

The Board of Supervisors met on 1/7/2020 at 10:00 a.m. in the Story County Administration Building. Members present: Linda Murken, Lisa Heddens and Lauris Olson, with Murken presiding. (all audio of meetings available at storycountyia.gov)

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

PUBLIC COMMENT #1: Brenda Brink, Palestine Township, stated she supports the proposed resolution requesting Dakota Access to hold a public hearing. Kimberly Stephens, Nevada, also stated her support.

MINUTES: 1/2/20 Minutes will be considered next week.

CLAIMS: 1/9/20 Claims of \$346,891.91 (run date 1/03/2020, 21 pages, on file in the Auditor's Office) and authorize the Auditor to issue checks in payments of these claims and payment requests from Central Iowa Drug Task Force (\$74.57), BooST School Ready Services (\$23,248.67), BooST Early Childhood Local (\$3,434.01), Emergency Management (\$0), E911 surcharge (\$3,072.33), County Assessor (\$206.49), Ames City Assessor (\$25,991.89), and Central Iowa Community Services (\$443,426.27). Heddens moved, Olson seconded the approval of Claims as presented. Roll call vote. (MCU)

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

1. Resolution #20-54, written notice of withdrawal from the Iowa Precinct Atlas Consortium (IPAC) 28E Agreement
2. Resolution #20-56, to abate taxes assessed against said mobile homes due to court order
3. Resolution #20-57, to abate taxes assessed against said mobile homes with a junking certificate
4. Resolution #20-55, award of bid for Project BROS-SWAP-CO85(148)-SE-85 and that the County Engineer be authorized to sign the contract document on behalf of the Board
5. Acknowledge receipt of the final General Accounting Standards Board (GASB) 75 Actuarial Valuation Report for FY19

Roll call vote. (MCU)

RESOLUTION #20-53, REQUEST TO IOWA UTILITIES BOARD TO SET A HEARING REGARDING PROPOSED MAXIMUM OPERATING CAPACITY OF THE DAKOTA ACCESS PIPELINE – Murken asked for further discussion. Heddens reported on public comments received in support of the resolution, and the potential impact of increased capacity. Olson reported on transparency, and the need for a public hearing. Murken reported on comments received. Heddens moved, Olson seconded the approval of Resolution #20-53, Request to Iowa Utilities Board to set a Hearing Regarding Proposed Maximum Operating Capacity of the Dakota Access Pipeline. Roll call vote. (MCU)

RESOLUTION #20-50, C & S CAIRNS RESIDENTIAL PARCEL SUBDIVISION – Marcus Amman, Planner, reported on the property including current and surrounding land use, relevant development regulations, points to consider, and alternatives. Olson moved, Heddens seconded the approval of Resolution #20-50, C&S Cairns Residential Parcel Subdivision as presented. Roll call vote. (MCU)

REQUEST FOR THE STORY COUNTY BOARD OF SUPERVISORS' OPINION ABOUT A PROPOSAL TO CHANGE THE NAME OF SQUAW CREEK FLOWING THROUGH THE CITY OF AMES, STORY COUNTY (IN FRANKLIN TOWNSHIP), BOONE COUNTY, AND HAMILTON COUNTY – Murken reported on background information, comments received, and new name suggestions. Heddens and Olson both provided additional background information, comments, and suggestions. Murken reported on the other impacted jurisdictions. All Board members provided a short list of recommended names; all lists contained Ioway and Sauk as suggestions. Discussion took place. Olson moved, Heddens seconded to reject the proposed name of Story Creek, support renaming the creek, and recommending two names: Ioway (first option); Sauk (second option). Roll call vote. (MCU)

COUNTY ATTORNEY APPOINTMENT PROCESS AND TIMELINE – Alissa Wignall, Director of Internal Operations and Human Resources, provided an overview and reviewed a proposed timeline of the appointment process. Heddens moved, Olson seconded approval of the timeline presented with a 6:00 pm meeting on 2/4/20 for finalist presentations. Roll call vote. (MCU). Wignall reviewed requirements and supplemental questions. Lucy Martin, Auditor, reported on the process from past vacancies. Discussion took place regarding references. Wignall asked about background checks. The Board concurred on using background checks. Olson moved, Heddens seconded the approval of submittal requirements and supplemental questions as presented clarification on the format of references. Roll call vote. (MCU). Wignall reported on the use of a screening matrix. Discussion took place. Olson moved, Heddens seconded the use of an applicant-screening matrix without scoring. Roll call vote. (MCU)

PLANNING AND DEVELOPMENT QUARTERLY REPORT – Director Jerry Moore reported on permits, caseload, housing assessment committee, 2020 work program, appeals process, complaints, and court cases.

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

Heddens moved, Olson seconded to adjourn at 11:46 a.m. Roll call vote. (MCU)

Story County
Board of Supervisors Meeting
Agenda
1/7/20

1. CALL TO ORDER: 10:00 A.M.

2. PLEDGE OF ALLEGIANCE:

3. ADOPTION OF AGENDA:

4. PUBLIC COMMENT #1:

This comment period is for the public to address topics on today's agenda

5. AGENCY REPORTS:

6. CONSIDERATION OF MINUTES:

I. 01/02/20 Minutes

Department Submitting Auditor

7. CONSIDERATION OF PERSONNEL ACTIONS:

8. CONSIDERATION OF CLAIMS:

I. 1/9/20 Claims

Department Submitting Auditor

Documents:

CLAIMS 010920.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 Resolution #20-54, Written Notice Of Withdrawal From The Iowa Precinct Atlas Consortium (IPAC) 28E Agreement

Department Submitting Auditor

Documents:

IPAC WITHDRAWAL.PDF

II. Consideration Of Resolution #20-56, To Abate Taxes Assessed Against Said Mobile Homes Due To Court Order

Department Submitting Treasurers Office

Documents:

RESOLUTION TO ABATE THROUGH COURT ORDER.PDF

- III. Consideration Of Resolution #20-57, To Abate Taxes Assessed Against Said Mobile Homes With A Junking Certificate

Department Submitting Treasurers Office

Documents:

RESOLUTION TO ABATE WITH JUNKING CERT1.PDF

- IV. Consideration Of Resolution #20-55, Award Of Bid For Project BROS-SWAP-CO85 (148)-SE-85 And That The Engineer Be Authorized To Sign The Contract Document On Behalf Of The Board

Department Submitting Engineer

Documents:

RESOLUTION.PDF

- V. Acknowledge Receipt Of The Final GASB 75 Actuarial Valuation Report For FY19

Department Submitting Auditor

Documents:

GASB 75 FINAL REPORT 063019.PDF

10. PUBLIC HEARING ITEMS:

11. ADDITIONAL ITEMS:

- I. Discussion And Consideration Of Resolution #20-53, Request To Iowa Utilities Board To Set A Hearing Regarding Proposed Maximum Operating Capacity Of The Dakota Access Pipeline - Linda Murken

Department Submitting Board of Supervisors

Documents:

DAPL.PDF

- II. Discussion And Consideration Of Resolution #20-50, C & S Cairns Residential Parcel Subdivision - Marcus Amman

Department Submitting Planning and Development

Documents:

STAFF REPORT.PDF
RESOLUTION 20 50.PDF

APPLICATION DOCUMENTS.PDF

- III. Discussion And Consideration Of Request For The Story County Board Of Supervisors' Opinion About A Proposal To Change The Name Of Squaw Creek Flowing Through The City Of Ames, Story County (In Franklin Township), Boone County, And Hamilton County

Department Submitting Board of Supervisors

Documents:

SQUAW CREEK.PDF

- IV. Discussion And Consideration Of County Attorney Appointment Process And Timeline - Alissa Wignall

Department Submitting Board of Supervisors

Documents:

2020 CA SCREENING MATRIX DRAFT.PDF
2020 COUNTY ATTORNEY APPOINTMENT TIMELINE
RECOMMENDATION.PDF
SUBMITTAL REQUIREMENTS AND SUPPLEMENTAL QUESTIONS COUNTY
ATTORNEYFINALDRAFT2020.PDF

12. DEPARTMENTAL REPORTS:

- I. Planning And Development Quarterly Report - Jerry Moore

Department Submitting Auditor

Documents:

QTR RPT.PDF

13. OTHER REPORTS:

14. UPCOMING AGENDA ITEMS:

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, IOWA
RESOLUTION OF THE BOARD OF SUPERVISORS
RESOLUTION #20-54

To Provide Written Notice of Withdrawal from
the Iowa Precinct Atlas Consortium (IPAC) 28E Agreement

WHEREAS, Story County is a member of IPAC, a legal entity under Chapter 28E of the *Code of Iowa*; and

WHEREAS, §4.9 of the IPAC 28E agreement states a member county may voluntarily withdraw from IPAC by providing the Board of Directors with written notice; and

WHEREAS, Story County shall discontinue the use of Precinct Atlas and remove Precinct Atlas from all systems when its fees expire; and

WHEREAS, the Auditor and Deputy Auditor have resigned from their respective appointed IPAC positions.

NOW, THEREFORE, BE IT RESOLVED by the Story County Board of Supervisors to withdraw Story County from the IPAC 28E; this resolution shall serve as the required written notice.

Approved this 7th day of January, 2020



Chair, Board of Supervisors

Attest: 

County Auditor

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

ALLOWED BY VOTE
OF THE BOARD

Yea 3 Nay 0 Absent 0



CHAIRPERSON

Above tabulation made by 



nyhart
part of FuturePlan by Ascensus®

CASB 75 ACTUARIAL VALUATION

Fiscal Year Ending June 30, 2019

STORY COUNTY

CONTACT

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Acknowledged

APPROVED

DENIED

Board Member Initials: *gmv*

Meeting Date: *1-7-2020*

Follow-up action: _____

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December 31, 2019

**Lucy Martin
Story County
900 6th Street
Nevada, IA 50201**

This report summarizes the GASB actuarial valuation for the Story County 2018/19 fiscal year. To the best of our knowledge, the report presents a fair position of the funded status of the plan in accordance with GASB Statement No. 75 (Accounting and Financial Reporting by Employers for Post-Employment Benefits Other Than Pensions).

The information presented herein is based on the actuarial assumptions and substantive plan provisions summarized in this report and participant information furnished to us by the Plan Sponsor. We have reviewed the employee census provided by the Plan Sponsor for reasonableness when compared to the prior information provided but have not audited the information at the source, and therefore do not accept responsibility for the accuracy or the completeness of the data on which the information is based. When relevant data may be missing, we may have made assumptions we feel are neutral or conservative to the purpose of the measurement. We are not aware of any significant issues with and have relied on the data provided.

The discount rate, other economic assumptions, and demographic assumptions have been selected by the Plan Sponsor with the concurrence of Nyhart. In our opinion, the actuarial assumptions are individually reasonable and in combination represent our estimate of anticipated experience of the Plan. All calculations have been made in accordance with generally accepted actuarial principles and practice.

Future actuarial measurements may differ significantly from the current measurements presented in this report due to such factors as the following:

- plan experience differing from that anticipated by the economic or demographic assumptions;
 - changes in economic or demographic assumptions;
 - increases or decreases expected as part of the natural operation of the methodology used for these measurements (such as the end of an amortization period); and
 - changes in plan provisions or applicable law.
- We did not perform an analysis of the potential range of future measurements due to the limited scope of our engagement.

To our knowledge, there have been no significant events prior to the current year's measurement date or as of the date of this report that could materially affect the results contained herein.



Neither Nyhart nor any of its employees has any relationship with the plan or its sponsor that could impair or appear to impair the objectivity of this report. Our professional work is in full compliance with the American Academy of Actuaries "Code of Professional Conduct" Precept 7 regarding conflict of interest. The undersigned meet the Qualification Standards of the American Academy of Actuaries to render the actuarial opinion contained herein.

Should you have any questions please do not hesitate to contact us.

A handwritten signature in black ink, appearing to read 'S. Datta'.

Suraj M. Datta, ASA, MAAA
Consulting Actuary

Executive Summary

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2019

Summary of Results

Presented below is the summary of GASB 75 results for the fiscal year ending June 30, 2019 compared to the prior fiscal year as shown in the County's Notes to Financial Statement.

	As of June 30, 2018		As of June 30, 2019	
Total OPEB Liability	\$	1,236,406	\$	1,502,748
Actuarial Value of Assets	\$	0	\$	0
Net OPEB Liability	\$	1,236,406	\$	1,502,748
Funded Ratio		0.0%		0.0%
Annual Employer Contributions				
		FY 2017/18		FY 2018/19
OPEB Expense	\$	121,238	\$	157,290
Annual Employer Contributions	\$	113,733	\$	113,603
Discount Rate				
		As of June 30, 2018		As of June 30, 2019
Discount Rate		3.87%		3.51%
Expected Return on Assets				
		N/A		N/A
Total Active Participants				
				As of June 30, 2019
Total Active Participants				257
Total Retiree Participants				
				8

The active participants' number above may include active employees who currently have no health care coverage. Refer to Summary of Participants section for an accurate breakdown of active employees with and without coverage.

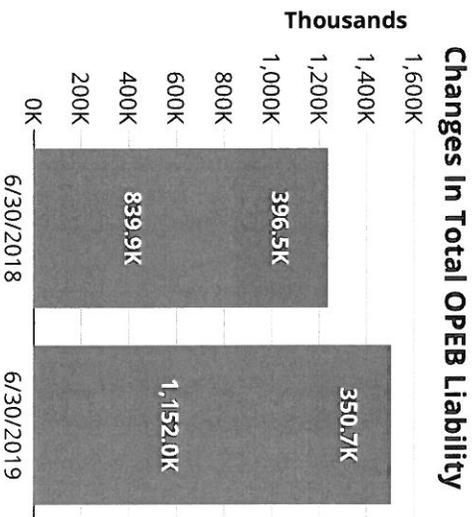
Executive Summary

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2019

Summary of Results

Below is a breakdown of total GASB 75 liabilities allocated to past and current service compared to the prior year. The table below also provides a breakdown of the Total OPEB Liability allocated to pre- and post- Medicare eligibility. The liability shown below includes explicit (if any) and implicit subsidies. Refer to the Substantive Plan Provisions section for complete information on the Plan Sponsor's GASB subsidies.

