/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Lockton Companies 444 W. 47th Street, Suite 900 Kansas City MO 64112-1906 (816) 960-9000	<b>CONTACT NAME:</b> PHONE (A/C, No, Ext): E-MAIL ADDRESS:		<b>FAX (A/C, No):</b>													
	<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A: ACE American Insurance Company</td> <td>22667</td> </tr> <tr> <td>INSURER B: Indemnity Insurance Co of North America</td> <td>43575</td> </tr> <tr> <td>INSURER C: ACE Property &amp; Casualty Insurance Co</td> <td>20699</td> </tr> <tr> <td>INSURER D: ACE Fire Underwriters Insurance Company</td> <td>20702</td> </tr> <tr> <td>INSURER E: Agri General Insurance Company</td> <td>42757</td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </tbody> </table>			INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: ACE American Insurance Company	22667	INSURER B: Indemnity Insurance Co of North America	43575	INSURER C: ACE Property & Casualty Insurance Co	20699	INSURER D: ACE Fire Underwriters Insurance Company	20702	INSURER E: Agri General Insurance Company	42757	INSURER F:
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INSURER D: ACE Fire Underwriters Insurance Company	20702															
INSURER E: Agri General Insurance Company	42757															
INSURER F:																
<b>INSURED</b> 1077457 WINDSTREAM SERVICES, LLC 4001 RODNEY PARHAM ROAD LITTLE ROCK AR 72212-2442																

**COVERAGES** WINCO07      **CERTIFICATE NUMBER:** 10969212      **REVISION NUMBER:** XXXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> 2MIL AGG PER LOC <input checked="" type="checkbox"/> 2MIL AGG PER PROJECT GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER	N	N	HDOG2786871A	7/17/2017	7/17/2018	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
							MED EXP (Any one person)	\$ 5,000
							PERSONAL & ADV INJURY	\$ 2,000,000
							GENERAL AGGREGATE	\$ 10,000,000
							PRODUCTS - COMPIOP AGG	\$ 2,000,000
								\$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY	N	N	ISAH09061381	7/17/2017	7/17/2018	COMBINED SINGLE LIMIT (Ea accident)	\$ 4,000,000
							BODILY INJURY (Per person)	\$ XXXXXXXX
							BODILY INJURY (Per accident)	\$ XXXXXXXX
							PROPERTY DAMAGE (Per accident)	\$ XXXXXXXX
								\$ XXXXXXXX
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED:      RETENTION \$	N	N	XOOG2813480002	7/17/2017	7/17/2018	EACH OCCURRENCE	\$ 1,000,000
							AGGREGATE	\$ 1,000,000
								\$ XXXXXXXX
A E D B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	WLRC64413995(AZ,CA,MA) WLRC64414008(TN) SCFC64414021(WI) WLRC64413983 (AOS)	7/17/2017 7/17/2017 7/17/2017 7/17/2017	7/17/2018 7/17/2018 7/17/2018 7/17/2018	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER	
							E.L. EACH ACCIDENT	\$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

**CERTIFICATE HOLDER**

10969212  
 STORY COUNTY ENGINEER  
 837 N AVE  
 NEVADA IA 50201

**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE:

*Joseph M. Agnello*

© 1988-2015 ACORD CORPORATION. All rights reserved.

## STORY COUNTY UTILITY PERMIT

Date \_\_\_\_\_

To the Board of Supervisors, Story County, Iowa:

The Midland Power Cooperative Company, incorporated under the laws of Iowa, with its principal place of business at Jefferson IA 50129, 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 3 phase primary U.G. on secondary route 190th st, from 911-4083 to 911-4201, a distance of 1/8 miles.

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

1. The Permittee will file a plat setting out the location of proposed line on the secondary route and that the description of the proposed installation including type, height, and spacing of poles, maximum voltage, lengths of cross arms, minimum clearance and number of wires, type, size and capacity of underground cables, conduits, tile lines, and pipe lines, maximum working pressures for pipe lines carrying gas or flammable petroleum products are described as follows:
2. The installation shall meet the requirements of county, state, and federal laws, franchise rules, and of the Iowa State Commerce Commission Regulations and Directives, Utilities Division, the Iowa State Department of Health, and any other laws or regulations applicable.
3. The Permittee shall be fully responsible for any future adjustments of its facilities within the established highway right-of-way caused by highway construction or maintenance operations.
4. Story County assumes no responsibility for damages to the Permittee's property occasioned by any construction or maintenance operations on said highways.
5. The Permittee shall take all reasonable precautions during the construction and maintenance of said installation to protect and safeguard the lives and property of the traveling public and adjacent property owners.
6. The Permittee, and its contractors, shall carry on the construction or repair of the accommodated utility with serious regard to the safety of the public. Traffic protection shall be in accordance with Part VI of the current Iowa Department of Transportation Manual on Uniform Control Devices for Streets and Highways.
7. The Permittee shall be responsible for any damage resulting to said highways because of the construction operation, or maintenance of said utility, and shall reimburse Story County for any expenditure the County may have to make on said highways because of said permittee's utility having been constructed, operated, and maintained thereon.
8. The Permittee shall indemnify and save harmless Story County from any and all causes of action, suits at law or in equity, or losses, damages, claims, or demands, and from any and all

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

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

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

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

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

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

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

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

Date 10/12/17

Midland Power Cooperative  
Name of Company (Applicant - Permittee)

Tom Zentil 515-370-5269  
by Phone no.

Recommended for Approval:

Date 10-12-17

James Moran 515-382-7355  
County Engineer Phone no.

Approved:

Date 10-17-17

[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.



## STORY COUNTY UTILITY PERMIT

Date \_\_\_\_\_

To the Board of Supervisors, Story County, Iowa:

The Black Hills Energy Company, incorporated under the laws of Iowa, with its principal place of business at 1205 SW 37<sup>th</sup> St, Grimes IA, does hereby make application requesting permission to occupy certain portions of public right-of-way and that the County Engineer be directed to establish the location of lines of transmission of Natural Gas on secondary route 673rd Ave, from \_\_\_\_\_ to \_\_\_\_\_, a distance of \_\_\_\_\_ miles. *Please refer to drawing*

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

1. The Permittee will file a plat setting out the location of proposed line on the secondary route and that the description of the proposed installation including type, height, and spacing of poles, maximum voltage, lengths of cross arms, minimum clearance and number of wires, type, size and capacity of underground cables, conduits, tile lines, and pipe lines, maximum working pressures for pipe lines carrying gas or flammable petroleum products are described as follows:
2. The installation shall meet the requirements of county, state, and federal laws, franchise rules, and of the Iowa State Commerce Commission Regulations and Directives, Utilities Division, the Iowa State Department of Health, and any other laws or regulations applicable.
3. The Permittee shall be fully responsible for any future adjustments of its facilities within the established highway right-of-way caused by highway construction or maintenance operations.
4. Story County assumes no responsibility for damages to the Permittee's property occasioned by any construction or maintenance operations on said highways.
5. The Permittee shall take all reasonable precautions during the construction and maintenance of said installation to protect and safeguard the lives and property of the traveling public and adjacent property owners.
6. The Permittee, and its contractors, shall carry on the construction or repair of the accommodated utility with serious regard to the safety of the public. Traffic protection shall be in accordance with Part VI of the current Iowa Department of Transportation Manual on Uniform Control Devices for Streets and Highways.
7. The Permittee shall be responsible for any damage resulting to said highways because of the construction operation, or maintenance of said utility, and shall reimburse Story County for any expenditure the County may have to make on said highways because of said permittee's utility having been constructed, operated, and maintained thereon.
8. The Permittee shall indemnify and save harmless Story County from any and all causes of action, suits at law or in equity, or losses, damages, claims, or demands, and from any and all

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

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

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

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

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

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

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

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

Date 10/12/17

Black Hills Energy  
Name of Company (Applicant - Permittee)

by Joe McArcary 515-343-2030  
Phone no.

Recommended for Approval:

Date 10-13-17

Edwin Mann 515-382-7355  
County Engineer Phone no.

