

Story County Board of Supervisors
Tentative Agenda
Administration Building,
900 6th St., Nevada, IA
3/10/26

1. SPECIAL NOTE TO THE PUBLIC: - This Meeting Is Also Being Offered Via Zoom. While Joining Via Zoom, If You Have A Question And/Or Comment, You May Raise Your Hand To Speak During Public Forum Or Use The Chat Feature And The Chair Will Ask The Zoom Moderator To Review All Comments During Public Forum.

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Webinar ID: 840 6804 1164

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

3. PLEDGE OF ALLEGIANCE:

4. ADOPTION OF AGENDA:

5. PUBLIC COMMENT #1:

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

6. AGENCY REPORTS:

7. CONSIDERATION OF MINUTES:

- I. 3/3/26 Minutes

Department Submitting Auditor

8. CONSIDERATION OF PERSONNEL ACTIONS:

9. CONSIDERATION OF CLAIMS:

- I. 3/12/26 Claims

Department Submitting Auditor

Documents:

[CLAIMS 031226.PDF](#)

10. CONSENT AGENDA:

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

I. Consideration Of Service Agreement Between Gilbert Community School District And Story County Effective 03/02/2026 For A Minimum Of 2 Hours For \$80.00/Hour

Department Submitting Sheriff

Documents:

[GILBERT SCHOOL SERVICE CONTRACT.PDF](#)

II. Consideration Of Story County Conservation Commercial Zoning Permit

Department Submitting Planning and Development

Documents:

[STAFF MEMO.PDF](#)
[PICNIC SHELTER PLANS.PDF](#)
[SITE PLAN.PDF](#)

III. Consideration Of Class B Retail Alcohol License For KJ And A 1974, Slims Country Market, 11563 US Hwy 69, Story City, Effective 4/9/26-4/7/27

Department Submitting Auditor

Documents:

[KJ AND A 1974 SLIMS.PDF](#)

IV. Consideration Of Class F Retail Alcohol License For Loyal Order Of Moose, 644 W 190th St., Ames, Effective 5/1/26-4/30/27

Department Submitting Auditor

Documents:

[LOYAL ORDER OF MOOSE.PDF](#)

V. Consideration Of Class C Retail Alcohol License For Lawnpro LC, Twin Anchors Golf, 68030 US Highway 30, Colo, Effective 5/5/26-5/4/27

Department Submitting Auditor

Documents:

[TWIN ANCHORS GOLF.PDF](#)

- VI. Consideration Of Class C Retail Alcohol License For AYA Ranch LC, Prairie Moon Winery And Vineyards, 3801 W 190th St., Ames, Effective 5/15/26-5/14/27

Department Submitting Auditor

Documents:

[AYA RANCH PRAIRIE MOON.PDF](#)

- VII. Consideration Of LATCF Annual Report 2025

Department Submitting Auditor

Documents:

[LATCF ANNUAL REPORT 2025.PDF](#)

- VIII. Consideration Of Resolution #26-60, To Vacate A Portion Of 580th St In Section 16 Of Grant Township

Department Submitting Engineer

Documents:

[RES 26 60.PDF](#)

- IX. Consideration Of Resolution #26-67, Award Of Bid To Peterson Contractors Inc For Projects LFM-L25--7X-85 And L-U28S--73-85 And That The Engineer Be Authorized To Sign The Contract Documentation On Behalf Of The Board

Department Submitting Engineer

Documents:

[RES 26 67.PDF](#)

- X. Consideration Of Resolution #26-68, Award Of Bid To Progressive Structures, LLC For Projects L-COL20--73-85 And L-M22--73-85 And That The Engineer Be Authorized To Sign The Contract Documentation On Behalf Of The Board

Department Submitting Engineer

Documents:

[RES 26 68.PDF](#)

- XI. Consideration Of Resolution #26-70, To Adopt Fee And Fine Schedules For Story County Planning And Development Department Effective March 10, 2026, And Repeal Previously Set Fee And Final Schedules