Present Value of Future Benefits		As of June 30, 2018	As of June 30, 2019
Active Employees	\$	2,337,882	\$ 3,205,521
Retired Employees		396,546	350,706
Total Present Value of Future Benefits	\$	2,734,428	\$ 3,556,227
Total OPEB Liability		As of June 30, 2018	As of June 30, 2019
Active Pre-Medicare	\$	839,860	\$ 1,152,042
Active Post-Medicare		0	0
Active Liability	\$	839,860	\$ 1,152,042
Retiree Pre-Medicare	\$	396,546	\$ 350,706
Retiree Post-Medicare		0	0
Retiree Liability	\$	396,546	\$ 350,706
Total OPEB Liability	\$	1,236,406	\$ 1,502,748
Discount Rate		As of June 30, 2018	As of June 30, 2019
		3.87%	3.51%



Present Value of Future Benefits (PV/FB) is the amount needed as of June 30, 2019 and June 30, 2018, to fully fund the County's retiree health care subsidies for existing and future retirees and their dependents assuming all actuarial assumptions are met.

Total OPEB Liability is the portion of PV/FB considered to be accrued or earned as of June 30, 2019 and June 30, 2018. This amount is a required disclosure in the Required Supplementary Information section.

GASB Disclosures

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2019

Schedule of Changes in Net OPEB Liability and Related Ratios

OPEB Liability	FY 2018/19			FY 2017/18			FY 2016/17		
Total OPEB Liability									
Total OPEB Liability - beginning of year	\$	1,236,406	\$	1,138,874	\$	1,172,914			
Service cost		81,028		75,302		78,565			
Interest		48,807		41,218		35,031			
Change of benefit terms		0		0		0			
Changes in assumptions		64,627		(23,346)		(43,293)			
Differences between expected and actual experience		185,483		118,091		0			
Benefit payments		(113,603)		(113,733)		(104,342)			
Net change in total OPEB liability	\$	266,342	\$	97,532	\$	(34,039)			
Total OPEB Liability - end of year	\$	1,502,748	\$	1,236,406	\$	1,138,875			
Plan Fiduciary Net Position									
Plan fiduciary net position - beginning of year	\$	0	\$	0	\$	0			
Contributions - employer		113,603		113,733		104,342			
Contributions - active employees		0		0		0			
Net investment income		0		0		0			
Benefit payments		(113,603)		(113,733)		(104,342)			
Trust administrative expenses		0		0		0			
Net change in plan fiduciary net position	\$	0	\$	0	\$	0			
Plan fiduciary net position - end of year	\$	0	\$	0	\$	0			
Net OPEB Liability - end of year	\$	1,502,748	\$	1,236,406	\$	1,138,875			
Plan fiduciary net position as % of total OPEB liability		0.0%		0.0%		0.0%			
Covered employee payroll	\$	15,602,603	\$	14,593,861	\$	14,032,559			
Net OPEB liability as % of covered payroll		9.6%		8.5%		8.1%			

GASB Disclosures

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2019

Schedule of Employer Contributions

The Actuarially Determined Contributions (ADC) shown below are based on the Annual Required Contribution (ARC) calculated in prior GASB 45 actuarial valuations as shown in the County's financial statements.

	FY 2018/19	
Actuarially Determined Contribution (ADC)	\$	191,793
Contributions in relation to the ADC		104,342
Contribution deficiency/(excess)	\$	0
Covered employee payroll	\$	15,602,603
Contribution as a % of covered payroll		0.7%

GASB Disclosures

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2019

OPEB Expense

OPEB Expense	FY 2018/19	FY 2017/18
Discount Rate		
Beginning of year	3.87%	3.56%
End of year	3.51%	3.87%
Service cost	\$ 81,028	\$ 75,302
Interest	48,807	41,218
Change of benefit terms	0	0
Projected earnings on OPEB plan investments	0	0
Reduction for contributions from active employees	0	0
OPEB plan administrative expenses	0	0
Current period recognition of deferred outflows / (inflows) of resources		
Differences between expected and actual experience	\$ 27,598	\$ 10,736
Changes in assumptions	(143)	(6,018)
Net difference between projected and actual earnings on OPEB plan investments	0	0
Total current period recognition	\$ 27,455	\$ 4,718
Total OPEB expense	\$ 157,290	\$ 121,238

GASB Disclosures

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2019

Deferred Outflows / (Inflows) of Resources (Continued)

As of fiscal year ending June 30, 2019		Deferred Outflows	Deferred Inflows
Differences between expected and actual experience	\$	265,240	\$ 0
Changes in assumptions		58,752	(50,274)
Net difference between projected and actual earnings in OPEB plan investments		N/A	N/A
Total	\$	323,992	\$ (50,274)

Annual Amortization of Deferred Outflows / (Inflows)

The balances as of June 30, 2019 of the deferred outflows / (inflows) of resources will be recognized in OPEB expense in the future fiscal years as noted below.

FY/E	Balance
2020	\$ 27,455
2021	\$ 27,455
2022	\$ 27,455
2023	\$ 27,455
2024	\$ 27,455
Thereafter	\$ 136,443

GASB Disclosures

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2019

Sensitivity Results

The following presents the Net OPEB Liability as of June 30, 2019, calculated using the discount rate assumed and what it would be using a 1% higher and 1% lower discount rate.

- The current discount rate is 3.51%.
- The 1% decrease in discount rate would be 2.51%.
- The 1% increase in discount rate would be 4.51%.

As of June 30, 2019		Net OPEB Liability
1% Decrease	\$	1,607,170
Current Discount Rate	\$	1,502,748
1% Increase	\$	1,403,998

The following presents the Net OPEB Liability as of June 30, 2019, using the health care trend rates assumed and what it would be using 1% higher and 1% lower health care trend rates.

- The current health care trend rate starts at an initial rate of 8.50%, decreasing to an ultimate rate of 4.50%.
- The 1% decrease in health care trend rates would assume an initial rate of 7.50%, decreasing to an ultimate rate of 3.50%.
- The 1% increase in health care trend rates would assume an initial rate of 9.50%, decreasing to an ultimate rate of 5.50%.

As of June 30, 2019		Net OPEB Liability
1% Decrease	\$	1,341,494
Current Trend Rates	\$	1,502,748
1% Increase	\$	1,695,006

Projection of GASB Disclosures

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2019

The Total OPEB Liability (TOL) is expected to change on an annual basis as a result of expected and unexpected events. Under normal circumstances, it is generally expected to have a net increase each year. Below is a list of the most common events affecting the total OPEB liability and whether they increase or decrease the liability.

Expected Events

- Increases in TOL due to additional benefit accruals as employees continue to earn service each year
- Increases in TOL due to interest as the employees and retirees age
- Decreases in TOL due to benefit payments

Unexpected Events

- Increases in TOL when actual premium rates increase more than expected. A liability decrease occurs when the reverse happens.
- Increases in TOL when more new retirements occur than expected or fewer terminations occur than anticipated. Liability decreases occur when the opposite outcomes happen.
- Increases or decreases in TOL depending on whether benefits are improved or reduced.

Projection of Total OPEB Liability (TOL)		FY 2018/19	FY 2019/20
TOL as of beginning of year		\$ 1,236,406	\$ 1,502,748
Normal cost as of beginning of year		81,028	127,366
Exp. benefit payments during the year		(113,603)	(148,407)
Interest adjustment to end of year		48,807	54,635
Exp. TOL as of end of year		\$ 1,252,638	\$ 1,536,342
Actuarial Loss / (Gain)		250,110	TBD
Actual TOL as of end of year		\$ 1,502,748	\$ TBD
Discount rate as of beginning of year		3.87%	3.51%
Discount rate as of end of year		3.51%	TBD

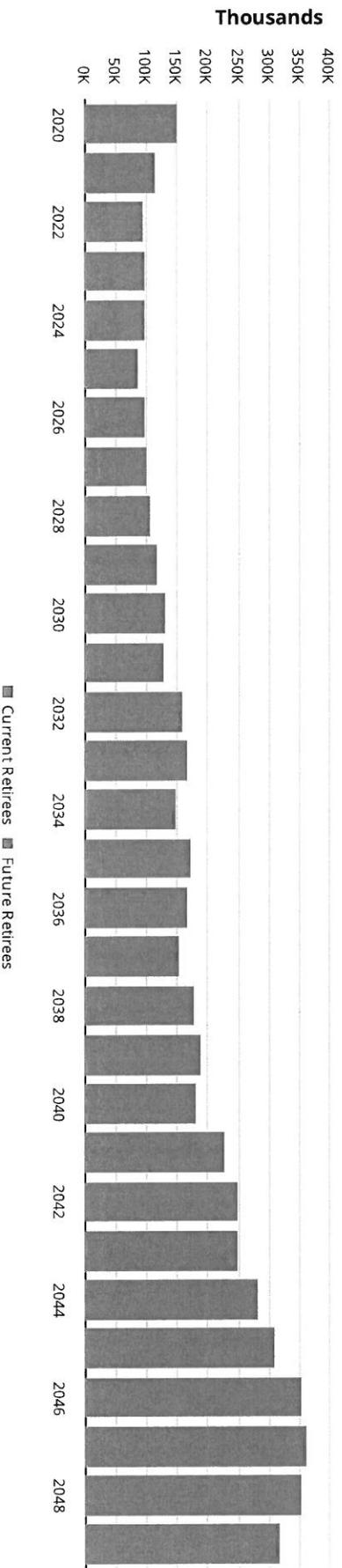
Cash Flow Projections

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2019

The below projections show the actuarially estimated employer-paid contributions for retiree health benefits for the next thirty years. Results are shown separately for a closed group of current/future retirees. These projections include explicit and implicit subsidies.

FYE	Current Retirees	Future Retirees*	Total	FYE	Current Retirees	Future Retirees*	Total	FYE	Current Retirees	Future Retirees*	Total
2020	\$ 132,402	\$ 16,005	\$ 148,407	2030	\$ 0	\$ 130,397	\$ 130,397	2040	\$ 0	\$ 180,143	\$ 180,143
2021	\$ 81,115	\$ 32,335	\$ 113,450	2031	\$ 0	\$ 126,821	\$ 126,821	2041	\$ 0	\$ 226,232	\$ 226,232
2022	\$ 56,700	\$ 37,697	\$ 94,397	2032	\$ 0	\$ 158,274	\$ 158,274	2042	\$ 0	\$ 249,609	\$ 249,609
2023	\$ 48,100	\$ 47,309	\$ 95,409	2033	\$ 0	\$ 166,610	\$ 166,610	2043	\$ 0	\$ 248,350	\$ 248,350
2024	\$ 38,064	\$ 58,839	\$ 96,903	2034	\$ 0	\$ 146,871	\$ 146,871	2044	\$ 0	\$ 281,974	\$ 281,974
2025	\$ 13,143	\$ 72,681	\$ 85,824	2035	\$ 0	\$ 170,244	\$ 170,244	2045	\$ 0	\$ 309,955	\$ 309,955
2026	\$ 6,805	\$ 90,788	\$ 97,593	2036	\$ 0	\$ 164,304	\$ 164,304	2046	\$ 0	\$ 352,902	\$ 352,902
2027	\$ 0	\$ 98,652	\$ 98,652	2037	\$ 0	\$ 150,571	\$ 150,571	2047	\$ 0	\$ 362,151	\$ 362,151
2028	\$ 0	\$ 105,788	\$ 105,788	2038	\$ 0	\$ 175,343	\$ 175,343	2048	\$ 0	\$ 352,705	\$ 352,705
2029	\$ 0	\$ 114,573	\$ 114,573	2039	\$ 0	\$ 188,261	\$ 188,261	2049	\$ 0	\$ 318,216	\$ 318,216

Projected Employer Pay-go Cost



* Projections for future retirees do not take into account future new hires.

Discussion of Discount Rates

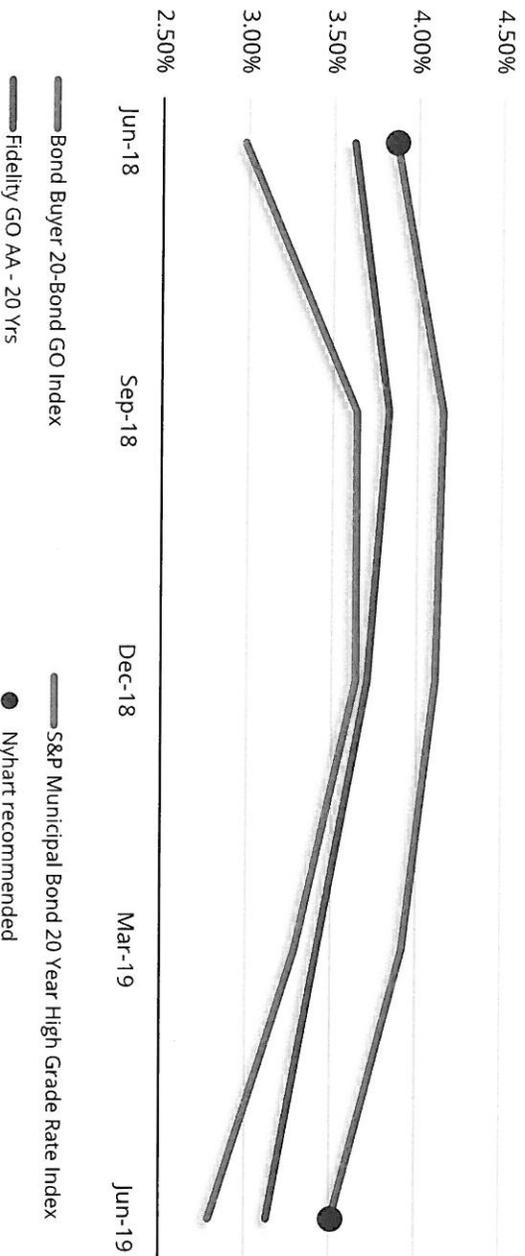
Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2019

Under GASB 75, the discount rate used in valuing OPEB liabilities for unfunded plans as of the Measurement Date must be based on a yield for 20-year tax-exempt general obligation municipal bonds with an average rating of AA /Aa or higher (or equivalent quality on another rating scale).