Approved:

Date 10-17-17

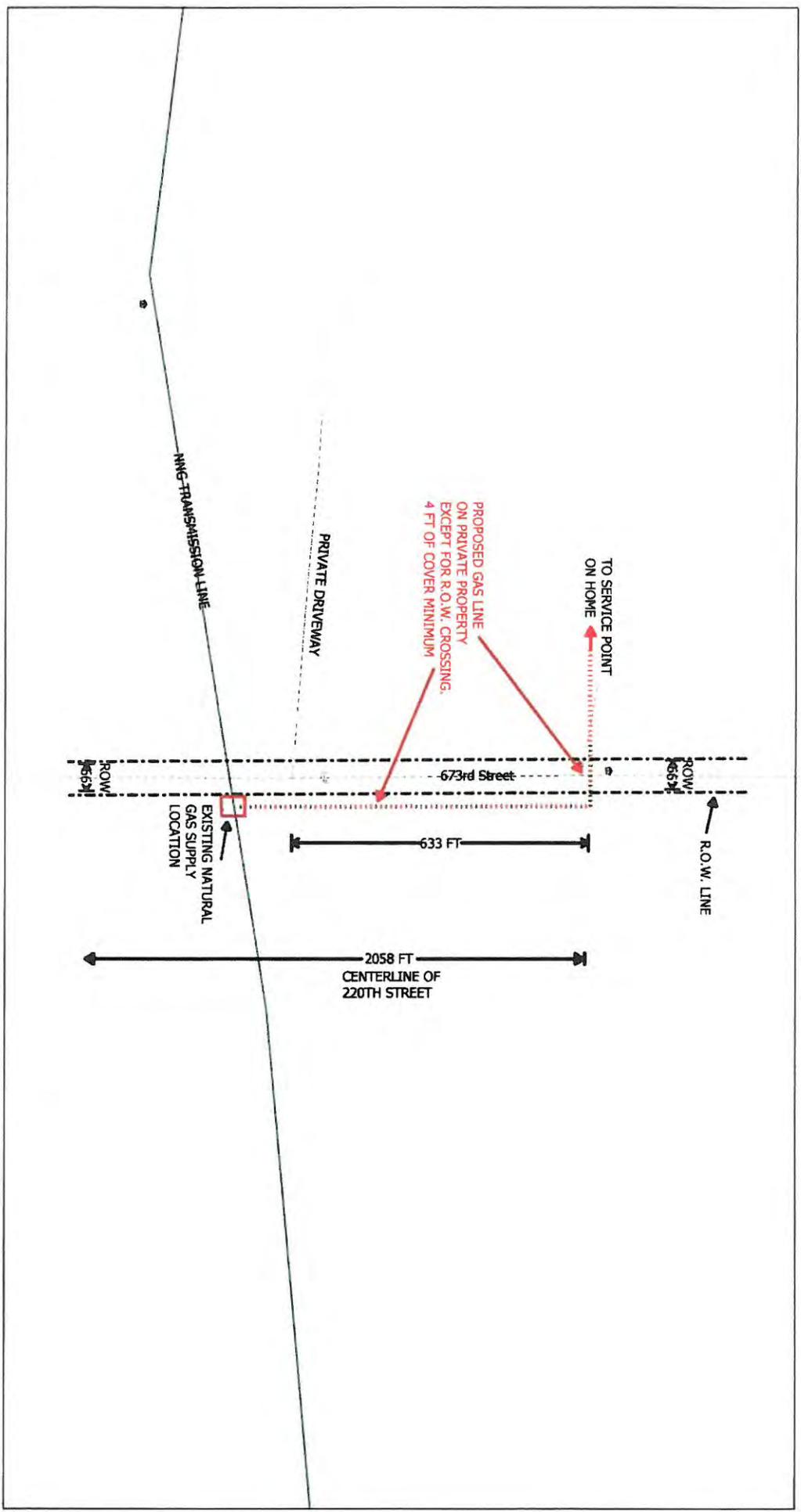
[Signature]  
Chair, Board of Supervisors  
Story County, Iowa

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

Time: 10/12/2017 1:17:39 PM  
Session: c:\gview\via\_gas\via\_gas.gtm

**Black Hills Corporation Mobile GIS**

Black Hills Corporation hereby disclaims any warranty, express or implied with regard to the accuracy or usefulness of Mobile GIS and its associated maps and records. Distribution of County Parcel Data outside of Black Hills Corporation is a violation of Black Hills Corporation's data sharing agreement.  
[Extract dates] BHC: 10/07/2017





Alternate ID: 0736300300  
Class: A - Agriculture  
Acreage: 33

Owner Address: WALTERS, G STEPHEN TRUSTEE  
PO BOX 230  
WINTERSET IA 50273

SECTION: 36 TOWNSHIP: 64 RANGE: 22 SW SW



**Joe McAreavy**  
Construction Coordinator  
joe.mcareavy@blackhillscorp.com

1205 SW 37<sup>th</sup> Street  
Grimes, IA 50111  
P: 515-343-2030  
C: 515-505-2677

October 12, 2017

Story County Engineer,

Black Hills Energy is requesting an approved permit to cross Story County ROW at a single location located approximately 2058' north of 220<sup>th</sup> Street. This utility crossing is a 1" MDPE gas service line that will service a customer located at 21675 673<sup>rd</sup> Avenue. This line will be bored in and will have a minimum of 4 feet of cover at the ROW shallowest point.

This gas service will operate at 10 PSI. At no point will traffic flow be impeded on the road.

I have attached an aerial rendering as well as a drawing for your reference.

Please contact me if you have any questions or if you have an special requirements as part of the approval process.

Respectfully,

Joe McAreavy  
Construction Coordinator  
Black Hills Energy

<b>COUNTY NAME:</b> Story	<b>NOTICE OF PUBLIC HEARING</b> <b>AMENDMENT OF CURRENT COUNTY BUDGET</b>	<b>CO NO:</b> 85
------------------------------	--	---------------------

The County Board of Supervisors will conduct a public hearing on the proposed amendment to the current County budget as follows:

<b>Meeting Date:</b> November 7, 2017	<b>Meeting Time:</b> 10:00 am	<b>Meeting Location:</b> 900 6th St, Nevada, IA Public Meeting Room
--	----------------------------------	--

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of, the proposed amendment. An approved budget amendment is required in order to permit increases in any class of expenditures as last certified or last amended.

County Telephone No.: 515 382-7212	For Fiscal Year Ending: 6/30/2018
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Iowa Department of Management Form 653 A-R Sheet 1 of 2 (Publish) (revised 05/01/14)	Total Budget as Certified or Last Amended	Proposed Current Amendment	Total Budget After Current Amendment
<b>REVENUES &amp; OTHER FINANCING SOURCES</b>			
Taxes Levied on Property	1 24,474,068		24,474,068
Less: Uncollected Delinquent Taxes - Levy Year	2 0		0
Less: Credits to Taxpayers	3 1,040,341		1,040,341
Net Current Property Taxes	4 23,433,727	0	23,433,727
Delinquent Property Tax Revenue	5 1,592		1,592
Penalties, Interest & Costs on Taxes	6 57,000		57,000
Other County Taxes/TIF Tax Revenues	7 3,479,353	56,148	3,535,501
Intergovernmental	8 9,050,539	(14,600)	9,035,939
Licenses & Permits	9 67,800		67,800
Charges for Service	10 1,802,850		1,802,850
Use of Money & Property	11 512,140		512,140
Miscellaneous	12 745,170	13,525	758,695
<b>Subtotal Revenues</b>	13 39,150,171	55,073	39,205,244
Other Financing Sources:			
General Long-Term Debt Proceeds	14 0	1,500,000	1,500,000
Operating Transfers In	15 3,203,561	(82,000)	3,121,561
Proceeds of Fixed Asset Sales	16 2,000	5,100	7,100
<b>Total Revenues &amp; Other Sources</b>	17 42,355,732	1,478,173	43,833,905
<b>EXPENDITURES &amp; OTHER FINANCING USES</b>			
Operating:			
Public Safety & Legal Services	18 11,862,605	6,000	11,868,605
Physical Health & Social Services	19 2,640,893	760	2,641,653
Mental Health, ID & DD	20 1,796,570	600	1,797,170
County Environment & Education	21 4,114,121	20,700	4,134,821
Roads & Transportation	22 6,526,900	1,225,000	7,751,900
Government Services to Residents	23 1,237,068		1,237,068
Administration	24 5,664,062	11,000	5,675,062
Nonprogram Current	25 100,000		100,000
Debt Service	26 1,355,532	164,000	1,519,532
Capital Projects	27 4,503,744	3,294,500	7,798,244
<b>Subtotal Expenditures</b>	28 39,801,495	4,722,560	44,524,055
Other Financing Uses:			
Operating Transfers Out	29 3,203,561	(82,000)	3,121,561
Refunded Debt/Payments to Escrow	30 0		0
<b>Total Expenditures &amp; Other Uses</b>	31 43,005,056	4,640,560	47,645,616
<b>Excess of Revenues &amp; Other Sources over (under) Expenditures &amp; Other Uses</b>	32 (649,324)	(3,162,387)	(3,811,711)
Beginning Fund Balance - July 1,	33 22,578,317		22,578,317
Increase (Decrease) in Reserves (GAAP Budgeting)	34 0		0
Fund Balance - Nonspendable	35 0		0
Fund Balance - Restricted	36 9,494,119	(2,242,626)	7,251,493
Fund Balance - Committed	37 2,261,140	0	2,261,140
Fund Balance - Assigned	38 2,291,335	(111,881)	2,179,454
Fund Balance - Unassigned	39 7,882,399	(807,880)	7,074,519
<b>Total Ending Fund Balance - June 30,</b>	40 21,928,993	(3,162,387)	18,766,606

Explanation of changes:  
Secondary Roads construction projects, buildings & equipment; generator for HSC; TIF bonding.  
Federal land acquisition from Army Corp of Engineers