For the current valuation, the discount rate was selected from the range of indices as shown in the table below, where the range is given as the spread between the lowest and highest rate shown.

	Bond Buyer Go 20- Bond Municipal Bond Index	S&P Municipal Bond 20-Year High Grade Rate Index	Fidelity 20-Year Go Municipal Bond Index	Bond Index Range	Actual Discount Rate Used
Yield as of July 1, 2018	3.87%	2.98%	3.62%	2.98% - 3.87%	3.87%
Yield as of June 30, 2019	3.51%	2.79%	3.13%	2.79% - 3.51%	3.51%

20-Year Municipal Bond Indices



Summary of Plan Participants

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2019

Active Employees

Actives with coverage		Single	Non-Single	Total	Avg. Age	Avg. Svc	Salary
Plan 1	17	10	27	46.0	9.6	\$ 1,656,207	
Plan 2	69	99	168	43.2	10.4	\$ 10,277,875	
Total actives with coverage	86	109	195	43.6	10.3	\$ 11,934,082	
Actives without coverage		Total		Avg. Age	Avg. Svc	Salary	
Total actives without coverage	62	41.7	9.7	\$ 3,668,522			

Active employees who currently have no coverage are assumed not to elect coverage at retirement. They have been excluded from the GASB valuation.

Enrollment information above is for full-time employees who are eligible for retiree health care benefits only.

Summary of Plan Participants

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2019

Active Age-Service Distribution

Age	Years of Service											Total
	< 1	1 to 4	5 to 9	10 to 14	15 to 19	20 to 24	25 to 29	30 to 34	35 to 39	40 & up		
Under 25	8	8										16
25 to 29	7	10	2									19
30 to 34	5	12	13	3								33
35 to 39	2	10	13	21	4							50
40 to 44	1	9	4	6	4							24
45 to 49	2	12	2	4	6	8	2					36
50 to 54		3	4	5	5	9	3					29
55 to 59	2	4	4	1	3	6	3	2	2			27
60 to 64		3	4	2	1	4	3					17
65 to 69	1		1	1	1	2						6
70 & up												0
Total	28	71	47	43	24	29	11	2	2	0		257

Summary of Plan Participants

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2019

Retirees

Retirees with coverage	Single	Non-Single	Total	Avg. Age
Plan 1	2	0	2	63.6
Plan 2	4	2	6	61.8
Total retirees with coverage	6	2	8	62.2

Retiree Age Distribution

Age	Retirees
< 45	
45 to 49	
50 to 54	
55 to 59	1
60 to 64	7
65 to 69	
70 to 74	
75 to 79	
80 to 84	
85 to 89	
90 & up	
Total	8

Substantive Plan Provisions

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2019

Eligibility

General Age 55
 Special Service Age 55 or age 50 with 22 years of service

Spouse Benefit

Surviving spouse / dependents of retirees are not allowed to remain on health coverage.

Explicit Subsidy

Retirees receive free single coverage for a number of months based on years of service at retirement. County paid health insurance payments will cease when an employee becomes eligible for Medicare, even if the retiree has additional months available. The schedule is shown below:

Years of Service	Months of Free Single Coverage
10	12
15	18
20	24
25	30
30	36

There is no explicit subsidy for spouses.

Retiree Cost Sharing

Retirees are responsible for the portion of premium rates not covered by the County's explicit subsidy.

Medical Benefits

Same benefit options are available to retirees as active employees. The health plans are partially self-funded. The monthly premiums effective July 1, 2019 by plan are as shown below.

Eff. 7/1/2019	Single	Family
AS Plan 1	\$ 888.08	\$ 2,197.70
AS Plan 2	\$ 834.68	\$ 2,064.20
BC Plan 1	\$ 815.76	\$ 2,016.90
BC Plan 2	\$ 765.47	\$ 1,891.18

Actuarial Methods and Assumptions

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2019

The actuarial assumptions used in this report represent a reasonable long-term expectation of future OPEB outcomes. As national economic and County experience change over time, the assumptions will be tested for ongoing reasonableness and, if necessary, updated.

There are changes to the actuarial methods and assumptions since the last GASB valuation, which was for the fiscal year ending June 30, 2017. Refer to Actuary's Notes section for complete information on these changes. For the current year GASB valuation, we have also updated the per capita costs. We expect to update discount rate, health care trend rates, mortality table, and per capita costs again in the next full GASB valuation, which will be for the fiscal year ending June 30, 2021.

Measurement Date

For fiscal year ending June 30, 2019, June 30, 2019 measurement date was used.

Actuarial Valuation Date

June 30, 2019 with no adjustments to get to the June 30, 2019 measurement date. Liabilities as of July 1, 2018 are based on an actuarial valuation date of June 30, 2017 projected to July 1, 2018 on a "no loss / no gain" basis.

Discount Rate

3.87% as of July 1, 2018 and 3.51% as of June 30, 2019; refer to the Discussion of Discount Rates section for more information on selection of the discount rate.

Payroll Growth

The payroll growth assumption for General and Sheriffs/Deputies and Protection Occupation employees are based on the IPERS valuation as of June 30, 2019. The rates below include general wage inflation (2.60% general inflation and 0.65% real wage inflation) and merit / productivity increases.

Years of Service	General (State)	Sheriffs/Deputies and Protection Occupation
1	14.25%	16.25%
5	7.75%	5.75%
10	5.50%	4.55%
15	4.45%	4.05%
20	3.85%	3.75%
25	3.60%	3.75%
30	3.35%	3.25%
35+	3.25%	3.25%

Inflation Rate

The tables used in the payroll growth rate assumption include a general inflation rate of 2.60%.

Actuarial Methods and Assumptions

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2019

Cost Method

Allocation of Actuarial Present Value of Future Benefits for services prior and after the Measurement Date was determined using Entry Age Normal Level % of Salary method where:

- Service Cost for each individual participant, payable from date of employment to date of retirement, is sufficient to pay for the participant's benefit at retirement; and
- Annual Service Cost is a constant percentage of the participant's salary that is assumed to increase according to the Payroll Growth.

Census Data

Census information was provided by the County in October 2019. We have reviewed it for reasonableness and no material modifications were made to the census data.

Experience Study

Best actuarial practices call for a periodic assumption review and Nyhart recommends the County to complete an actuarial assumption review (also referred to as an experience study).

Health Care Coverage Election Rate

Active employees with current coverage: 25%
Inactive employees with no coverage: 0%

Inactive employees with current coverage: 100%
Inactive employees with no coverage: 0%

Spousal Coverage

Spousal coverage for current retirees is based on actual data.

Husbands are assumed to be three years older than wives.

Employer Funding Policy

Pay-as-you-go cash basis

Mortality

General: Pub-2010 General Headcount-weighted Mortality Table fully generational using scale MP-2019
Special Services: Pub-2010 Public Safety Headcount-weighted Mortality Table fully generational using scale MP-2019

Surviving Spouses: Pub-2010 Continuing Survivor Mortality Table fully generational using scale MP-2019

Actuarial Methods and Assumptions

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2019

Health Care Trend Rates	FYE	Medical/Rx	FYE	Medical/Rx
		2020	8.0%	2025
	2021	7.5%	2026	5.0%
	2022	7.0%	2027	4.5%
	2023	6.5%	2028+	4.5%
	2024	6.0%		

The initial trend rate was based on a combination of employer history, national trend surveys, and professional judgment.
The ultimate trend rate was selected based on historical medical CPI information.

Retiree Contributions

Retiree contributions are assumed to increase according to health care trend rates.

Retirement Rate

These sample retirement rates mirror those used in the IPERS Actuarial Valuation for fiscal year ending June 30, 2019.

Age	General Years of Service				Special Services	
	1	20	30	33+	Sheriff	Protection
50	0%	0%	0%	0%	17%	0%
55	5%	5%	5%	20%	15%	25%
60	5%	5%	15%	15%	15%	10%
65	30%	30%	30%	30%	100%	100%
70+	100%	100%	100%	100%	100%	100%

Disability

None assumed

Actuarial Methods and Assumptions

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2019

Turnover Rate

Assumption used to project terminations (voluntary and involuntary) prior to meeting minimum retirement eligibility for retiree health coverage. The rates represent the probability of termination in the next 12 months. These sample termination rates mirror those used in the IPERS Actuarial Valuation for fiscal year ending June 30, 2019.

YOS	General	Sheriffs/Deputies	Other Protection
1	11.0%	4.0%	10.0%
5	4.8%	1.0%	6.5%
10	2.3%	1.0%	3.5%
15	1.6%	1.0%	2.2%
20	1.1%	1.0%	1.5%
25	0.8%	1.0%	1.0%
30+	0.8%	1.0%	1.0%

Per Capita Costs

Annual per capita costs were calculated based on the 2018/19 premium rates, actuarially increased using health index factors and current enrollment. The costs are assumed to increase with health care trend rates. Annual per capita costs are as shown below:

Age	Plan 1	Plan 2
<55	\$ 13,200	\$ 12,400
55 - 59	\$ 16,400	\$ 15,400
60 - 64	\$ 21,200	\$ 19,900

The per capita costs represent the cost of coverage for a retiree-only population. Actuarial standards require the recognition of higher inherent costs for a retired population versus an active population.

Actuarial Methods and Assumptions

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2019

Explicit Subsidy

The difference between (a) the premium rate and (b) the retiree contribution. Below is an example of the monthly explicit subsidies for a retiree and spouse who has retired with 25 years of service, is in the first year of retirement, and is enrolled in Plan 1.

	Premium Rate	Retiree Contribution	Explicit Subsidy
	A	B	C = A - B
Retiree	\$ 888.08	\$ 0.00	\$ 888.08
Spouse	\$ 1,309.62	\$ 1,309.62	\$ 0.00

Implicit Subsidy

The difference between (a) the per capita cost and (b) the premium rate. Below is an example of the monthly implicit subsidies for a retiree age 62 with spouse of the same age enrolled in Plan 1.

	Per Capita Cost	Premium Rate	Implicit Subsidy
	A	B	C = A - B
Retiree	\$ 1,766.67	\$ 888.08	\$ 878.59
Spouse	\$ 1,766.67	\$ 1,309.62	\$ 457.05

All employers that utilize premium rates based on blended active/retiree claims experience will have an implicit subsidy. There is an exception for Medicare plans using a true community-rated premium rate.

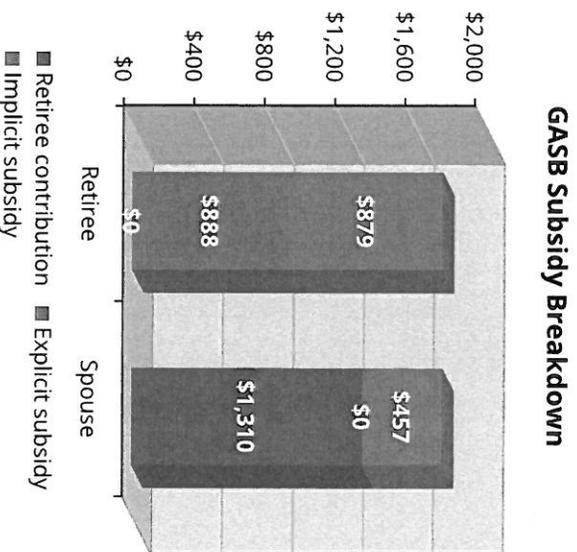
Actuarial Methods and Assumptions

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2019

GASB Subsidy Breakdown

Below is a breakdown of the GASB 75 monthly total cost for a retiree age 62 and spouse of the same age who has retired with 25 years of service, is in the first year of retirement, and is enrolled in Plan 1.

	Retiree	Spouse
Retiree contribution	\$ 0.00	\$ 1,309.62
Explicit subsidy	\$ 888.08	\$ 0.00
Implicit subsidy	\$ 878.59	\$ 457.05
Total monthly cost	\$ 1,766.67	\$ 1,766.67



APPENDIX

Appendix

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2019

Comparison of Participant Demographic Information

The active participants' number below may include active employees who currently have no health care coverage. Refer to Summary of Participants section for an accurate breakdown of active employees with and without coverage.

	As of June 30, 2017	As of June 30, 2019
Active Participants	242	257
Retired Participants	11	8
Averages for Active		
Age	42.0	43.1
Service	9.2	10.1
Averages for Inactive		
Age	59.5	62.2

Appendix

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2019

Detailed Actuary's Notes

There have been no substantive plan provision changes since the last full valuation, which was for the fiscal year ending June 30, 2017.

The following assumptions have been updated:

1. Discount rate as of the Measurement Date has been updated to be based on a yield for 20-year tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher (or equivalent quality on another rating scale) tax-exempt, high quality 20-year municipal bonds. The prior valuation used a discount rate of 3.87%. The current full valuation uses a discount rate of 3.51%. This change has caused an increase in liabilities for the County.

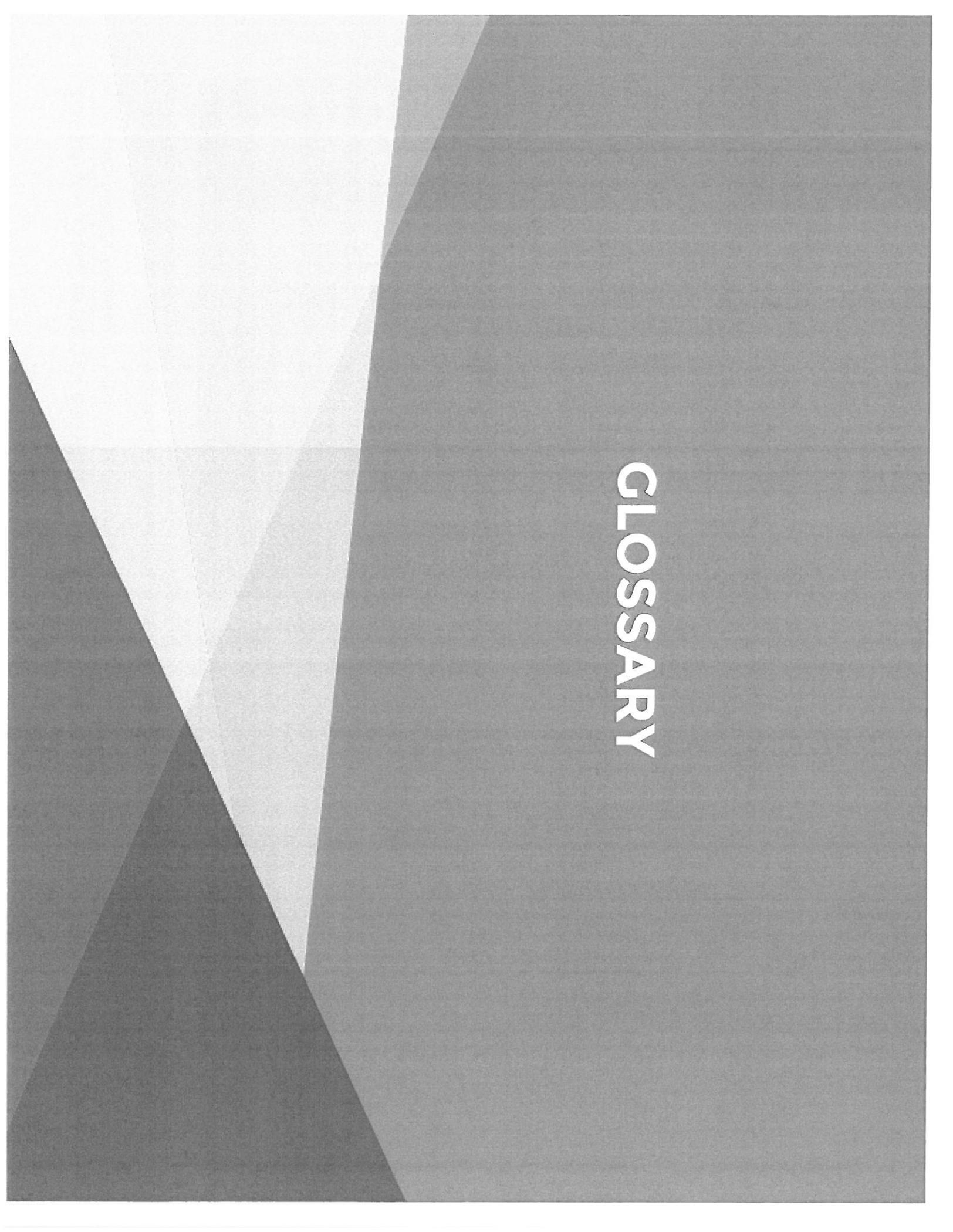
The discount rate will be updated annually to reflect market conditions as of the Measurement Date.

2. We have updated the mortality tables from RPH-2014 Adjusted to 2006 Total Dataset Fully Generational using scale MP-2016 to the following:
General: Pub-2010 General Headcount-weighted Mortality Table fully generational using scale MP-2019
Special Services: Pub-2010 Public Safety Headcount-weighted Mortality Table fully generational using scale MP-2019
Surviving Spouses: Pub-2010 Continuing Survivor Mortality Table fully generational using scale MP-2019
This change caused a slight increase in liabilities.

3. The termination rate, retirement rate, and salary scale assumptions have been updated to the most recent IPERS tables as of June 30, 2019. Each of these changes caused a slight increase in liabilities.

4. Health care trend rates have been updated to an initial rate of 8.0% decreasing by 0.5% annually to an ultimate rate of 4.5% as shown below. This change caused a slight decrease in liabilities.

FYE	Medical/Rx	FYE	Medical/Rx
2020	8.0%	2025	5.5%
2021	7.5%	2026	5.0%
2022	7.0%	2027	4.5%
2023	6.5%	2028+	4.5%
2024	6.0%		



GLOSSARY

Clossary - Decrements Exhibit

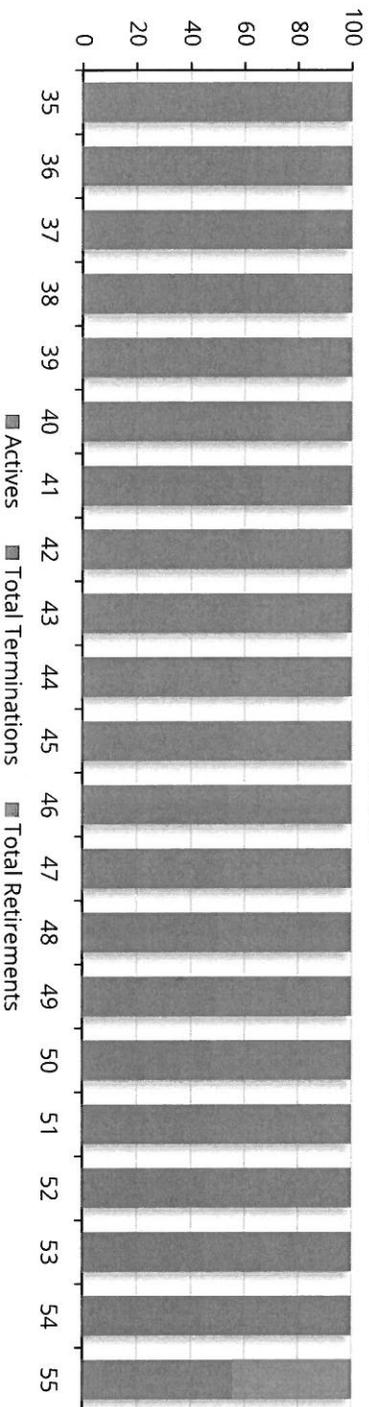
Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2019

The table below illustrates how actuarial assumptions can affect a long-term projection of future liabilities. Starting with 100 employees at age 35, the illustrated actuarial assumptions show that 44.43 employees out of the original 100 are expected to retire and could elect retiree health benefits at age 55.

Age	# Remaining Employees	# of Terminations per Year ¹	# of Retirements per Year	Total Decrements
35	100.000	6.276	0.000	6.276
36	93.724	5.677	0.000	5.677
37	88.047	5.136	0.000	5.136
38	82.911	4.648	0.000	4.648
39	78.262	4.209	0.000	4.209
40	74.053	3.814	0.000	3.814
41	70.239	3.456	0.000	3.456
42	66.783	3.131	0.000	3.131
43	63.652	2.835	0.000	2.835
44	60.817	2.564	0.000	2.564
45	58.253	2.316	0.000	2.316

Age	# Remaining Employees	# of Terminations per Year	# of Retirements per Year	Total Decrements
46	55.938	2.085	0.000	2.085
47	53.853	1.866	0.000	1.866
48	51.987	1.656	0.000	1.656
49	50.331	1.452	0.000	1.452
50	48.880	1.253	0.000	1.253
51	47.627	1.060	0.000	1.060
52	46.567	0.877	0.000	0.877
53	45.690	0.707	0.000	0.707
54	44.983	0.553	0.000	0.553
55	44.430	0.000	44.430	44.430

Decrements Exhibit



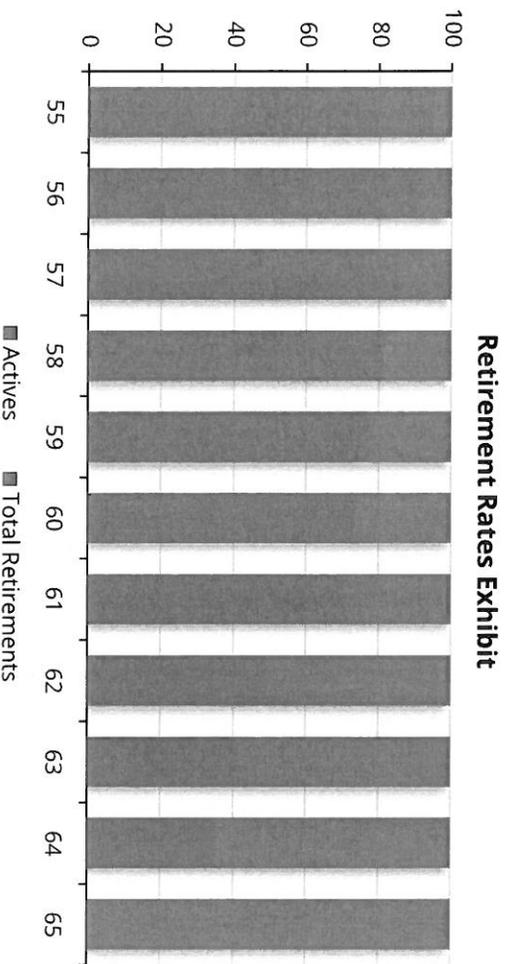
¹ The above rates are illustrative rates and are not used in our GASB calculations.

Glossary - Retirement Rates Exhibit

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2019

The table below illustrates how actuarial assumptions can affect a long-term projection of future liabilities. The illustrated retirement rates show the number of employees who are assumed to retire annually based on 100 employees age 55 who are eligible for retiree health care coverage. The average age at retirement is 62.0.

Age	Active Employees BOY	Annual Retirement Rates:*	# Retirements per Year	Active Employees EOY
55	100,000	5.0%	5,000	95,000
56	95,000	5.0%	4,750	90,250
57	90,250	5.0%	4,513	85,738
58	85,738	5.0%	4,287	81,451
59	81,451	5.0%	4,073	77,378
60	77,378	5.0%	3,869	73,509
61	73,509	5.0%	3,675	69,834
62	69,834	30.0%	20,950	48,884
63	48,884	15.0%	7,333	41,551
64	41,551	15.0%	6,233	35,318
65	35,318	100.0%	35,318	0,000



* The above rates are illustrative rates and are not used in our GASB calculations.

Glossary – Definitions

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2019

GASB 75 defines several unique terms not commonly employed in the funding of pension and retiree health plans. The definitions of the terms used in the GASB actuarial valuations are noted below.

1. **Actuarial Assumptions** – Assumptions as to the occurrence of future events affecting health care costs, such as: mortality, withdrawal, disablement and retirement; changes in compensation and Government provided health care benefits; rates of investment earnings and asset appreciation or depreciation; procedures used to determine the Actuarial Value of Assets; characteristics of future entrants for Open Group Actuarial Cost Methods; and other relevant items.
2. **Actuarial Cost Method** – A procedure for determining the Actuarial Present Value of Future Benefits and expenses and for developing an actuarially equivalent allocation of such value to time periods, usually in the form of a Service Cost and a Total OPEB Liability.
3. **Actuarially Determined Contribution** - A target or recommended contribution to a defined benefit OPEB plan for the reporting period, determined in accordance with the parameters and in conformity with Actuarial Standards of Practice.
4. **Actuarial Present Value** – The value of an amount or series of amounts payable or receivable at various times, determined as of a given date by the application of a particular set of Actuarial Assumptions. For purposes of this standard, each such amount or series of amounts is:
 - a. adjusted for the probable financial effect of certain intervening events (such as changes in compensation levels, Social Security, marital status, etc.);
 - b. multiplied by the probability of the occurrence of an event (such as survival, death, disability, termination of employment, etc.) on which the payment is conditioned; and
 - c. discounted according to an assumed rate (or rates) of return to reflect the time value of money.
5. **Deferred Outflow / (Inflow) of Resources** – represents the following items that have not been recognized in the OPEB Expense:
 - a. Differences between expected and actual experience of the OPEB plan
 - b. Changes in assumptions
 - c. Differences between projected and actual earnings in OPEB plan investments (for funded plans only)
6. **Explicit Subsidy** – The difference between (a) the amounts required to be contributed by the retirees based on the premium rates and (b) actual cash contribution made by the employer.
7. **Funded Ratio** – The actuarial value of assets expressed as a percentage of the Total OPEB Liability.

Clossary – Definitions

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2019

8. **Healthcare Cost Trend Rate** – The rate of change in the per capita health claims costs over time as a result of factors such as medical inflation, utilization of healthcare services, plan design, and technological developments.
9. **Implicit Subsidy** – In an experience-rated healthcare plan that includes both active employees and retirees with blended premium rates for all plan members, the difference between (a) the age-adjusted premiums approximating claim costs for retirees in the group (which, because of the effect of age on claim costs, generally will be higher than the blended premium rates for all group members) and (b) the amounts required to be contributed by the retirees.
10. **OPEB** – Benefits (such as death benefits, life insurance, disability, and long-term care) that are paid in the period after employment and that are provided separately from a pension plan, as well as healthcare benefits paid in the period after employment, regardless of the manner in which they are provided. OPEB does not include termination benefits or termination payments for sick leave.
11. **OPEB Expense** – Changes in the Net OPEB Liability in the current reporting period, which includes Service Cost, interest cost, changes of benefit terms, expected earnings on OPEB Plan investments, reduction of active employees' contributions, OPEB plan administrative expenses, and current period recognition of Deferred Outflows / (Inflows) of Resources.
12. **Pay-as-you-go** – A method of financing a benefit plan under which the contributions to the plan are generally made at about the same time and in about the same amount as benefit payments and expenses becoming due.
13. **Per Capita Costs** – The current cost of providing postretirement health care benefits for one year at each age from the youngest age to the oldest age at which plan participants are expected to receive benefits under the plan.
14. **Present Value of Future Benefits** – Total projected benefits include all benefits estimated to be payable to plan members (retirees and beneficiaries, terminated employees entitled to benefits but not yet receiving them, and current active members) as a result of their service through the valuation date and their expected future service. The actuarial present value of total projected benefits as of the valuation date is the present value of the cost to finance benefits payable in the future, discounted to reflect the expected effects of the time value (present value) of money and the probabilities of payment. Expressed another way, it is the amount that would have to be invested on the valuation date so that the amount invested plus investment earnings will provide sufficient assets to pay total projected benefits when due.
15. **Real Rate of Return** – the rate of return on an investment after adjustment to eliminate inflation.