**APPROVED**

Board Member Initials: PS

Meeting Date: 10-17-17

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

10/11/2017

<b>Dept Name</b>	<b>#</b>	<b>Amount</b>	<b>Reason</b>	<b>Funding Source</b>
Countywide Services	99	(14,600)	Grip Mentoring	Grant over
<i>General Fund Total</i>		<u>(14,600)</u>		
		13,525	Insurance/Damage Payment	
<i>Gen Supplemental Total</i>		<u>13,525</u>		
		5,100	Sale of Fixed Assets	
<i>MH DD Fund Total</i>		<u>5,100</u>		
		56,148	Local Option Sales Tax	
<i>Rural Fund Total</i>		<u>56,148</u>		
		1,500,000	TIF Revenue Bond Proceeds	
<i>Cap Projects TIF</i>		<u>1,500,000</u>		
<b>Department Total</b>		<b>1,560,173</b>		
<b>Total Request</b>		<b>1,560,173</b>	<b>Total Amendment (Revenues)</b>	
			General Fund:	(14,600)
			General Supplemental Fund	13,525
			MHDD Fund	5,100
			Rural Fund:	56,148
			Cap Projects - TIF	<u>1,500,000</u>
				<u>1,560,173</u>

Revenues

10/11/2017

<b>Dept Name</b>	<b>#</b>	<b>Amount</b>	<b>Reason</b>	<b>Funding Source</b>
County Attorney	04	6,000	Court Costs - Juvenile	General Fund
<b>Department Total</b>		<b>6,000</b>		
General County Betterment	10	1,700	Façade - Story City	Rural Fund (LOST)
		4,000	Iowa Games FY17 funding	Rural Fund (LOST)
<b>Department Total</b>		<b>5,700</b>		
<b>Secondary Roads</b>	20	35,000	Consulting - Bridges	Sec Rds Fund Balance
		240,000	New Equipment	Sec Rds Fund Balance
		950,000	Real Estate & Buildings	Sec Rds Fund Balance
		2,112,000	Construction	Sec Rds Fund Balance
		<b>3,337,000</b>		
Community Services	25	11,000	Employees Insurance	General Supplemental
<b>Department Total</b>		<b>11,000</b>		
Facilities Manager	51	5,000	Employees Insurance	General Supplemental
<b>Department Total</b>		<b>5,000</b>		
Mental Health	60	600	Office Supplies - Case Mngmt	General Fund
<b>Department Total</b>		<b>600</b>		
Countywide Services	99	2,560	ASSET Scorecard licenses	General Fund
		-12,800	Grip Mentoring	General Fund
		15,000	Consultant - Watershed	General Fund
		6,000	Employees Insurance	General Fund
		277,500	Mach/Equip - HSC Generator	General Fund
		155,000	Land Acquisition	General Fund
<i>General Fund</i>		<b>443,260</b>		
		134,000	Principle pay - new debt	TIF Revenues
		30,000	Interest pay - new debt	TIF Revenues
<i>TIF Fund</i>		<b>164,000</b>		
		750,000	TELC	Loan
<i>Cap Proj - TIF</i>		<b>750,000</b>		
<b>Department Total</b>		<b>1,357,260</b>		

**\$4,722,560 Total Amendment (Expenses)**

General Fund:	443,860
Gen Supplemental Fund	16,000
Rural Fund	11,700
TIF fund	164,000
Urban Renewal Projects	0
Secondary Roads Fund	3,337,000
Capital Projects TIF Fund	750,000
Friends of Animals Fund	
	<hr/>
	4,722,560

"STATEMENT OF CHANGE IN FUNDS BALANCE"

FUND NAME & NUMBER	BEGINNING BALANCE	REVENUES	DISBURSEMENTS	ENDING BALANCE			
<b>FY'18 AMENDMENT</b>							
GENERAL BASIC #01000	8,714,775	20,048,187	19,261,246	9,501,716	2,883,888		35.64%
GEN. SUPPLEMENTAL #02000	1,676,010	4,032,372	4,131,885	1,576,497	<i>Restricted</i>		38.15% 37.07%
COUNTY MHDS FUND #10000	629,835	2,215,423	1,796,570	1,048,688	<i>Restricted</i>		58.37%
RURAL SERVICES #11000	941,169	5,700,725	5,695,938	945,956	180,134		20.89%
TIF #15000	75,367	1,061,399	1,002,033	134,733	<i>Restricted</i>		
URBAN RENEWAL PPROJ #17000	546,760	482,561	482,561	546,760	<i>Restricted</i>		
SECONDARY ROADS #20000	6,484,711	7,321,450	7,916,900	5,889,261	661,140		66.04%
SPEC. LAW ENFCMENT #22000	17,525	7,550	8,800	16,275	<i>Restricted</i>		
REAP #23000	57,647	37,750	0	95,397	<i>Restricted</i>		
EMPLOYEE WELLNESS #26000	9,183	0	4,763	4,420	<i>Restricted</i>		
RECORDERS RECORDS #27000	87,552	14,600	19,000	83,152	<i>Restricted</i>		
JAIL INMATE CMSRY #28000	140,039	50,550	75,000	115,589	<i>GF Assigned</i>		
DEBT SERVICE #29000	40,926	848,665	836,060	53,531	<i>Restricted</i>		
CAPITAL PROJECTS #30000	132,893	150,000	125,000	157,893	<i>Restricted</i>		
CAPITAL PROJECTS TIF #32000	1,191,056	0	1,191,000	56	<i>Restricted</i>		
SHERIFF RES OFFICERS #35000	39,006	6,000	12,000	33,006	<i>Restricted</i>		
CO ATTY FINE COLLECTION #380	240,761	65,000	0	305,761	<i>GF Assigned</i>		
CONSERV LAND ACQ & CAP#6800	428,963	138,000	161,000	405,963	<i>GF Assigned</i>		
FRIENDS OF CONSERV #73000	855,731	157,000	165,300	847,431	<i>Restricted</i>		
FRIENDS OF ANIMALS #74000	268,408	18,500	120,000	166,908	<i>Restricted</i>		
TOTAL	22,578,317	42,355,732	43,005,056	21,928,993			
11/7/2017							
<b>FY'18 PROPOSED AMENDMENT</b>							
GENERAL BASIC #01000	8,714,775	20,033,587	19,705,106	9,043,256	2,775,974		32.96%
GEN. SUPPLEMENTAL #02000	1,676,010	4,045,897	4,147,885	1,574,022	<i>Restricted</i>		37.95% 33.85%
COUNTY MHDS FUND #10000	629,835	2,220,523	1,796,570	1,053,788	<i>Restricted</i>		58.66%
RURAL SERVICES #11000	941,169	5,756,873	5,707,638	990,404	176,167		22.14%
TIF #15000	75,367	1,061,399	1,084,033	52,733	<i>Restricted</i>		
URBAN RENEWAL PPROJ #17000	546,760	400,561	482,561	464,760	<i>Restricted</i>		
SECONDARY ROADS #20000	6,484,711	7,321,450	11,253,900	2,552,261	661,140		16.80%
SPEC. LAW ENFCMENT #22000	17,525	7,550	8,800	16,275	<i>Restricted</i>		
REAP #23000	57,647	37,750	0	95,397	<i>Restricted</i>		
EMPLOYEE WELLNESS #26000	9,183	0	4,763	4,420	<i>Restricted</i>		
RECORDERS RECORDS #27000	87,552	14,600	19,000	83,152	<i>Restricted</i>		
JAIL INMATE CMSRY #28000	140,039	50,550	75,000	115,589	<i>GF Assigned</i>		
DEBT SERVICE #29000	40,926	848,665	836,060	53,531	<i>Restricted</i>		
CAPITAL PROJECTS #30000	132,893	150,000	125,000	157,893	<i>Restricted</i>		
CAPITAL PROJECTS TIF #32000	1,191,056	1,500,000	1,941,000	750,056	<i>Restricted</i>		
SHERIFF RES OFFICERS #35000	39,006	6,000	12,000	33,006	<i>Restricted</i>		
CO ATTY FINE COLLECTION #380	240,761	65,000	0	305,761	<i>GF Assigned</i>		
CONSERV LAND ACQ & CAP#6800	428,963	138,000	161,000	405,963	<i>GF Assigned</i>		
FRIENDS OF CONSERV #73000	855,731	157,000	165,300	847,431	<i>Restricted</i>		
FRIENDS OF ANIMALS #74000	268,408	18,500	120,000	166,908	<i>Restricted</i>		
TOTAL	22,578,317	43,833,905	47,645,616	18,766,606			