Glossary – Definitions

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2019

16. **Select and Ultimate Rates** – Actuarial assumptions that contemplate different rates for successive years. Instead of a single assumed rate with respect to, for example, the investment return assumption, the actuary may apply different rates for the early years of a projection and a single rate for all subsequent years. For example, if an actuary applies an assumed investment return of 8% for year 20W0, then 7.5% for 20W1, and 7% for 20W2 and thereafter, then 8% and 7.5% select rates, and 7% is the ultimate rate.
17. **Service Cost** – The portion of the Actuarial Present Value of projected benefit payments that are attributed to a valuation year by the Actuarial Cost Method.
18. **Substantive Plan** – The terms of an OPEB plan as understood by the employer(s) and plan members.
19. **Total OPEB Liability** – That portion, as determined by a particular Actuarial Cost Method, of the Actuarial Present Value of Future Benefits which is attributed to past periods of employee service (or not provided for by the future Service Costs).

RESOLUTION # 20-53

REQUEST TO IOWA UTILITIES BOARD TO SET A HEARING REGARDING
THE PROPOSED OPERATING CAPACITY INCREASE OF THE DAKOTA ACCESS PIPELINE

WHEREAS, when the Iowa Utilities Board (IUB) approved the construction of the Dakota Access Pipeline across Iowa on March 10, 2016, the proposed maximum operating capacity of the pipeline was described as 570,000 barrels of oil per day, and

WHEREAS, on November 27, 2019, Dakota Access sought the IUB's approval to modify its pumping station to increase the operating capacity to 1,100,000 barrels per day and also asked the IUB to waive board rule 13.7 which requires a public hearing on such requests, and

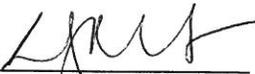
WHEREAS, the sole pumping station for the pipeline in Iowa is in Story County;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF STORY COUNTY that the Board of Supervisors urges the Iowa Utilities Board to hold a public hearing to

1. investigate how the proposed doubling of the flow of oil serves the public convenience and necessity of the residents of Iowa, when in fact the U.S. has become a net exporter of oil,
2. weigh any potential benefit to the residents of Iowa against potential dangers to public health, safety and welfare – specifically harm to our land and water – due to an even higher potential for pipeline leaks and breaks, and
3. give Iowans an opportunity to address this issue with their utilities board.

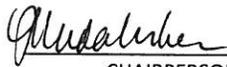
Dated this 7th day of January, 2020.


Chairperson, Board of Supervisors

Attest: 
County Auditor

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

ALLOWED BY VOTE
OF BOARD Yea 3 Nay 0 Absent 0

 Above tabulation made by 
CHAIRPERSON

DO NOT WRITE IN THE SPACE ABOVE, RESERVED FOR RECORDER

Prepared By: Marcus Amman, Story County Planning and Development, 900 6th 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 20-50**

WHEREAS, there has been submitted to the Board of Supervisors of Story County, Iowa, an application to subdivide real estate from Charles W. and Shirley Ann Cairns, 62128 315th Street, Maxwell, Iowa, 50161, involving the real estate located at 62128 315th Street, Maxwell, Iowa, in the northwest quarter of the southwest quarter in Section 19 of Indian Creek Township identified as Parcel #15-19-300-105 hereinafter described on Attachment A and shown on Attachment B, and

WHEREAS, Charles W. and Shirley Ann Cairns; Cairns, Charles W Trustee, Cairns, Charles W Revocable Trust 1/2, Cairns, Shirley Ann Revocable Trust, Cairns, Shirley Ann Trustee and

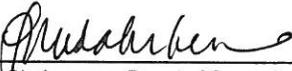
WHEREAS, it appears that all conditions and requirements prescribed by Chapter 354 and Chapter 355, *Code of Iowa*, and as prescribed by the *Story County C2C Plan* and the *Code of Ordinances, of Story County, Iowa*, have been complied with and met,

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.

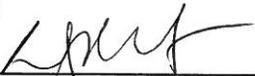
NOW, THEREFORE, BE IT RESOLVED that the Residential Parcel Subdivision Plat of the C & S Cairns Subdivision involving real estate hereinafter described on Attachment A and shown on Attachment B being the same, is hereby approved and accepted and all acts and deeds of the said owners and grantors in the premises are hereby confirmed and approved and the real estate hereinafter described on Attachment A and shown on Attachment B shall hereinafter be known as the C & S Cairns 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 20-50 to be affixed to said Final Plat upon its approval by the Board of Supervisors.

Dated this 7th day of January 2020.


Chairperson, Board of Supervisors

Attest:

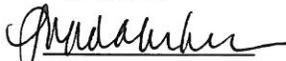

County Auditor

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

ALLOWED BY VOTE

OF BOARD

Yea 3 Nay 0 Absent 0


CHAIRPERSON

Above tabulation made by 

ATTACHMENT A

The North 20 Rods of the Northwest Quarter of the Southwest Quarter of Section 19, Township 82 North, Range 22 West of the 5th P.M., Story County, Iowa, being more particularly described as follows: Beginning at the West Quarter Corner of said Section 19; thence N89°58'31"E, 1153.03 feet to the Northeast Corner of said Northwest Quarter of the Southwest Quarter; thence S00°00'48"E, 330.00 feet along the east line thereof; thence S89°58'31"W, 1152.94 feet to the west line of said Section 19; thence N00°01'44"W, 330.00 feet to the point of beginning, containing 8.74 acres which includes 1.18 acres of existing public right of way.

Staff Report

Board of Supervisors

Date of Meeting:
January 7, 2020

Case Number SUB09-19

Residential Parcel Subdivision
C & S Cairns Subdivision
Resolution No. 20-50

APPLICANT:

Chuck Cairns
62128 315th ST
Maxwell, IA 50101

STAFF PROJECT MANAGER:

Marcus Amman, Planner
Jerry Moore, Director

SUMMARY:

A Residential Parcel Subdivision request for Parcel #15-19-300-105 to reconfigure the one parcel into two lots and one outlot as follows: proposed Lot 1, 2.61-net acres located on the western portion of the existing parcel, which would be considered buildable, and proposed Lot 2, 3.15-net acres containing the existing single-family dwelling and accessory structures, and proposed Outlot A, a 1.80 net-acre lot. The outlot is not considered buildable, for the purpose of dividing the property owner's estate. Planning and Development Staff recommend approval of the proposed C & S Cairns Subdivision plat.





Property Owner

CAIRNS, CHARLES W TRUSTEE (Deed)
CAIRNS, SHIRLEY ANN REVOCABLE TRUST (Deed)
CAIRNS, SHIRLEY ANN TRUSTEE (Deed)
CAIRNS, CHARLES W REVOCABLE TRUST 1/2 (Deed)

Parcel Identification Number(s)

15-19-300-105

Size of Area

8.66 net-acres

Location of Subdivision

Indian Creek Township
NW SW of Section 19, Township 82, Range 22

Districts

A-1 Agricultural District
Collins-Maxwell School District
Maxwell Fire Department
Story County Sherriff
Story County Ambulance
Indian Creek Watershed
Consumers Energy
Indian Creek #66

Description of Proposed Subdivision

The application is to consider a request for a Residential Parcel Subdivision to reconfigure one parcel into two lots and an outlot. The parcel is in the NW SW of Section 19 Township 82 Range 22. The parcels are proposed to be divided from north to south into proposed Lot 1, 2.61 net-acres, and proposed Lot 2, 3.15 net-acres. Lot 1 will have access through an easement at the northwest corner of lot two off of 315th Street. Outlot A is 1.80-net acres and covers the southern 49.16 feet and the eastern 88.05 feet of the existing parcel.

The purpose behind the reconfiguration is for the property owner to divide the property owner's estate. At this time the property owner does not intend to change the current use of proposed Lot 1 from being in agricultural production. Property owner understands that when they decide to develop the parcel or sell the parcel to be developed, the development must meet the Story County Development Standards.

The existing access on proposed Lot 2 will also serve Lot 1. The property owner has worked with the County Engineer's Office regarding the access to Lot 2. In support of the County Engineers



review and feedback of the subdivision plat, Planning and Development Staff have communicated with the property owner that an access easement for the shared access is encouraged. Consequently the property owner has placed an easement on the Plat. Property owner also understands that if a separate access is requested on proposed Lot 1 one existing access on proposed Lot 2 would have to be removed, per the County Engineer's office.

Current and Future Land Use

Proposed Lot 2 is currently the site of the existing single-family dwelling and various agriculturally related accessory structures. Proposed Lot 1 is currently in agricultural production. Proposed Lot 1 will stay in agricultural production until the applicant decides to build on the parcel or sell the parcel. The Future Land Use map identifies this area as being included in the Agricultural Conservation Area.

Applicant's Property and Current Surrounding Land Use

- The property is located in the Indian Creek Township. The property is located 2.8 miles east of Cambridge and 2.8 miles west of Maxwell. Adjacent properties include:

North

- One 32.65 net-acre parcel in row crop production under the ownership of David, Georgia, and John Griffith.
- One 39.00 net-acre parcel in row crop production under the ownership of David, Georgia, and John Griffith.
- One 18.33 net-acre parcel in row crop production under the ownership of Dwight A & Carla S Veldhuizen.

East

- One 39 net-acre parcel in row crop production owned by CAIRNS, CHARLES W TRUSTEE (Deed)
CAIRNS, SHIRLEY ANN REVOCABLE TRUST (Deed)
CAIRNS, SHIRLEY ANN TRUSTEE (Deed)
CAIRNS, CHARLES W REVOCABLE TRUST 1/2 (Deed).

South

- One 57.53 net-acre parcel in row crop production owned by CAIRNS, CHARLES W TRUSTEE (Deed)
CAIRNS, SHIRLEY ANN REVOCABLE TRUST (Deed)
CAIRNS, SHIRLEY ANN TRUSTEE (Deed)
CAIRNS, CHARLES W REVOCABLE TRUST 1/2 (Deed).



West

- One 36.86 net-acre parcel in row crop production owned by Patricia M Black Trustee and Patricia M Black Revocable Trust.

There are 18 (17 not including subject property) parcels located within a quarter mile of the property. 18 (17 not including subject property) of the parcels are located in unincorporated Story County, 3 contain single-family dwellings, 11 contain bare land, 1 contains an addition to a building.

Applicable Regulations – Story County Land Development Regulations

87.07 RESIDENTIAL PARCEL SUBDIVISION PLAT

1. A subdivision may be submitted for review and approval as a Residential Parcel Subdivision Plat when all of the following are true:
 - a. The development lots created by the subdivision are intended to be used for residential purposes.
 - b. Only two development lots may be created.
 - c. 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.
 - d. The subdivision includes no land set apart for new streets, alleys, parks, dedicated open space, school property, or public use.
 - e. 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.
 - f. Both development lots (created by the Residential Parcel Subdivision Plat) shall contain a minimum of one acre (net) each. All side and rear yard setback requirements must be met.
 - g. All resulting development lots shall have access to an adjoining public roadway by actual road frontage or easement.
 - h. No variances from subdivision or zoning standards shall be granted in order to accomplish the Residential Parcel Subdivision Plat.
 - i. The existing parcel shall not have been created through a previously approved Residential Parcel Subdivision Plat.

Commentary

The following comments are part of the official record of the proposed Residential Parcel Subdivision Plat – **C&S Cairns Subdivision, Case No. SUB09-19**. If necessary, conditions of approval may be formulated based on these comments.

Comments from the Interagency Review Team

The application materials were forwarded to the members of the Interagency Review Team on July 30, 2019, and the following applicable comments were received.



Story County Environmental Health Comments:

1. Proposed lot 2 contains two wells and septic permit #3560. The septic laterals are contained within lot 2 boundaries. A review of the Environmental Health Department files show no known wells or septic. If lot 1 were to be developed, wells and septic are permitted through the Environmental Health Department. I have no concerns with the proposed subdivision.

Story County Emergency Management Comments:

1. No comment

Story County Assessor's Office Comments:

1. The Assessor's Office will review the Classification of the parcels for the 2020 Assessment.

Story County Auditor's Office

1. No comment

Story County Engineer's Office

1. Applicant already has an approved permit for a new drive which also requires that one existing drive be removed. **Applicant decided to have an access easement added to the northwest corner of Lot 2 to grant access to lot 1. Applicant understands that for Lot 1 to have its own access one existing access on lot 2 would have to be removed.**

Story County Planning & Development Department Comments and Applicant Responses

Story County Planning and Development Comments for Surveyor

1. Please provide a corrected plat. Submitted plat has dots throughout making the document illegible in places. **Provided**
2. Please add a note to the plat that Outlot A is not buildable. **Provided**
3. Please confirm the building west of the eastern most drive has been removed. **Building is there**
4. Please correct "Iowa Rural Utilities Association" to "Iowa Regional Utility Association" on the plat. **Corrected**
5. Please provide the Plat of Survey any size with original signature and another no larger than 8 ½" x 14" with original signature. **Provided**
6. A residential parcel subdivision will create two lots that are each buildable for one single-family dwelling. Please describe any plans to construct a dwelling on Lot 2, including the potential location, access location, and construction timeline. **No plans at this time.**
7. What is the planned use for Outlot A? How will Outlot A be accessed? **Outlot A is planned to continue to be in agricultural production. Outlot A will be accessed from Lot 2**



8. Are any restrictive covenants proposed? If so, please provide a copy. **Restrictive Covenants were submitted. There are a total of 22.**

Comments from the General Public

Notification letters were mailed to surrounding property owners within a ¼ mile of the subject property regarding the public meeting on the subdivision request on December 27, 2019.

No comments were received as of the writing of this Staff Report.

Comments from Cities within Two Miles

There are no cities within two miles of the proposed subdivision.

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 that are buildable and an outlot.

1. The goal of the subdivision is to divide the one existing parcel into two lots for the purpose of dividing the property owner's estate. The configuration also provided both lots with frontage on 315th Street.
2. The subdivision meets all requirements and standards for a Residential Parcel Subdivision. Lot 1 will continue to be used for agricultural purposes and is not currently intended for future development.
3. Additional divisions of the lots created with the residential parcel subdivision are not permitted through another residential parcel subdivision.
4. The existing access on proposed Lot 2 will also serve Lot 1. An access easement has been identified on the Plat in response to the County Engineers review and feedback of the Subdivision Plat.

Alternatives

Based on the submittal application, site review, Staff Report, Story County Engineer's recommendations, and responses to comments from applicant; Story County Planning & Development Staff recommend the approval of the C & S Cairns Subdivision, as proposed (alternative #1).

1. **The Story County Board of Supervisors approves Resolution # 20-50, the Residential Parcel Subdivision Plat – C&S Cairns Subdivision, as put forth in SUB09-19.**
2. The Story County Board of Supervisors approves Resolution # 20-50, the Residential Parcel Subdivision Plat – C&S Cairns Subdivision, with conditions, as put forth in SUB09-19.
3. The Story County Board of Supervisors denies Resolution #20-50, the Residential Parcel Subdivision Plat – C&S Cairns Subdivision, as put forth in SUB09-19.
4. The Story County Board of Supervisors tables the decision on Resolution #20-50, the Residential Parcel Subdivision Plat – C&S Cairns Subdivision, as put forth in SUB09-19



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 the Board of Supervisor's agenda.

Story County Planning and Development

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

SUBDIVISIONS



1. Property Owner*

(Last Name) Cairns
 (First Name) Chick
 (Address) 62128 315th St
 (City) Maxwell (State) IA (Zip) 50161
 (Phone) 815-387-1482 (Email)

2. Applicant (if different than owner)

(Last Name) _____
 (First Name) _____
 (Address) _____
 (City) _____ (State) _____ (Zip) _____
 (Phone) _____ (Email) _____

RECEIVED

JUL 20 2010

STORY CO. PLANNING & DEVELOPMENT

3. Property Address

Parcel ID Number(s) 15-19-300-105

4. Certification and Signature

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

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

Property Owner Signature Chick Cairns Date 7-29-10 Applicant Signature _____ Date _____

Subdivision

Proposed Name: _____

Filing Fee/Type (required prior to processing):

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

**Conceptual Review required

Submittal Requirements:

- Attend conceptual review meeting
- Legal description that will be used on all required legal documents (submit as Word document)
- Proposed subdivision plat (submit as PDF)
- All required submittal requirements as outlined in Chapter 87 of the Story County Code of Ordinances (87.06(3) for Residential Parcel, 87.07(3) for Agricultural, 87.08(3) for Minor, 87.09(3) for Major-Preliminary and 87.09(5) for Major-Final)
- All required documents for subdivision plats as outlined in Iowa Code Chapter 354.11

Vacation

Type: Right-of-way Plat

Submittal Requirements:

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

Receipt No. 570065
 Receipt Amount \$175

**Approval of C & S CAIRNS SUBDIVISION, STORY COUNTY, IOWA
by Story County Auditor**

July ____, 2019

The Story County Auditor's Office has reviewed the final plat of:

C & S CAIRNS SUBDIVISION, STORY COUNTY, IOWA

Pursuant to Iowa Code §354.6(2) and §354.11(6), the above-described subdivision name is approved and there is no objections to this subdivision plat being recorded.

Lucy Martin
County Auditor of Story County, Iowa

Prepared by: Daniel E. Bappe P.O. Box 127 Nevada, IA 50201 Phone No. (515) 382-3578

CERTIFICATE OF TREASURER
STORY COUNTY, IOWA

Re: Parcel No.: *15-19-300-105*

I, Ted Rasmussen, Treasurer of Story County, Iowa, certify that the real estate to be known as C & S Cairns Subdivision, Story County, Iowa, and described as follows, to-wit:

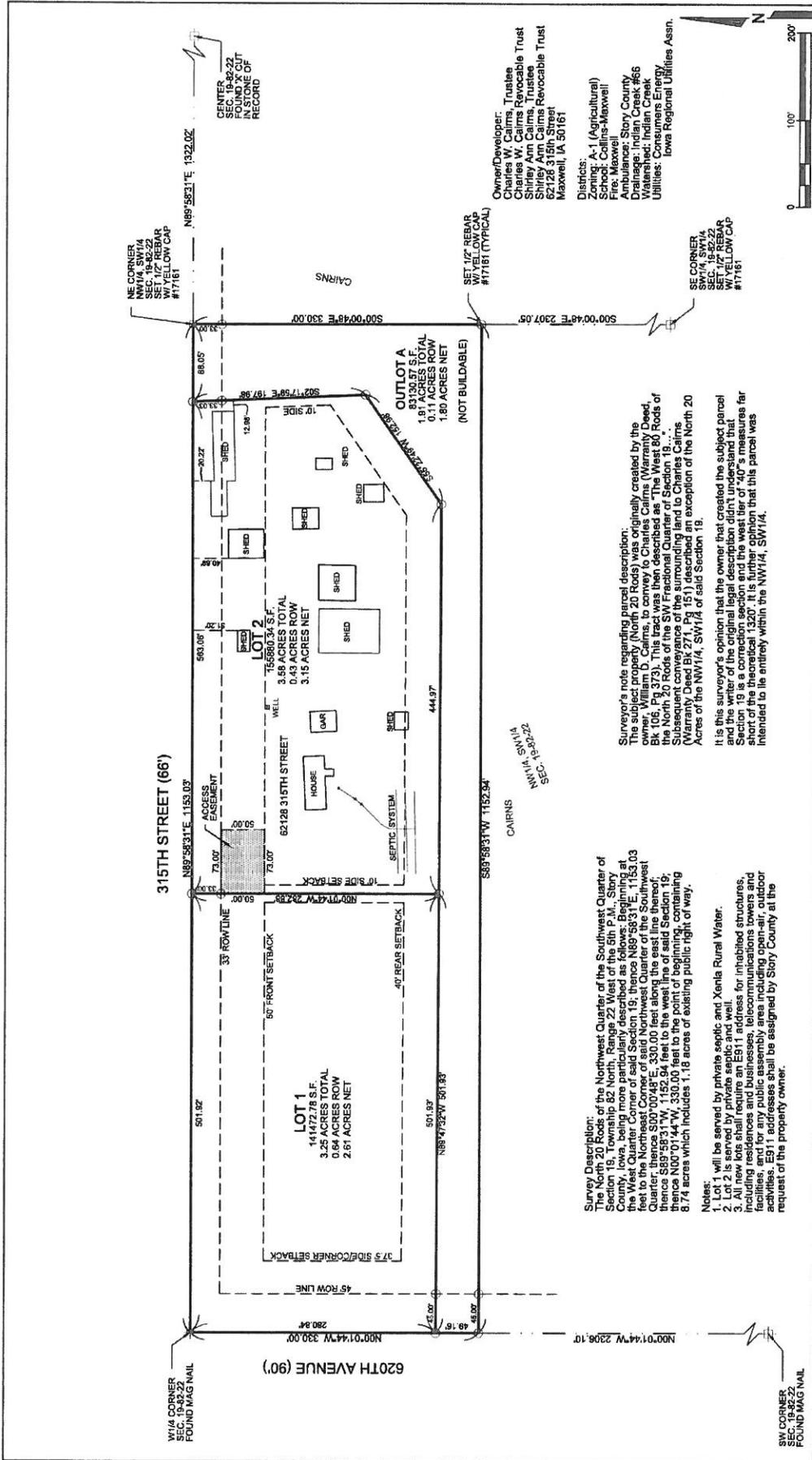
The North 20 Rods of the Northwest Quarter of the Southwest Quarter of Section 19, Township 82 North, Range 22 West of the 5th P.M., Story County, Iowa, being more particularly described as follows: Beginning at the West Quarter Corner of said Section 19; thence N89°58'31"E, 1153.03 feet to the Northeast Corner of said Northwest Quarter of the Southwest Quarter; thence S00°00'48"E, 330.00 feet along the east line thereof; thence S89°58'31"W, 1152.94 feet to the west line of said Section 19; thence N00°01'44"W, 330.00 feet to the point of beginning, containing 8.74 acres which includes 1.18 acres of existing public right of way.

Now known as C & S CAIRNS SUBDIVISION, Story County, Iowa, is free from taxes and special assessments as of this date.

Dated this *29th* day of July, 2019

Ted Rasmussen
Ted Rasmussen
Treasurer, Story County, Iowa
by Melinda Baldwin, Deputy





SW CORNER
SEC. 19-82-22
FOUND MAG NAIL

NE CORNER
SEC. 19-82-22
FOUND 'X' CUT
IN STONE OF
RECORD

SE CORNER
SW 1/4, SW 1/4
SEC. 19-82-22
W/ YELLOW CAP
#17161

SET 1/2" REBAR
#17181 (TYPICAL)

SE CORNER
SW 1/4, SW 1/4
SEC. 19-82-22
W/ YELLOW CAP
#17161

Owner/Developer:
Charles W. Cairns, Trustee
Charles W. Cairns, Revocable Trust
Shirley Ann Cairns, Trustee
Charles W. Cairns, Revocable Trust
62128 315th Street
Maxwell, IA 50161

Districts:
Soaring: A1 (Agricultural)
Soaring: Cairns-Maxwell
Fire: Maxwell
Ambulance: Story County
Drainage: Indian Creek, #66
Waterhed: Indian Creek
Utilities: Consolidated Energy
Iowa Regional Utilities Assn.

Surveyor's note regarding parcel description:
The subject property (North 20 Rods) was originally created by the William D. Cairns, to convey to Charles Cairns, Warranty Deed, Bk. 105, P. 373, to the North 20 Rods of the Northwest Quarter of the North 20 Rods of the SW Fractional Quarter of Section 19, Subsequent conveyance of the surrounding land to Charles Cairns (Warranty Deed Bk. 271, Pg. 151) described an exception of the North 20 Acres of the NW 1/4, SW 1/4 of said Section 19.

Notes:
1. Lot 1 will be served by private septic and Xenia Rural Water.
2. Lot 2 is served by private septic and well.
3. All new lots shall require an EB11 address for inhabited structures, including residences and businesses, telecommunications towers and other structures used for any commercial, industrial or indoor activities. EB11 addresses shall be assigned by Story County at the request of the property owner.

Surveyor's note regarding parcel description:
The subject property (North 20 Rods) was originally created by the William D. Cairns, to convey to Charles Cairns, Warranty Deed, Bk. 105, P. 373, to the North 20 Rods of the Northwest Quarter of the North 20 Rods of the SW Fractional Quarter of Section 19, Subsequent conveyance of the surrounding land to Charles Cairns (Warranty Deed Bk. 271, Pg. 151) described an exception of the North 20 Acres of the NW 1/4, SW 1/4 of said Section 19.

It is the surveyor's opinion that the owner that created the subject parcel and the writer of the original legal description didn't understand that Section 19 is a correction section and the west tier of "40" measures far short of the theoretical "320". It is further opinion that this parcel was intended to lie entirely within the NW 1/4, SW 1/4.

Scale: 0 100' 200'

Professional Seal:
R. BRADLEY STUMBO
LICENSED
17161
IOWA
PROFESSIONAL LAND SURVEYOR

Surveyor's Statement:
I hereby certify that this land surveying document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Signature: R. Bradley Stumbo
Date: 9/02/19

License Number: 17161
My license renewal date is: December 31, 2018.

FINAL PLAT
C & S CAIRNS SUBDIVISION
A RESIDENTIAL PARCEL SUBDIVISION OF THE NORTH 20 RODS OF THE NW 1/4, SW 1/4,
SEC. 19-82-22, STORY COUNTY, IOWA
JOB# 14074-19A DATE: 9/02/19 PAGE 1 OF 1

FOX Engineering
FOX Engineering Associates, Inc.
414 South 17th Street, Suite 107
Ames, Iowa 50010
PHONE: (515) 233-0100
FAX: (515) 233-0103

Prepared by/Return to: Daniel E. Bappe P.O. Box 127 Nevada Phone No. (515) 382-3578

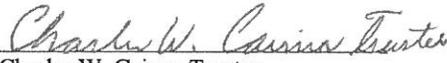
CONSENT AND DEDICATION

KNOW ALL PERSONS BY THIS INSTRUMENT:

That Charles W. Cairns, as Trustee of the Charles W. Cairns Revocable Trust dated December 11, 2017, and Shirley Ann Cairns, as Trustee of the Shirley Ann Cairns Revocable Trust dated December 11, 2017, do hereby covenant that they are the lawful owners of real estate described as:

The North 20 Rods of the Northwest Quarter of the Southwest Quarter of Section 19, Township 82 North, Range 22 West of the 5th P.M., Story County, Iowa, being more particularly described as follows: Beginning at the West Quarter Corner of said Section 19; thence N89°58'31"E, 1153.03 feet to the Northeast Corner of said Northwest Quarter of the Southwest Quarter; thence S00°00'48"E, 330.00 feet along the east line thereof; thence S89°58'31"W, 1152.94 feet to the west line of said Section 19; thence N00°01'44"W, 330.00 feet to the point of beginning, containing 8.74 acres which includes 1.18 acres of existing public right of way.