fund balances

**Story County FY18 Quarterly Report**  
**September 30, 2017**  
**25% of Year**

Expenditures:	Original		Sept 30th		Quarter Percent of Budget	Amount Remaining
	Annual Budget	Amended	1st Quarter Total			
Board of Supervisors	\$900,767.00		\$202,160.15		22.44%	\$698,606.85
Auditor	\$1,005,372.00	\$1,025,372.00	\$218,334.49		21.29%	\$807,037.51
Treasurer	\$833,645.00		\$202,949.49		24.34%	\$630,695.51
County Attorney	\$2,488,601.00		\$577,733.77		23.22%	\$1,910,867.23
Sheriff	\$8,584,787.00		\$1,966,400.15		22.91%	\$6,618,386.85
Recorder	\$408,770.00		\$93,040.85		22.76%	\$315,729.15
Animal Control	\$466,170.00	\$472,170.00	\$96,483.68		20.43%	\$375,686.32
General Betterment (40% L.O.S.T.)	\$852,893.00	\$859,893.00	\$12,480.05		1.45%	\$847,412.95
Engineer	\$7,916,900.00		\$3,370,381.79		42.57%	\$4,546,518.21
Veteran Affairs	\$103,969.00		\$23,050.22		22.17%	\$80,918.78
Conservation Board	\$3,124,385.00	\$3,422,449.00	\$508,610.19		14.86%	\$2,913,838.81
Environmental Health	\$291,914.00		\$69,266.91		23.73%	\$222,647.09
IRVM	\$250,930.00		\$77,062.37		30.71%	\$173,867.63
Community Services	\$313,120.00	\$343,120.00	\$75,719.62		22.07%	\$267,400.38
Community Life	\$84,650.00		\$9,290.61		10.98%	\$75,359.39
Human Services Center	\$396,475.00		\$102,182.33		25.77%	\$294,292.67
Facilities Management	\$660,100.00	\$683,350.00	\$162,254.07		23.74%	\$521,095.93
Information Technology	\$1,018,475.00	\$1,069,250.00	\$271,348.78		25.38%	\$797,901.22
Planning & Development	\$266,370.00		\$63,690.79		23.91%	\$202,679.21
Justice Center Facilities	\$745,965.00		\$167,739.42		22.49%	\$578,225.58
DHS	\$61,500.00		\$14,682.15		23.87%	\$46,817.85
Mental Health	\$1,796,120.00		\$68,434.62		3.81%	\$1,727,685.38
Juvenile Court Services	\$386,050.00		\$19,055.77		4.94%	\$366,994.23
Countywide Services	\$9,022,841.00	\$9,612,039.00	\$892,108.00		9.28%	\$8,719,931.00
<b>Total Expenditures:</b>	<b>\$41,980,769.00</b>	<b>\$43,005,056.00</b>	<b>\$9,264,460.27</b>		<b>21.54%</b>	<b>\$33,740,595.73</b>

Fund Balance Status:	Committed		Assigned		% of exp YTD
General Basic Fund	\$12,895,710.23	\$1,600,000	\$1,453,474		20.51%
General Supplemental Fund	\$2,266,810.15		\$50,000		30.32%
County Services MHDS Fund	\$1,576,213.61				3.81%
Rural Services Fund	\$2,384,431.60		\$176,167		19.08%
TIF Fund	\$539,144.64				0.00%
Secondary Roads Fund	\$4,487,472.47	\$661,140			42.57%

**DO NOT WRITE IN THE SPACE ABOVE, RESERVED FOR RECORDER**

Prepared By: Amelia Schoeneman, Story County Planning and Development, 900 6<sup>th</sup> Street, Nevada, IA 50201 (515) 382-7245  
Please Return to the Story County Planning & Development Department

**STORY COUNTY IOWA  
RESOLUTION OF THE BOARD OF SUPERVISORS  
RESOLUTION NUMBER 18-49**

WHEREAS, there has been submitted to the Board of Supervisors of Story County, Iowa, an application to subdivide real estate from Bryce A. and Teresa J. Smith, 29104 650th Avenue, Maxwell, Iowa involving the real estate located in Indian Creek Township, Section 10 at 29104 650th Avenue, Maxwell, Iowa and identified as parcels #15-10-100-115 #15-10-100-120 hereinafter described on Attachment A and shown on Attachment B, and

WHEREAS, Bryce A. and Teresa J. Smith are the legal titleholders 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,

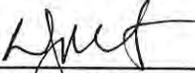
AND WHEREAS, it is the opinion of the Board of Supervisors of Story County, Iowa, that it is advisable and in the best interests of Story County, Iowa, and all persons concerned, that said Plat be approved, and accepted.

NOW, THEREFORE, BE IT RESOLVED that the plat of Gordy's Residential Parcel Subdivision involving real estate hereinafter described on Attachment A and shown on Attachment B being the same, is hereby approved and accepted with the alternative compliance request and all acts and deeds of the said owners and grantors in the premises are hereby confirmed and approved and the real estate hereinafter described on Attachment A shall hereinafter be known as Gordy's Subdivision.

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 18-49 to be affixed to said Final Plat upon its approval by the Board of Supervisors.

Dated this 17<sup>th</sup> day of October, 2017.

  
\_\_\_\_\_  
Board of Supervisors  
Story County, Iowa

  
\_\_\_\_\_  
County Auditor  
Story County, Iowa

Moved by: Olson

Seconded by: Chitty

Voting Aye: Olson, Chitty, Sanders

Voting Nay: None

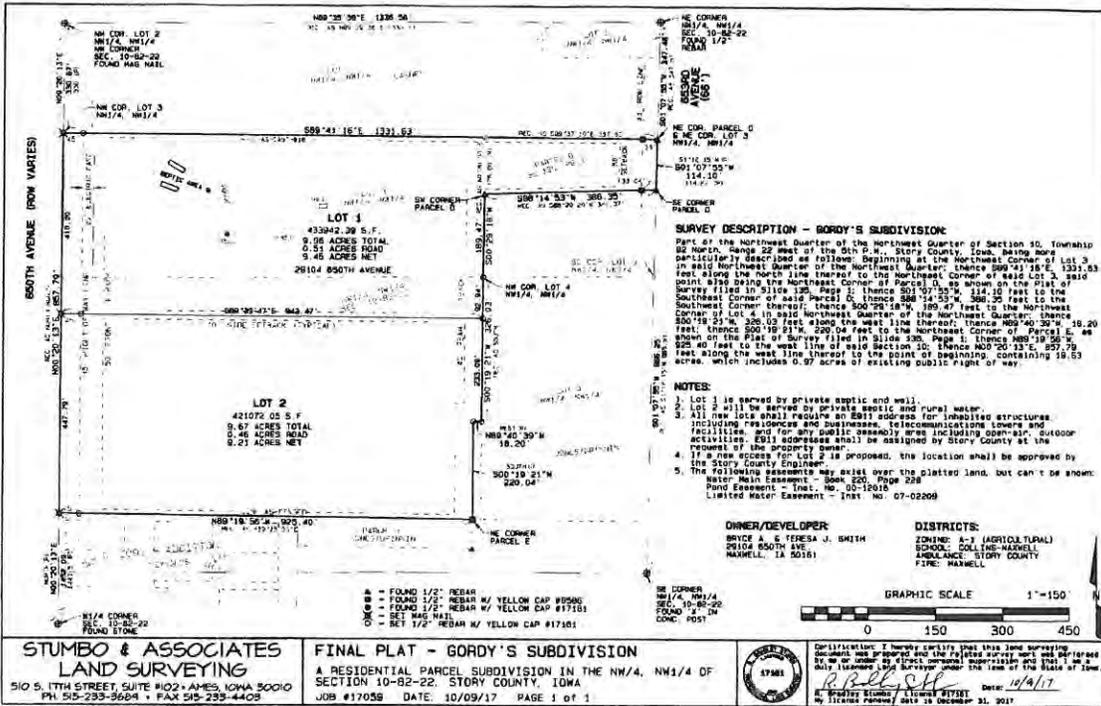
Absent: None

## ATTACHMENT A

### **Legal Description**

Part of the Northwest Quarter of the Northwest Quarter of Section 10, Township 82 North, Range 22 West of the 5th P.M., Story County, Iowa, being more particularly described as follows:  
Beginning at the Northwest Corner of Lot 3 in said Northwest Quarter of the Northwest Quarter;  
thence S89°41'16"E, 1331.63 feet along the north line thereof to the Northeast Corner of said Lot 3, said point also being the Northeast Corner of Parcel D, as shown on the Plat of Survey filed in Slide 135, Page 1; thence S01°07'55"W, 114.10 feet to the Southeast Corner of said Parcel D;  
thence S88°14'53"W, 386.35 feet to the Southwest Corner thereof; thence S00°29'18"W, 189.47 feet to the Northwest Corner of Lot 4 in said Northwest Quarter of the Northwest Quarter; thence S00°19'21"W, 326.03 feet along the west line thereof; thence N89°40'39"W, 18.20 feet; thence S00°19'21"W, 220.04 feet to the Northeast Corner of Parcel E, as shown on the Plat of Survey filed in Slide 135, Page 1; thence N89°19'56"W, 925.40 feet to the west line of said Section 10; thence N00°20'13"E, 857.79 feet along the west line thereof to the point of beginning, containing 19.63 acres, which includes 0.97 acres of existing public right of way

# ATTACHMENT B



# Staff Report

## Board of Supervisors

**Date of Meeting:**  
October 17, 2017

Case Number SUB18-17  
Residential Parcel Subdivision – Gordy’s Subdivision  
Resolution No. 18-49

**APPLICANT:** Teresa and Bryce Smith  
29104 650<sup>th</sup> Avenue  
Maxwell, Iowa

**STAFF PROJECT MANAGER:** Amelia Schoeneman, Planner

**SUMMARY:** A Residential Parcel Subdivision request to divide one existing parcel and adjoin another existing parcel to create two proposed lots: proposed Lot 1, to contain the existing single-family dwelling and Parcel D, a one net-acre parcel, owned by the applicant, located to the east of Lot 1 and to be adjoined to Lot 1, and proposed Lot 2, to contain existing agricultural land and for the construction of a new single-family dwelling in the future. The request also includes an alternative compliance request to the requirement that lots do not exceed a three-to-one ratio of depth-to-width and for the creation of a double frontage lot. Planning staff recommend approval of the proposed Residential Parcel Subdivision Plat and alternative compliance request.