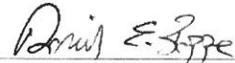
They hereby certify, acknowledge and declare that the platting of this real estate to be known as C & S CAIRNS SUBDIVISION, STORY COUNTY, IOWA, is with their free consent and in accordance with their desires as proprietors.

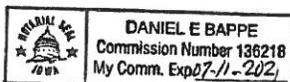

Charles W. Cairns, Trustee
of the Charles W. Cairns Revocable Trust
dated December 11, 2017


Shirley Ann Cairns, Trustee
of the Shirley A. Cairns Revocable Trust
dated December 11, 2017

STATE OF IOWA, STORY COUNTY,

This instrument was acknowledged before me on the 28th day of July, 2019, by Charles W. Cairns, Trustee of the Charles W. Cairns Revocable Trust dated December 11, 2017, and Shirley Ann Cairns, Trustee of the Shirley Ann Cairns Revocable Trust dated December 11, 2017.


Notary Public in and for said State



ATTORNEY'S OPINION

I, Daniel E. Bappe, hereby state that I am an Attorney at Law, duly admitted to the practice of law in the State of Iowa, with offices at 511 J Avenue, Nevada, Iowa 50201. I further state that I have examined the Abstract of Title to the following described real estate:

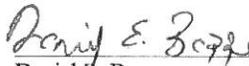
The North 20 Rods of the Northwest Quarter of the Southwest Quarter of Section 19, Township 82 North, Range 22 West of the 5th P.M., Story County, Iowa, being more particularly described as follows: Beginning at the West Quarter Corner of said Section 19; thence N89°58'31"E, 1153.03 feet to the Northeast Corner of said Northwest Quarter of the Southwest Quarter; thence S00°00'48"E, 330.00 feet along the east line thereof; thence S89°58'31"W, 1152.94 feet to the west line of said Section 19; thence N00°01'44"W, 330.00 feet to the point of beginning, containing 8.74 acres which includes 1.18 acres of existing public right of way.

from the date of the root of title thereof, down to and including Entry No. 51 as of July 22, 2019, at 8:00 A.M., last certified by Abstract and Title Services of Story County. The real estate is now known as C & S CAIRNS SUBDIVISION, STORY COUNTY, IOWA.

Based upon information within the Abstract of Title, it is my opinion that title to said real estate is as follows: an undivided one-half (1/2) interest in Charles W. Cairns, as Trustee of the Charles W. Cairns Revocable Trust dated December 11, 2017, and an undivided one-half (1/2) interest in Shirley Ann Cairns, as Trustee of the Shirley Ann Cairns Revocable Trust dated December 11, 2017, as Tenants in Common.

Based upon information within the Abstract of Title, it is my opinion that the real estate is further subject to easements and restrictions of record and the Zoning and Land Use Ordinances of Story County, Iowa.

Dated this 29th day of July, 2019



Daniel E. Bappe
511 J Ave.
Nevada, IA 50201

Prepared by: Daniel E. Bappe P.O. Box 127 Nevada, IA 50201 515-382-3578
Return to: Charles W. Cairns 62128 315th St. Maxwell, IA 50161

RESTRICTIVE COVENANTS FOR C & S CAIRNS SUBDIVISION,
STORY COUNTY, IOWA

Whereas: Charles W. Cairns, Trustee of the Charles W. Cairns Revocable Trust dated December 11, 2017, and Shirley Ann Cairns, Trustee of the Shirley Ann Cairns Revocable Trust dated December 11, 2017 (“Cairns”), desire to establish restrictive covenants for C & S CAIRNS SUBDIVISION, STORY COUNTY, Iowa.

The following restrictions and reservations are made a part of the survey plat known as C & S CAIRNS SUBDIVISION, Story County, Iowa

1. All lots described herein shall be known, described and used solely as residential lots, and no structures shall be erected or placed on any residential building lot except a family dwelling not to exceed two stories in height and a private attached garage for not more than four motor vehicles.
2. No residential lots shall be re-subdivided.
3. There will be no more than four (4) buildings on Lot One (1).
4. No trailers, tent trailers, unlicensed vehicles, mobile homes, motor homes, recreational vehicles, boats and/or boat trailers shall be used as a residence, temporary or permanent, nor shall the owners or residents of any lots park, or permit anyone to park, any aforementioned vehicles on any lots, nor shall a business of any kind be conducted on Lot One (1) without the written consent of the titleholder(s) of Lot Two (2). Nothing herein shall prevent an owner from storing, housing or maintaining one or more of the above items on the property for less than three days per month, such time being for routine maintenance or preparation for a trip or a vacation. Nothing herein shall prevent an owner from permanently storing or housing one or more of the above mentioned items, provided that such item is completely enclosed from view in their garage.
5. No building shall be erected on any lot unless the design and location is in harmony with existing structures and locations. Plans for proposed houses, including structure(s), paving, fencing, walls or other improvements, and their locations on the site, shall be submitted to Cairns for their written approval before commencement of

construction. This restriction is to apply to all present and future home owners in this area. In any case, no dwelling shall be permitted on any lot described herein, having a ground floor square foot living area of less than 1500 square feet in the case of a one-story single family structure, nor less than 1200 square feet in the case of a one and one-half or two story structure. Garage and breezeway square footage shall not be considered with the living areas above. No hedges, trees or other shrubbery shall be planted on any lot at a height which will interfere with clear and safe visibility for traffic on the roadway in said area.

6. All lots will be for single family residences only.

7. Lot owners of each lot, vacant or improved, shall keep the lot or lots free of weeds and debris, and agree to take all steps necessary to control erosion on the lot or lots.

8. No obnoxious or offensive trade shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No lot shall be used or maintained as a dumping ground for rubbish.

9. Construction of any residence shall be completed within one year of the date said construction is begun, and excess dirt from the excavation shall be hauled away or used only as part of a graded landscape plan.

10. No fences shall be erected on any lot without the consent of Cairns. Chain link fences for small pets will be considered, but must first be approved in writing by the Cairns.

11. All residential structures will comply with the provisions of the Story County ordinances as they apply to set-backs from the front, back and sides of the lots. Lot owners shall be responsible for their own septic system, which will comply with Story County sanitation regulations. Proper permits must be obtained by the lot owners for any construction.

12. Lot owners and residents agree to restrain, and keep from running at large, all dogs and cats, and no dogs or other pets shall be bred or maintained for commercial purposes.

13. No hogs or cattle shall be raised on Lot One (1).

14. If lot owners or residents install satellite dishes, they will be constructed so they are not noticeable to other lot owners.

15. The owner of Lot One (1) will hook up to the public water supply, provided by Xenia Rural Water, which will be made available to such lot. Lot Two (2) is served by a private well.

16. Lot owners shall be responsible for any costs in connection with the carrying of natural gas, rural water, telephone and electrical service from their lots to their residences. Lot owners agree to continue such service underground into their residences at their own expense. Lot owners shall be responsible for implementing appropriate erosion control measures, before, during and after construction. These measures may include temporary sedimentation areas, silt fences, and ground cover planting and seeding to cover all exposed areas and prevent erosion. Lot owners are also responsible for erosion control measures within the drainage way on their lot.

17. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until 2040, at which time such covenants shall be automatically extended for successive periods of ten years, unless by a vote of the majority of the then lot owners, it is agreed to change the said covenants in whole or in part.

18. If the parties hereto, or any of their heirs or assigns shall violate or attempt to violate any of the covenants or restrictions herein before 2040, it shall be lawful for any other person or persons owning any other lots in said development to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions, and either prevent, or attempt to prevent him from doing so, or to recover damages or other dues for such violations.

19. Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

20. No variance will be allowed that would reduce the front, back and side yard setbacks, as set forth by county zoning standards.

21. All plans for residences will be approved by the Cairns before construction begins.

22. If any desirable trees are cut they must be replaced according to the requirements of Story County as set forth in the Subdivision Regulations. Those regulations currently call for removal of no more than 15% of naturally occurring tree canopy without replacement. For purposes of determining the percentage of canopy tree removal, each lot owner must submit a proposed landscape plan that identifies which trees, if any, are proposed to be removed with any application for zoning permit.

The above and foregoing restrictive covenants and restrictions are for the mutual benefit of all persons who shall acquire any lots in Subdivision and are imposed by the undersigned Cairns.

IN WITNESS WHEREOF, Charles W. Cairns and Shirley Ann Cairns, Trustees, have caused this instrument to be executed in Story County, Iowa this 11th day of December, 2019.

Charles W. Cairns

Charles W. Cairns, Trustee
of the Charles W. Cairns Revocable
Trust, dated December 11, 2017

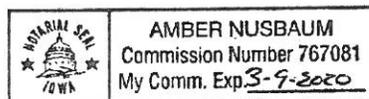
Shirley Ann Cairns

Shirley Ann Cairns, Trustee
of the Shirley Ann Cairns Revocable
Trust, dated December 11, 2017

STATE OF IOWA, STORY COUNTY,

This instrument was acknowledged before me on the 11th day of December, 2019, by Charles W. Cairns Revocable Trust dated December 11, 2017, and Shirley Ann Cairns, Trustee of the Shirley Ann Cairns Revocable Trust dated December 11, 2017.

Amber Nusbaum
Notary Public



Prepared by: Daniel E. Bappe P.O. Box 127 Nevada, IA 50201 (515) 382-3578
Return to: Charles W. Cairns 62128 315th St. Maxwell, IA 50161

EASEMENT

WHEREAS:

Charles W. Cairns, as Trustee of the Charles W. Cairns Revocable Trust dated December 11, 2017, and Shirley Ann Cairns, as Trustee of the Shirley Ann Cairns Revocable Trust dated December 11, 2017 (“Grantors”) are titleholders to the following-described real estate:

C & S Cairns Subdivision, Story County, Iowa.

GRANT OF EASEMENT:

1. Grantors hereby conveys to the owner of Lot One (1), C & S Cairns Subdivision, Story County, Iowa, (“Grantee”) an easement for ingress and egress over, across and through the South 50.00 feet of the North 83.00 feet of the West 73.00 feet of Lot 2 in C & S Cairns Subdivision, Story County, Iowa.
2. Such easement is for purposes access to Grantees’ real estate described above in Paragraph No. 1.
3. Grantees shall indemnify Cairns against any loss or damage which may be caused by the exercise of Grantees’ rights under this agreement.
4. Grantors and Grantees shall share equally in the maintenance of such easement.
5. Such easement shall run with the land and be binding on the parties’ heirs, successors and assigns.

DATED THIS 7th DAY OF NOVEMBER, 2019.

Charles W. Cairns

Charles W. Cairns,
Trustee of the above-described Trust

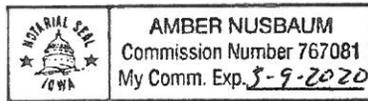
Shirley Ann Cairns

Shirley Ann Cairns,
Trustee of the above-described Trust

STATE OF IOWA, STORY COUNTY,

This instrument was acknowledged before me on the 7th day of November, 2019, by Charles W. Cairns, as Trustee of the Charles W. Cairns Revocable Trust dated December 11, 2017, and Shirley Ann Cairns, as Trustee of the Shirley Ann Cairns Revocable Trust dated December 11, 2017.

Amber Nusbaum
Notary Public



County Attorney Appointment Timeline (DRAFT)

January 7th – discussion and approval of submittal requirements and preferred qualifications

January 8th through January 24th – applications accepted through NEOGOV

January 28th - review of applicants and finalists names during Board of Supervisors meeting

January 30th - notice of intent to fill vacancy published

February 4th – special meeting for presentations by finalists *6:00 pm.*

February 7th –special meeting for appointment (1 pm)

APPROVED

DENIED

Board Member Initials: *MM*

Meeting Date: *1/7/20*

Follow-up action: _____

- b. Describe an example of your management/supervisory experience that best demonstrates your proficiency.
- 13. Please describe your budgetary experience.
- 14. Please describe your pro bono experience.
- 15. Do you have any ethics violations?
- 16. Please describe the most challenging trial or case you have handled. Include details on the type of case, the defense, and any other information you feel best describes the situation.
- 17. Please detail your experience prosecuting violent crimes such as homicide, domestic violence and sexual assault.
- 18. Name at least 3 judges capable of discussing qualifications and effectiveness of you as an attorney.
- 19. Please describe your personal philosophy of victim services and how they should be provided by the County Attorney.
- 20. Please address and provide examples of the following:
 - a. Decisions to prosecute felonies
 - b. Plea bargains
 - c. Conflict management
 - d. Personnel management
- 21. Please describe your experience in dealing with law enforcement.
- 22. Have you ever run for office? If so, please provide the title, location, date(s) and dates of service, if you were elected.
- 23. If you are appointed to this office, do you plan on running for the seat in November?