**Property Owners**

Teresa and Bryce Smith

**Parcel Identification Number**

15-10-100-115 and 15-10-100-120

**Location of Subdivision**

Indian Creek Township (10-82-22)

**Size of Area**

18.66 Net Acres (total net-acreage of subdivision)

**Current Zoning**

A-1 Agricultural District

**Description of Proposed Subdivision**

The application is to consider a request for a Residential Parcel Subdivision of a 17.19-net acre parcel and a one net-acre parcel. Both parcels are currently under the ownership of the applicant. The subdivision will create proposed Lot 1, a 9.45 net-acre lot that will contain the existing single-family dwelling constructed in 2001 and adjoin Parcel D, the one net-acre parcel, to the northern portion of the 17.19 net-acre parcel located to the west. Proposed Lot 2 is a 9.21 net-acre lot buildable lot for a single-family dwelling located to the south of proposed Lot 1. Lot 2 will remain in agricultural row crop production in the immediate future. The subdivision will allow for a single-family dwelling to be built on Lot 2 if desired.

Proposed Lot 2 will have frontage 650<sup>th</sup> Avenue. Proposed Lot 1 will have frontage on 650<sup>th</sup> Avenue and 653<sup>rd</sup> Avenue as Parcel D will be adjoined to the northern portion of the 17.19 net-acre parcel. Adjoining Parcel D results in proposed Lot 1 becoming a double frontage lot. Double frontage lots are discouraged by the General Site Planning Standards for Lots in Section 88.03 of the Story County Land Development Regulations.

Also due to Lot 1's configuration with Parcel D adjoined, Proposed Lot 1 has a depth (1,331.6 feet) that is more than three times its average width (262.05 feet). This proposed configuration does not meet the three-to-one depth-to-width ratio requirement in the Story County Land Development Regulations Section 88.03.

The applicant has requested alternative compliance to Section 88.03 of the Story County Land Development Regulations for exceeding the three-to-one depth-to-width ratio requirement and for the creation of a double frontage lot. The alternative compliance request is further discussed in the alternative compliance section below.



**Applicant's Property and Current Surrounding Land Use**

The existing single-family dwelling, located on proposed Lot 1, was constructed in 2001. It also contains two accessory structures in use for agricultural production and a grazing area. Lot 2 is currently in row crops but with approval of the Residential Subdivision Plat, would be buildable for a single-family dwelling. Lot 2 is proposed to remain in agricultural production in the immediate future.

The subject properties are located in Indian Creek Township, approximately 2.25 miles north of the City of Maxwell. There are seven adjacent properties—three contain dwellings, two contain dwellings and agricultural land, and two contain the Woodland Cemetery. There are eighty-four (84) parcels located within a half mile of the subject properties. Thirty-five (35) of these parcels, including the subject property, contain single-family dwellings. There are also eighteen (18) parcels within half a mile of the property without dwellings that meet minimum lot size requirements to construct a single-family dwelling and would be candidates to obtain zoning permits from the County for the construction of a single-family dwelling.

**Adjacent properties to applicant's property**

North— 9.49-net acre parcel residential parcel

East – 7.13 net-acre residential parcel and a 22.07 net-acre parcel in agricultural production and with a single-family dwelling

South – 3.51-net acre parcel in agricultural production and with a single-family dwelling

West – Two parcels totaling 9.76 net-acres and containing Woodland Cemetery

**History of Applicant's Property**

Currently, there are four exceptions to the 35-acre minimum lot size for a single-family dwelling in the A-1 Agricultural District, as listed in the Bulk Requirements Chapter 86.04 (5)(A)(3):

- (1) If the parcel is considered a legally established lot-of-record, it may be built upon regardless of size.
- (2) If the parcel contains a farmstead and is legally divisible from the remainder of the farm land, the requirement is a minimum of one acre (net).
- (3) In areas designated on the Story County Development Plan as Agricultural Conservation Area; Cooperative Planning Area-Tier One, Tier Two and Tier Three for areas in which an urban fringe plan and associated intergovernmental agreement has not been adopted; or areas designated Agricultural and Farm Service on the Ames Fringe Area Plan, the parcel is evaluated by the LESA system and identified as being low-to-moderate value agricultural land, a minimum lot size of one acre (net) as defined in Table 86-1. (SA Score of 172 or less and LESA score of 266 or less).
- (4) If the parcel has been created through a residential parcel subdivision.



The fourth exception (lots created through residential parcel subdivisions) was adopted in 2012 when the residential parcel subdivision process was adopted. Through the residential parcel subdivision process and exception, the subject property is now divisible and the construction of a single-family dwelling on a parcel under 35 acres in the A-1 Agricultural District may be permitted on each resulting lot.

According to the Department's records on the parcels, previous attempts have been made to divide the property. Several LESA scores were determined in 2001 and 1997, however the LESA scores were over the threshold to meet the LESA exception to the 35-acre minimum requirement and permit the parcel's division for the construction of a dwelling. A previous owner applied for a variance to the minimum lot size requirement in 2001 that was denied.

The northern half of the parcel was part of a woodlot (Lot 3) (created prior to the adoption of zoning) and thus the parcel met the legally established lot-of-record exception to 35-acre minimum requirement to construct a single-family dwelling on the parcel in its current configuration. The existing dwelling was constructed in 2001. Prior to the adoption of the residential parcel subdivision process, any division of the parcel would have removed the parcel's legally established lot-of-record status.

Parcel D, which is proposed to be part of Lot 1, was created through a plat of survey in 2002. Parcel D was originally part of the same woodlot as the subject property. The west, approximately 3 acres of Lot 3 had been combined with Lot 4, a woodlot to the south of Lot 3. Parcel D was split from this parcel. The applicant became the owner of Parcel D in 2002. Parcel D does not meet any of the exceptions to the 35-acre minimum lot size for a single-family dwelling in the A-1 Agricultural District and is in agricultural production for hay.

**Cities within Two Miles**

None

**Districts**

Collins-Maxwell School District  
Story County Ambulance  
Maxwell Fire Department

**Applicable Regulations – Story County Land Development Regulations**

**87.06 RESIDENTIAL PARCEL SUBDIVISION PLAT**

A subdivision may be submitted for review and approval as a residential parcel subdivision plat when all of the following are true:

1. The development lots created by the subdivision are intended to be used for residential purposes.



2. Only two development lots may be created.
3. The Assessment Property Record Card for the property shall show a single family dwelling and/or farmstead, as defined in Section 85.08, in existence.
4. The subdivision includes no land set apart for new streets, alleys, parks, dedicated open space, school property or public use.
5. The subdivision lies wholly within the A-1 District. For parcels located within the boundaries of the Ames Urban Fringe Plan, the subdivision must be both zoned A-1 Agricultural and lie wholly within the Rural Service and Agricultural Conservation Area designation.
6. Both development lots (created by the residential parcel subdivision) shall contain a minimum of one acre (net) each. All side and rear yard setback requirements must be met.
7. All resulting development lots shall have access to an adjoining public roadway by actual road frontage or easement.
8. No variances from subdivision or zoning standards shall be granted in order to accomplish the residential parcel subdivision.
9. The existing parcel shall not have been created through a previously approved residential parcel subdivision.

The proposal meets all of the above requirements for a Residential Parcel Subdivision Plat.

#### **Alternative Compliance Request**

Parcel D is proposed as part of Lot 1, as stated by the applicant, due to the pending real estate transaction for the sale of Lot 1 and agreement to purchase both Parcel D and the northern portion of the 17.19 net-acre parcel with the existing dwelling as one lot:

*Parcel D has been included as part of Lot 1 because Lot 1 and Lot 2 are both already under contract, pending the approval of the subdivision. Keeping Parcel D as a separate lot from the subdivision creates potential issues with the financing for Buyer of Lot 1. It was also understood as part of the purchase and sale agreement between Applicant and Buyer of Lot 1 that Parcel D was to be included in the transaction. In short, excluding Parcel D would jeopardize the sale, and would pass any zoning issues along to the Buyer of Lot 1.*

However, the adjoining of Parcel D as part of Lot 1 presents two compliance issues with the Story County Land Development Regulations Section 88.03 on the design and other requirements for lots:

4. *Double frontage lots shall be avoided except where essential from major traffic arteries or to overcome specific disadvantages of topography. Any double frontage lot extending from road to road shall provide the required front setbacks on both roads.*
6. *The minimum dimensions for lots shall be in accordance with the bulk regulations of the district within which the subdivision is located; provided, however, the minimum depth*



*for a development lot shall be 100 feet and that the depth shall not be in excess of three times the width.*

The Story County Land Development Regulations Section 88.16 allows alternative compliance, a mechanism for applicants to submit proposed plans that do not meet current county land development requirements, provided the applicant clearly identifies and discusses how the modifications and alternatives better accomplish the purposes of the county's ordinance. Specific review criteria shall be considered to determine if the alternative equally or better accomplishes the purposes of the ordinance. The applicant has requested alternative compliance to the lot depth-to-width ratio requirement and for the creation of a double frontage lot:

*Lot 1, as proposed, is in the spirit of Section 88.03, strict compliance notwithstanding. A residential dwelling already exists on Lot 1. Lot 1 is not currently accessed by any point on 653rd Avenue, and it has not been suggested that any future owner will use that point for access to Lot 1. Additionally, while the present Parcel D creates additional width to Lot 1, that additional width only exists for 128' of the 410' length of the parcel. Meaning, the additional width does not run the entire length of Lot 1. Thus, we believe that Lot 1, as proposed is in keeping with the spirit of Section 88.03.*

Staff has reviewed the request. While none of the alternative compliance review criteria identified in the Story County Land Development Regulations specifically apply, staff has concluded on several points regarding how the request better achieves the intent of the land development regulations than would leaving Parcel D as a separate parcel:

1. Parcel D and Lot 1, configured separately, would be in compliance with the double frontage lot and three-to-one depth-to-width ratio requirements—only through adjoining are they in non-compliance.
2. Lot depth is measured from the front of the lot to the rear of the lot, whereas the lot width is the average of the width at the front of the lot and the rear of the lot. Because of the width of Parcel D (114.1 feet), the permitted length of all of Lot 1 is severely restricted. To meet the three-to-one depth-to-width ratio with Parcel D's width affecting the width calculation, Lot 1 would be limited to 786.15 feet of depth, 545.48 fewer linear feet than the 1131.63 feet proposed.
3. If Parcel D were not included in the width calculation, the 410-foot width of the northern portion of the 17.19 acre parcel would permit a 1,230 length. In this case, the proposed 1,331.63 foot length of Lot 1 would still exceed the permitted length.
4. Lot 3, the parent parcel of the subject properties, was a woodlot created prior to the adoption of zoning and exceeded the three-to-one depth-to-width ratio in its original configuration. The northern portion of the 17.19 net-acre parcel that is part of proposed Lot 1 is 92.94 feet wider than the original woodlot.
5. The County Engineer has identified sight distance requirement issues on 650<sup>th</sup> Avenue that may limit a proposed new access to Lot 2 to the far south end of the lot or through



- a shared access easement with Lot 1. As Lot 1 has double frontage and an access to 653<sup>rd</sup> Avenue, there is an alternative to access Lot 1.
6. Double frontage lots and lots over the three-to-one depth-to-width ratio are discouraged as they prevent efficient development due to their length. However, Parcel D cannot be developed independently for a single-family dwelling in its current configuration—it does not meet any of the exceptions to allow a dwelling on a lot under 35-acres in the A-1 District. Because of the lack of development potential, the double frontage lot is not creating any inefficiencies.
  7. The intent of the A-1 District is: *"to accommodate land uses compatible with agriculture and to protect agricultural land from encroachment of urban land uses. The County Development Plan (now Cornerstone to Capstone) designates priority agricultural land as Agricultural Conservation Areas. These areas are intended to preserve rural character by limiting the development of most new non-farm dwellings to large lots. In some instances, the A-1 District permits non-farm residential development on smaller lots in furtherance of the County Development Plan goals and objectives."*
  8. Adjoining Parcel D with Lot 1 will help protect against interest in the future development of Parcel D for a dwelling and reinforce the 35-acre minimum lot size requirement in the A-1 District.
  9. The applicant currently owns Parcel D and has identified that Parcel D is in hay production. Again, as adjoining Parcel D with Lot 1 will prevent interest in its development, it may also protect agricultural land.
  10. Adjoining Parcel D with Lot 1, as it prevents interest in future development, better meets the intent of the A-1 district than leaving Parcel D as a separate parcel.

### **Commentary**

The following comments are part of the official record of the proposed Residential Subdivision Plat – **Gordy's Subdivision, Case No. SUB18-17**. If necessary, conditions of approval may be formulated based off these comments.

### **Comments from the Interagency Review Team**

The application materials were forwarded to the members of the Interagency Review Team on August 27, 2017 and the following comments were received.

### **Story County Engineer**

If a new driveway is proposed (on Lot 2), a permit will be required from our office. It appears that the only place that a new drive would be allowed, due to sight distance requirements, is at the far south end. A new drive would be restricted to the south property line. Alternatively, an easement will be needed to share the north (existing) drive.



### Story County Environmental Health

The septic system and well are contained within the proposed boundary of Lot 1, where the existing house is located. No EH concerns.

### Story County Planning & Development Department

1. Lot 1 includes an area designated as Natural Resource Area on the Story County Cornerstone to Capstone Comprehensive plan in the northern portion of the lot. Story County Land Development Regulations Section 88.05 do not permit the removal of more than 15% of the natural resources, unless unavoidable, and then a replanting plan shall be required. The replanting of significant trees is also required. Natural resources shall be protected during construction.
2. Since the buyer does not have immediate plans to create an access on Lot 2, we request that a note be added to the plat: "If a new access for Lot 2 is proposed, the location shall be approved by the Story County Engineer."
3. In the future if development is proposed, erosion control requirements during construction and stormwater control requirements post-construction will have to be met. These are in Chapter 87.05.

### **Comments from the General Public**

Notification letters were mailed to surrounding property owners regarding the public meeting on the subdivision request on October 10, 2017. No written or verbal comments were received from the general public at the time this staff report was completed.

### Analysis

Points to consider in evaluating the applicant's request to divide their property through the Residential Parcel Subdivision Plat process to create two (2) lots for a proposed and existing residential dwellings.

1. All requirements for a Residential Subdivision Plat in Section 87.06 of the Story County Land Development Regulations are met.
2. Adjoining Parcel D with Lot 1, as it prevents interest in future development of the Parcel D as a separate parcel, better meets the intent of the A-1 district than leaving Parcel D separate. Staff supports the alternative compliance request to allow Lot 1 to exceed the three-to-one depth-to-width ratio limit on lots and the double frontage lot requirement given that it better meets the intent of the A-1 District.
3. Proposed Lot 2 will remain in agricultural row crops. There are no immediate plans to construct a dwelling on proposed Lot 2.
4. Any proposed new access to Lot 2 will be required to be approved by the County Engineer and may be limited by sight distance requirements. A shared access easement with Lot 1 may also be required. As Lot 1 is a double frontage lot, and also has access from 653<sup>rd</sup> Avenue, it has an alternative access option.



5. Five (5) of the seven (7) adjacent parcels contain single-family homes, including the subject property. Thirty-five (35) of the eighty-four parcels within half a mile of the property contain single-family dwellings and eighteen (18) are considered buildable for a single-family dwelling. The proposed residential parcel subdivision fits in with the existing single-family dwellings and the rural character of the area.

#### Alternatives

Story County Planning & Development Staff recommend the approval of Gordy's Residential Parcel Subdivision Plat as proposed and with the alternative compliance request (alternative #1).

1. **The Story County Board of Supervisors approves Resolution #18-49, the Residential Parcel Subdivision Plat – Gordy's Subdivision as put forth in SUB18-17 and the alternative compliance request.**
2. The Story County Board of Supervisors approves Resolution #18-49, the Residential Parcel Subdivision Plat – Gordy's Subdivision as put forth in SUB18-17 with conditions and the alternative compliance request.
3. The Story County Board of Supervisors denies Resolution #18-49, the Residential Parcel Subdivision Plat – Gordy's Subdivision as put forth in SUB18-17 and the alternative compliance request.
4. The Story County Board of Supervisors tables the decision on Resolution #18-49, the Residential Parcel Subdivision Plat – Gordy's Subdivision as put forth in SUB18-17, and directs the applicant to address specific areas for additional information, review and/or modifications, and to work with staff to place the subdivision plat back on a future Board of Supervisor's agenda.