Applicant Screening Matrix

Position Title	Candidate	Candidate	Candidate	Candidate	Candidate
Story County Attorney					
Competency area					
Required Items					
Registered voter of Story County					
Licensed to practice law in Iowa					
(if "Yes" on both, move to Preferred scoring)					
Preferred Experience					
Years practicing law (10+ = 2 pt)					
At least 6 years of criminal law litigation experience (10+ years = 2pt)					
Criminal jury trials to completion to jury as lead counsel (15+ = 2pts)					
At least 5 years private practice experience (10+ = 2pts)					
Names of at least 3 judges capable of discussing qualifications and effectiveness of candidate (no bonus)					
Civil experience representing a governmental entity (10+ years = 2 pts)					
Child in need of assistance hearings and/or delinquency hearings (20+ = 2pts)					
Mental health, substance abuse commitment hearings (20+ = 2pts)					
Personnel management of at least 3 (concurrent) non-attorney staff members for minimum of 2 years (5+ = 2pts)					
Direct supervision of at least 3 (concurrent) attorneys for minimum of 2 years (5+ = 2pts)					
5 minute (max) "closing argument" making the case for why candidate is best choice to be named the Story County Attorney (marginal presentation = 0pts, good presentation = 1pt, exceptional presentation = 2pts)					
Total	0	0	0	0	0
Key: 0= absent, 1=present, 2=present + additional					

APPROVED

DENIED

Board Member Initials: AMC

Meeting Date: 1/17/2020

Follow-up action: delete scoring

Screened in candidates that don't meet the minimum qualifications for the position will be omitted from final presentation (not a registered voter or licensed to practice in Iowa)



U.S. BOARD ON GEOGRAPHIC NAMES

GEOGRAPHIC NAME PROPOSAL RECOMMENDATION

Proposed Geographic Name Story Creek

This is to notify the U.S. Board on Geographic Names that the:

Story County Board of Supervisors
(Name of government entity, organization, or individual)

recommend that the U. S. Board on Geographic Names:

- Approve the Proposed Name
- Reject the Proposed Name
- Take Action as Specified Below
- Render a Decision Without Our Recommendation

Comments (the following factors contributed to this recommendation; attach supporting documentation if appropriate):

Recommend and Rename Creek.
1st Option: Ioway
2nd Option: Sauk

Linda Murken
(Name)

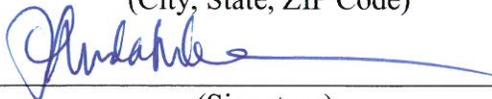
Story County Board of Supervisors, Chair
(Title)

900 Sixth Street Nevada, Ia. 50201
(Address)

515-382-7202
(Telephone)

Nevada, Ia. 50201
(City, State, ZIP Code)

lmurken@storycountyiowa.gov
(E-mail)


(Signature)

1/7/2020
(Date)

Return to: U.S. Board on Geographic Names
U.S. Geological Survey
523 National Center
Reston VA 20192-0523
Telephone: (703) 648-4552
Fax: (703) 648-4549
E-mail: BGNEXEC@usgs.gov

1/7/2020

DOMESTIC GEOGRAPHIC NAME PROPOSAL SUMMARY

PROPOSE NEW OR CHANGE NAME

Name Proposal ID:
9691

Date Created:
27-JUL-19

Date Submitted:
27-JUL-19

Proposed Name:
Story Creek

Action Requested:
Change an existing name

Existing Name:
Squaw Creek

Unnamed Evidence:
-

Locally Used:
No

Locally Used Years:
-

Local Conflict:
No

Local Conflict Detail:
-

Additional Details:
-

FEATURE INFORMATION

GNIS Feature ID:
461933

Feature class:
STREAM

Descriptive information:

The watershed of this stream spans Boone, Hamilton, Story, and Webster counties. The stream itself is part of the larger South Skunk River Watershed (HUC 8) which, after combining with the North Skunk River, becomes the Skunk River. The Skunk River flows into the Mississippi River which ultimately

APPROVED **DENIED**

Board Member Initials: AM

Meeting Date: 1-7-2020

Follow-up action: reject proposed name
take action - recommend
Rename creek.

1st option: Ioway
 2nd option: Sauk

drains into the Gulf of Mexico.

Meaning or significance:

Story County is the county of (by far) the highest population through which this stream flows. The county was named in 1853, after Joseph Story. Individuals of Native American descent have protested the name of this stream beginning at least in the 1990's, and it is known that the current name has an offensive connotation.

Commemorative:

Yes

Biographical information:

Joseph Story (1779 – 1845) was an American lawyer and jurist who served on the Supreme Court of the United States from 1812 to 1845. He is most noted for his opinion in 1840 in United States v. The Amistad, which has been described by historians as the most important court case involving slavery before the case of Dred Scott in 1857.

Supporting materials:

No

SUPPORTING MATERIALS

No information entered.

STATES AND COUNTIES

State Name	County Name
Iowa	Hamilton
Iowa	Story
Iowa	Boone

GEOGRAPHIC COORDINATES

Obtained From	Describe Other	Lat Deg	Min	Sec	Long Deg	Min	Sec	Decimal Lat	Decimal Long	Details
Geographic Information System	-	-	-	-	-	-	-	42.034626	-93.635054	Feature runs through Boone, Hamilton, and Story counties.

ADMINISTRATIVE AREAS

Administrative Area Type	Administrative Area Name	Details
Other State-managed Land	-	Iowa

MAPS AND DOCUMENTS WITH NAME

No information entered.

OTHER (VARIANT) NAMES AND THEIR SOURCE

No information entered.

AUTHORITIES

Last Name	First Name	Phone	Email Address	Physical Address	City	State	Zip	Occupation	Years
Stevenson	Mary Beth	3193258593	MaryBeth.Stevenson@dnr.iowa.gov	323 Stanley Hydraulics Laboratory	Iowa City	Iowa	52242	Eastern Basin Coordinator	-
Ament	Kyle	5157258389	Kyle.Ament@dnr.iowa.gov	502 E. Ninth St.	Des Moines	Iowa	50319	Western Basin Coordinator	-

SUBMITTERS AND PREPARERS

Role	Last Name	First Name	Phone	Email Address	Physical Address	City	State	Zip	Company	Title
BOTH	Martin	Jasmine	6052021695	miss.martin@ymail.com	2346 Edenburn Dr., #47A	Ames	IA	50010	-	-

DGNP Guest

Approved

Promulgation authorized
Executive Secretary
Domestic Geographic Names

UNITED STATES
BOARD ON GEOGRAPHIC NAMES

CASE BRIEF (Domestic)

Story Creek: stream; 42 mi. long; heads in Webster Township 3.4 mi. NW of Stanhope at 42°18'25"N, 93°51'26"W, flows generally SE through into the South Skunk River in the City of Ames; named in relation to Story County where the stream's mouth is located; Tps83-87N, Rgs24-26W, Fifth Principal Meridian; Story County, Boone County, and Hamilton County, Iowa; 42°00'38"N, 93°35'45"W; USGS map – Ames East 1:24,000 (mouth); Not: Montgomery Creek, Squaw Creek, Squaw Fork, Squaw Fork Skunk River
https://geonames.usgs.gov/apex/gazvector.getesrimap?p_lat=42.0105422&p_longi=-93.5957729&fid=461933

Proposal: to change a name considered offensive

Map: USGS Ames East 1:24,000 (mouth)

Proponent: Jasmine Martin; Ames, IA

Administrative area: None

Previous BGN Action: None

Names associated with feature:

GNIS: Squaw Creek (FID 461933)

Local Usage: Squaw Creek (City of Ames, Story County, Boone County, Hamilton County)

Published: Montgomery Creek (*Karte von Iowa* 1852; *Colton's Iowa* 1869; General Land Office 1878); Squaw Creek (USGS 1912, 1914, 1916, 1965, 1975, 1978, 1985, 1993, 2010, 2013, 2015, 2018; AMS 1954, 1955; FEMA 2005, 2008; Iowa Department of Transportation; *Map of Story County* 1875; Rand McNally maps 1879, 1897; Story County map 1883; *Plat Book of Boone County* 1896, 1939; *Souvenir Atlas of Story County* 1910; *Standard Atlas of Hamilton County* 1918; City of Ames documents; Story County documents; Boone County documents; Hamilton County documents); Squaw Fork (*Sectional Map of Iowa* 1875); Squaw Fork Skunk River (*Atlas of Story County* 1902; *Souvenir Atlas of Story County* 1910; Story County atlas 1919)

Case Summary: This proposal is to change the name of Squaw Creek, a 42-mile-long tributary of the South Skunk River, to Story Creek. The stream flows through Hamilton County, Boone County, Story County, and the City of Ames.

The proponent states "Individuals of Native American descent have protested the name of this stream beginning at least in the 1990s, and it is known that the current name has an offensive connotation." She believes the proposed name is fitting because "Story County is the county of (by far) the highest population through which this stream flows."

Story County was named for Joseph Story (1779-1845), a native of Massachusetts who was an Associate Justice of the Supreme Court of the United States from 1812 to 1845. He is best remembered for his majority opinion in the 1841 case *United States v. Schooner Amistad*, in which the Southern-dominated court ruled 8-1 that kidnapped Africans enslaved by the Spanish were not regarded as enslaved under the 1807 law that forbade the international slave trade. Although he was against slavery, Story also wrote the majority opinion in the 1842 case *Prigg v. Pennsylvania*, in which he argued that the Federal Fugitive Slave Act (1793) precluded a

Pennsylvania law prohibiting African-Americans from being taken out of Pennsylvania into slavery in the South.

The name Squaw Creek has appeared on USGS maps since 1912. It is in widespread use by the City of Ames; by Story County, Boone County, and Hamilton County; and by the Iowa Department of Transportation. Other names for the stream have been published: Montgomery Creek in 1852, 1869, and on a General Land Office map in 1878; Squaw Fork in 1875; and Squaw Fork Skunk River in 1902, 1910, and 1919.

The stream is located within the project area of the Northern Tallgrass Prairie National Wildlife Refuge but is not on any lands managed by the U.S. Fish and Wildlife Service.

Proposed by: Jasmine Martin; Ames, IA
Submitted by: same
Prepared by: M. O'Donnell
Case ID: 5136
Reviewed by: J.Runyon

Date: 7/27/19
Date: same
Date: 9/25/19
Quarterly Review List: 437
Date: 10/2/19

CHAPTER 3. DOMESTIC GEOGRAPHIC NAMES POLICIES

Policy II. Name Changes

Geographic names provide important spatial, cultural, and historical references. Each name identifies a particular geographic feature, place, or area, and may be a distinct feature or part of another feature such as individually named peaks on a named mountain. This requires a high degree of stability in the written form of a name and its application. Consequently, changes in existing names should not be made without a compelling reason. Proposed changes must be submitted to the BGN for review and approval before being used in Federal publications.

“Name change” means formally revising the official name of a geographic feature in the United States or its territories and outlying areas. The BGN recognizes two classes of name changes:

- those made to bring official Federal usage into agreement with well-established local usage and/or with present-day local support and
- those made to eliminate particular name problems as in proposals involving names asserted to be offensive, duplicate names, or names originally established on the basis of incorrect information.

Sec. 1 Existing names, especially personal commemorative names, which honor an individual, and those names in longstanding public usage, should not be changed unless the proponent presents a compelling reason to do so. Even when the historical basis for an existing name is unknown, the BGN will still treat it with deference (see also Policy III. Commemorative Names, Sec. 4).

Sec. 2 The BGN prefers to recognize present-day local use or acceptance. The BGN will consider proposals to change official names that the proponent believes are inconsistent with well-established local use.

Sec. 3 The BGN prohibits the inclusion of derogatory words in a proposed geographic name (see Policy V. Derogatory and Offensive Names).

Sec. 4 Common names are sometimes applied to two or more features in close proximity. Where it can be demonstrated that duplication has led to confusion, the BGN will consider a proposal to change an existing name (see Policy VII. Duplicate and Similar Names). The BGN may disapprove a name change proposal that duplicates another nearby name.

Sec. 5 The need to correct a name for historical accuracy may not always be sufficiently compelling to change the existing name. However, proposals to correct a misspelling of a historic or personal commemorative name will generally be given favorable consideration if the proponent presents convincing evidence that the name has been misspelled and should be changed.

Sec. 6 The BGN initiates name changes only in rare cases such as those involving certain derogatory names and changes in name applications.

CHAPTER 3. DOMESTIC GEOGRAPHIC NAMES POLICIES

Guidelines

When a name change proposal is received, the BGN investigates the background of the current name and solicits recommendations from any individual or Federal, Tribal, State or local authority that it determines might have an interest in the feature. The BGN carefully considers all relevant factors when reviewing a name change proposal, including the extent and distribution of usage, historical context, and lexical meanings.

In the event of a name change, the prior form appears in the permanent Geographic Names Information System (GNIS) record as a variant name (see Policy VIII. Variant Names).

CHAPTER 3. DOMESTIC GEOGRAPHIC NAMES POLICIES

Policy V. Derogatory and Offensive Names

The BGN's guiding principle for the names of places, features, and areas in the United States and its territories is to approve for official Federal use the names found in present-day local usage (see Principle II. Names in Local Use). An exception to this principle may occur when a name is derogatory or is shown to be offensive to a particular racial or ethnic group, gender, or religious group.

Because geographic names are part of the historical record of the United States, the BGN prefers to proceed cautiously with regard to the use of names in everyday language, as attitudes and perceptions of words considered to be offensive can vary among individuals and communities and can change connotation over time. Accordingly, the BGN will act on a case-by-case basis.

Two words, however, are considered derogatory by the BGN in all occurrences. In 1963, the Secretary of the Interior mandated the word "Nigger" in geographic names on Federal maps and other products be changed to "Negro." In 1974, the BGN mandated the word "Jap" in geographic names on Federal maps and other products be changed to "Japanese."

Sec. 1 The BGN will not consider a name proposal that includes the derogatory word "Jap" or the derogatory word "Nigger."

Sec. 2 The BGN will not make official for Federal use a locally used name that is determined by the BGN to be offensive to a particular racial or ethnic group, gender, or religious group.

Sec. 3 Proposals to change names considered to be offensive must meet the same basic criteria required of any other name proposal, and will be processed using the same procedures as any other name change (see Policy II. Name Changes).

Guidelines

Any individual or agency may submit to the BGN a proposal to change an existing name that they consider offensive. Such proposals should include reasons why the proponent believes the existing name is offensive. The proponent must offer an alternative name as part of the proposal, following BGN guidelines for name proposal submittals.

In proposing an alternate name, a conscientious effort should be made to offer an alternative name that does not eliminate or obscure the original intent of the geographic name as a historical record on the cultural landscape, taking into account the historical, cultural, or ethnic significance of the original name.