**Story County FY18 Quarterly Report**  
**September 30, 2017**  
**25% of Year**

Departmental Revenues:	Original Annual Budget	Amended	Sept 30th		Quarter Percent of Budget	Amount Remaining
			1st Quarter Total			
Auditor	\$98,200.00		\$2,336.68		2.38%	\$95,863.32
Treasurer	\$943,200.00		\$229,522.76		24.33%	\$713,677.24
County Attorney	\$417,996.00		\$44,494.53		10.64%	\$373,501.47
Sheriff	\$1,206,595.00		\$307,086.81		25.45%	\$899,508.19
Recorder	\$554,655.00		\$152,547.81		27.50%	\$402,107.19
Animal Control	\$31,000.00		\$9,177.45		29.60%	\$21,822.55
Engineer	\$7,321,450.00		\$1,373,143.02		18.76%	\$5,948,306.98
Veteran Affairs	\$10,150.00		\$9,575.00		94.33%	\$575.00
Conservation Board	\$1,219,900.00		\$112,205.41		9.20%	\$1,107,694.59
Environmental Health	\$73,390.00		\$26,424.87		36.01%	\$46,965.13
IRVM	\$44,300.00		\$8,510.77		19.21%	\$35,789.23
Community Services	\$6,300.00		\$0.00		0.00%	\$6,300.00
Community Life	\$200,000.00		\$52,141.81		26.07%	\$147,858.19
Facilities Management	\$1,200.00		\$0.00		0.00%	\$1,200.00
Information Technology	\$9,600.00		\$6,895.00		71.82%	\$2,705.00
Planning & Development	\$42,670.00		\$11,404.41		26.73%	\$31,265.59
DHS	\$182,500.00		\$46,229.50		25.33%	\$136,270.50
Mental Health	\$21,840.00		\$0.00		0.00%	\$21,840.00
Juvenile Court Services	\$10,100.00		\$2,472.21		24.48%	\$7,627.79
Countwide Services	\$29,860,686.00	\$29,960,686.00	\$12,930,677.76		43.16%	\$17,030,008.24
<b>Total Revenues:</b>	\$42,255,732.00	42,355,732.00	\$15,324,845.80		36.18%	\$27,030,886.20

## Story County, Iowa

# Economic Development Process and Policies

Adopted by the Story County Board of Supervisors on the 2<sup>nd</sup> day of October, 2012 (amended the 30<sup>th</sup> day of April, 2013, 27<sup>th</sup> day of May, 2014, 17<sup>th</sup> day of May, 2016).

*Revisions approved in May 2016 effective January 1, 2017.*

Due to potential tax increment financing revenues available to the County, the Board of Supervisors can expect to receive requests regarding various projects throughout the County.

Because these requests may become routine, the Story County Board of Supervisors developed this process and policies to establish structure and objectivity to the standard operating procedures for evaluating economic development projects. Establishing standard procedures and a framework for incentives will allow applicants to more clearly understand the County's intentions in evaluating such projects and ensure that the County's financial resources are used as efficiently and effectively as possible while limiting the impact to public budgets.

## Tax Increment Financing (TIF) goals, objectives and strategies

TIF assistance in Story County will be used to enhance the taxpayer's enjoyment of the county and/or to increase the taxable valuation of lands in Story County. It is with the goal of **community improvement** in mind that we have developed the following criteria for evaluating TIF assistance in Story County, Iowa:

1. **Percentage Limitation**

In order to maintain appropriate and consistent tax revenues for all taxing entities, TIF (revenues collected) debt payments should not exceed 50% of the available TIF increment created by the TIF property in any year. This limitation is set to realize the needs and obligations of the general fund, townships and school districts and to ensure that the utilization of TIF will have minimal impact to their ongoing operations.

2. **School Funding Recognition**

The County will recognize any changes to State funding capabilities and reevaluate the TIF policy should the State change its funding of schools.

3. **Eligibility.**

The following types of Economic Development projects will be considered for TIF assistance:

- a) Transportation Infrastructure Enhancement
- b) Public Land and Trail Improvement
- c) Communication and Utility Infrastructure Expansion
- d) Main Street and Town Center Revitalization

4. **No Tax Increment Rebate, Grants, Loans or Assistance to Private Business.**

In recognition of government's limited appropriate role in the private business cycle, Story County will not use TIF funds to participate in any direct disbursement or rebate to a private entity.

5. **Required Match Guidelines.** It is expected that applicants identify a match of 25% of the total project costs.

## **Economic Development Project Process**

The following **standard operating procedure** applies to project requests for economic development funding:

**Step 1 - Pre-Application Conference** (*prior to the First Tuesday of April*). Annually, County staff will hold an information session to review application forms, timeline, and procedures. Applicants are encouraged to attend this meeting.

**Step 2 - Application Deadline** (*prior to the First Tuesday of June (annually)*) This is the information gathering stage of a project which will provide the foundation for subsequent decision making. Applicants shall submit the attached Urban Renewal Area Project Application and include as much information as possible. Only one application is allowed per organization per grant cycle. If an organization submits more than one grant application, all applications submitted by that organization will be deemed ineligible for grant funds and will not be reviewed. Only one proposal is allowed per organization, and only one project is allowed per proposal, per grant cycle. If an organization submits a proposal requesting funding for more than one project, the proposal will be deemed ineligible and will not be reviewed. To ensure fairness for all, applications that are incomplete, do not follow the guidelines, or miss the deadline will not be reviewed.

**Step 3 – Notification** (*July 1*). The Board of Supervisors shall notify the school district, municipality, and/or township trustees that exist in the TIF district from which monies will be utilized for payment of the proposed TIF projects. The notice shall be given by regular mail and shall notify the above-referenced entities of the project applications on file and the next available regularly-scheduled Board of Supervisors meeting. The notice requirement's intent is designed to encourage input from the area from which taxes will be utilized so that the Board can consider input from the public in its evaluation stage.

**Step 4 – Evaluation** (*prior to August 1*). The purpose of the evaluation stage is to weigh the public costs and benefits of the project. The Board of Supervisors will evaluate the public purpose/benefit involved, the strength of the opportunity, and the public costs involved. As part of the evaluation process, the Auditor shall prepare a report showing the status of all TIF projects, monies expended and monies owed on current TIF projects so that the Board of Supervisors can evaluate the funds available for all proposed projects. Further, the Board of Supervisors recognizes the importance of citizen input on proposed projects and will post all applications for projects on its website prior to decisions on the project so that the public may review the applications and prepare for any comment at the weekly meeting of the Board of Supervisors.

**Step 5 – Urban Renewal Area Plan Updated** (*prior to November 1*). Story County in consultation with the Story County Civil Attorney will prepare necessary updates to the Urban Renewal Area Plan to reflect any approved projects and present for action by the Board of Supervisors.

**Step 6 – Incur Debt** (*i.e. borrow money – prior to November 1*).

**Step 7 - Debt Certified** (*December 1*). Costs of all approved projects and the repayment schedule will be certified to the County Auditor.

## **Addition of TIF Property Process**

The following **standard operating procedure** applies to requests for adding property to the Tax Increment Financing list.

**Step 1- Identification** (*prior to September 1*). A parcel is identified as a possible addition to the TIF list. Primary consideration will be given to utility structures and/or facilities. Secondary consideration will be given to specific development requesting a specific improvement; *i.e. a potential Commercial Facility requests a specific upgrade/improvement to public infrastructure.*

**Step 2- Evaluation** (*prior to September 15*). The Board of Supervisors will work with the County Assessor to ascertain projected taxable values for the property in question.

**Step 3 – Urban Renewal Area Plan and Ordinance Updated** (*prior to November 1*). Story County in consultation with the Story County Civil Attorney will prepare necessary updates to reflect any approved property to the Urban Renewal Area Plan and present the Urban Renewal Area Plan and Ordinance to the Board of Supervisors for consideration (including three readings).



## **Economic Prosperity Goal 1**

**Cooperate regionally to focus on common goals and allocate resources accordingly to maximize successful business start-up, retention, expansion and recruitment efforts.**

**Objective EP1.1:** Promote a sustainable, strong, diverse and healthy economy.

### ***Strategies***

- Promote the retention and expansion of existing businesses.
- Foster the startup and development of new businesses of all sizes.
- Encourage the location of environmentally-responsible businesses in the region.
- Promote income levels that are higher than the national average. Continue to work with the Iowa Economic Development Authority (IEDA) to promote the High Quality Jobs Program, as a key tool to create higher quality (and higher paying) jobs in Story County.
- Ensure the sustainable economic use of agricultural resources and agricultural lands.
- Foster county-wide communication and strengthen collaborative efforts.

## **Economic Prosperity Goal 2**

**Create a healthy and sustainable regional economy by the retention, expansion and recruitment of business.**

**Objective EP2.1:** Develop and maintain a roster of businesses in Story County that will help the County sustain economic cycles.

**Objective EP2.2:** Support amenities and resources that will assist the communities in Story County in the recruitment and retention of businesses.

### ***Strategies***

- Continue to work with regional partners and organizations to recruit companies from target clusters identified in the Battelle Report on Iowa Economic Development.
- Provide additional entrepreneurial services through Innovation Iowa (an arm of the Iowa Economic Development Authority) to include mentoring services and provide access to business routes.
- Reassess and calibrate public-private research partnerships to promote strategic collaboration among academia, government and industry.
- Work with the Iowa Department of Transportation (IDOT) to target high value transportation improvements in the Story County area in order to advance the freight transportation capacity of the transportation system that crosses Story County.
- Continue to advance workplace learning through colleges, continuing education and retraining involving small and mid-sized employers.
- Work with regional partners to create incentives for recent graduates, Veterans and high-skilled workers to take positions in Story County in specific industry clusters that have worker shortages.

## GOALS, OBJECTIVES AND STRATEGIES

- Support recreational amenities to improve business retention and expansion
- Continue support of the Iowa State Research Park expansion.

### Economic Prosperity Goal 3

In recent years, there has been a greater recognition that economic development should not come at the expense of environmental quality, which itself is recognized as an important component of Story County. A balanced approach to environmental sustainability advocates a balance between the utilization of area resources and economic growth. Economic growth should not exceed the ability of the natural or built environment to sustain growth over the long term.

**Objective EP3.1:** Recognize the importance of environmental quality and acknowledge that protection of the environment will contribute to economic vitality.

#### *Strategies*

- Actively recruit “clean industries” to locate in Story County. These may include industries such as wind and solar farms that have limited negative impacts on water quality, soil quality, and air quality and tie with potential industry clusters such as biorenewables.
- Communicate community standards (for streamways, water quality, etc) as they are developed.
- Demonstrate mutual environment, social and economic benefits possible with development.
- Promote environmentally-responsible development practices.

### Economic Prosperity Goal 4

Create and encourage a regulatory environment that offers flexibility, consistency, predictability, clear direction and enhances economic development opportunities.

**Objective EP4.1:** Provide consistent, fair and timely regulations that are flexible, responsive and effective.

#### *Strategies*

- Conduct regular reviews of regulations to ensure they are up to date. Encourage cities to adopt a similar practice.
- Develop a Business Development Toolkit tailored for Story County agencies and organizations, to provide a guide for those starting new ventures in Story County, and to access information and help navigate government agencies.



- Continue to use the 28E agreement between Ames, Gilbert, and Story County to manage development in the urban/rural interface areas between communities.
- Review the potential to partner with the City of Ames and AEDC to leverage the resources provided by the Business Development Coordinator position, to help entrepreneurs as they navigate through the various County, State, and Federal approval processes and to advise entrepreneurs concerning the services available to them.

### **Economic Prosperity Goal 5**

**Promote public/private partnerships that encourage innovation and creativity in the economic expansion of our region.**

*Objective EP5.1:* Leverage partnerships to expand the economy of Story County.

- Strategies**
- Continue collaboration with Capital Crossroads, the Cultivation Corridor, Iowa State Research Park and other local, State, and Federal organizations.

### **Economic Prosperity Goal 6**

**One of the primary reasons to pursue economic development is to increase the standard of living for the citizens of Story County. One of the primary goals of this economic development element is to create more living-wage jobs. A strategic approach in the pursuit of new jobs is to recruit, retain and expand the types of industries that provide quality, good-paying jobs. Story County should continue to pursue the industry clusters identified earlier in this Chapter.**

*Objective EP6.1:* Encourage the creation of jobs that provide annual incomes for all persons in Story County to be above the Iowa and national average annual income.

- Strategies**
- Analyze potential wages of new companies when considering economic development programs/incentives. Encourage city governments to adopt similar practices.
  - Encourage economic development organizations to target industries with higher than average annual wages.

### **Economic Prosperity Goal 7**

**Qualified labor is essential to retain and recruit business. The basic cornerstone in the development of a qualified labor force is the educational community. Located within Story County is a diverse group of higher-education facilities, including community colleges, universities, and private technical and business schools.**

These schools, as well as the K-12 public and private schools, should be encouraged to constantly evaluate their programs to be responsive to the changing job market. Partnerships between business and the educational community should be nurtured to further this process. Story County should continue to promote and leverage partnerships with the Ames Economic Development Commission, Home Base Iowa, and the AEDC's Workforce Development Initiative.

Business should be encouraged to partner with labor unions and other organizations to develop specialized training programs to meet the needs of employers. These partnerships may include the Des Moines Area Community College (Hunziker Career Academy in the Ames area), and Iowa State University.

**Objective EP7.1:** Promote a qualified labor force that is globally competitive and responds to the changing needs of the workplace.

**Strategies**

- Support ongoing labor force training initiatives of local trade schools, community colleges, and universities.
- Economic development groups will regularly update the skills and proficiencies that potential industries and employers will require.

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## **Economic Prosperity Goal 8**

In order to provide the foundation for economic development and expansion, the County and the various municipalities must ensure that businesses and organizations have sufficient resources in terms of infrastructure and available land for expansion. The Land Use chapter outlines the areas of the county designated for various future land uses. Specific to economic development, the various communities must both work individually and together to ensure that adequate space is available for expansion of business, including land for new buildings and facilities, as well as a sufficient base of buildings ready for business expansion and operations.

**Objective EP8.1:** Annually, Story County will conduct regular reviews to determine whether adequate land and space is available for business expansion in unincorporated Story County. Story County encourages each community to also conduct such regular reviews (on an annual basis) to ensure that adequate land and space is available for business expansion.

**Strategies**

- Conduct regular analyses to ensure that the County has sufficient land and space available for projected growth.
- As requested, assist each community in the completion of regular reviews of its land inventory.



## Economic Prosperity Goal 9

**Ensure that Story County and the communities have the information necessary to identify infrastructure upgrades and improvements that could be necessary to serve new development in particular areas of the county.**

**Objective EP9.1:** Ensure that Story County and each community has sufficient infrastructure capacity available to serve economic expansion.

### *Strategies*

- Communities are encouraged to complete infrastructure analysis (at least an overview) as part of any comprehensive plan process undertaken. This analysis should incorporate the role and the resources of rural water providers in Story County (that serve areas adjacent and near to municipalities) in addition to the resources of municipalities. Story County should assist the local communities with these analyses where feasible.
- Communities should tie infrastructure needs back to economic development strategy for the county overall. Story County should assist local communities in completing this process where feasible. Story County can particularly assist communities in ensuring that infrastructure resources in place are in line with regulations of the Iowa Department of Natural Resources at the State level pertaining to water, wastewater, stormwater, floodplains, and drainage.

## Economic Prosperity Goal 10

**Support historic preservation efforts in the county through the Certified Local Government program.**

**Objective EP10.1:** Be recognized as a certified local government to promote historic preservation efforts as a way to rehabilitate properties around the county and to leverage historic preservation as a way to promote economic development in the county.

### *Strategies*

- Develop and adopt a historic preservation plan.
- Encourage historic preservation at the local level through local government sponsorship of historic preservation efforts.
- Ensure that historic preservation efforts in Story County follow the guidelines of the Department of the Interior.
- Encourage County staff to complete training and obtain technical assistance through the State's Historic Preservation Office.
- Pursue grants for rehabilitating County-owned properties listed on the National Register of Historic Places.
- Qualify for matching funds for historic preservation from the State of Iowa through the Certified Local Government grant program. These grants can be used to underwrite all historic preservation activities, except for rehabilitation.

**Inclusion of Housing as Eligible Project Type  
in Story County's Economic Development Process and Policies  
Proposed by Supervisor Lauris Olson**

Purpose: Grants to reduce overall cost of construction, conversion and/or renovation creating safe housing units with modern amenities that result in rents or mortgage payments (payments, interest, taxes & insurance) at least 10 % below market rates for the first three years.

Proposed text changes:

Tax Increment Financing (TIF) goals, objectives and strategies

3. Eligibility

Add "e) Housing Creation"

4. No Tax Increment Rebate, Grants, Loans or Assistance to Private Business  
Option 1

a. Expand item description with "except when creating new housing stock" to subject title" at the end.

b. Add to end of explanatory sentence "except when creating new housing units through new construction, building conversion or rehabilitation of uninhabitable housing."

or

Option 2

Leave as is and require private business to partner with non-profit agencies that offer or oversee housing programs for low-to-moderate income individuals and families

or

Option 3

Leave as is and use awards to reimburse local taxing entities for granting tax abatement to projects.

5. Required Match Guidelines

Add "for categories a) to d) in subsection 3"

Add second sentence, "Grants for housing are limited to 25% of the per unit cost, excluding enhanced common areas and amenities, with the maximum of no more than \$6,500 per unit and no more than six units per project.

Eligibility:

Projects with one to 24 housing units.

Illustration for discussion purposes:

Costs to create 2-bedroom, 1-bath, 1,000 sq ft. apartment above main street business = \$25,000\*

*(includes accessibility features like stair lifts and ramps)*

25% grant = \$6,250

Market rental rate is \$700 per month

Landlord agrees to \$630 per month for 36 months.

Affordable Housing Industry's suggested maximum housing costs = 30% of income:

Minimum wage of \$7.25 per hour for 40 hours per week = \$15,080 /year

30% of income for rent, et al = \$377/month

100% of federal poverty guideline income for three people is \$20,420/ year

30% of income for rent, et al = **\$510.50/month**

125% of federal poverty guideline income for three people is \$25,525 /year

125% of income for rent, et al = **\$651/month**

150% poverty rate for three people is \$30,630 per year.

30% of income for rent, et al = \$765.75/month

\*Average cost per square foot in Iowa to build Iowa Finance Authority – financed unit just under \$200 per square foot. Increased by 10% to allow for area's higher land and labor cost.