Department Submitting Planning and Development

Documents:

[FEES RESOLUTION 2026.PDF](#)

- XII. Consideration Of Amendment #2 Of Professional Services Agreement With Shive Hattery For Tedesco Environmental Learning Corridor Shelter Project To Include Construction Observation And Construction Administration For A Not To Exceed Amount Of \$45,000.00

Department Submitting Conservation

Documents:

[SHIVE HATTERY TELC 4 CACO.PDF](#)

- XIII. Consideration Of Resolution #26-71, Award Of Bid For Tedesco Environmental Learning Corridor Phase 4 Project To Giardino Construction For \$879,600.00 And That The Conservation Director Be Authorized To Sign The Contract Documentation On Behalf Of The Board

Department Submitting Conservation

Documents:

[RES 26 71.PDF](#)
[TELC PHASE 4 BID AWARD.PDF](#)

- XIV. Consideration Of Supplemental Agreement With Bolton & Menk Inc. For Final Design Services For The Deppe Family Recreation Area For \$5,500

Department Submitting Conservation

Documents:

[BOLTON MENK DEPPE AMENDMENT 1.PDF](#)

- XV. Consideration Of Road Closure Resolution: #26-16

Department Submitting Engineer

Documents:

[26 16.PDF](#)

- XVI. Consideration Of Utility Permit: #26-8801

Department Submitting Engineer

Documents:

[UT 26 8801.PDF](#)

11. PUBLIC HEARING ITEMS:

- I. Second Consideration Of Consideration Of Ordinance No. 329, Amending Chapter 85, General Provisions And Definitions And Chapter 86, District Requirements Of The Story County Code Of Ordinances—Land Development Regulations For A Text Amendment To Rescind Ordinance No. 311 - Leanne Harter

Department Submitting Planning and Development

Documents:

[MEMO FOR 2ND.PDF](#)

- II. Second Consideration Of Ordinance No. 330, Amending Chapter 85, General Provisions And Definitions; Chapter 86, District Requirements; Chapter 88, General Site Planning Standards; And Chapter 90, Conditional Uses Of The Story County Code Of Ordinances—Land Development Regulations For A Text Amendment To Address Uses For Battery/Energy Storage Solutions On Properties Located In Unincorporated Story County - Leanne Harter

Department Submitting Planning and Development

Documents:

[MEMO FOR 2ND.PDF](#)
[ORDINANCE NO 330 FOR 2ND.PDF](#)

12. ADDITIONAL ITEMS:

- I. Discussion And Consideration Of Additional Office Space For CICS At Human Services Center - Joby Brogden And Russell Wood, CICS CEO

Department Submitting Board of Supervisors

Documents:

[CICS RENTAL MEMO.PDF](#)

- II. Discussion And Consideration Of Resolution #26-66, John's Farm Subdivision, Agricultural Subdivision – Marcus Amman

Department Submitting Planning and Development

Documents:

[RES 26 66.PDF](#)
[STAFF REPORT.PDF](#)
[CONSENT.PDF](#)
[JOHNS TITLE OPINION.PDF](#)
[TREASURER.PDF](#)
[SIGNED RESOLUTION WAIVING SUBDIVISION REVIEW.PDF](#)
[FINAL PLAT.PDF](#)

III. Discussion And Consideration Of Resolution #26-63, Pudenz Estates Residential Subdivision - Leslie Day

Department Submitting Planning & Development

Documents:

[STAFF REPORT.PDF](#)
[PLAT.PDF](#)
[RESOLUTION.PDF](#)
[LEGAL DESCRIPTION.PDF](#)
[CONSENT.PDF](#)
[TITLE OPINION.PDF](#)
[TREASURER CERTIFICATE.PDF](#)
[CITY RESOLUTION.PDF](#)

13. DEPARTMENTAL REPORTS:

I. Information Technology Quarterly Report - Colin Gerst

Department Submitting Auditor

Documents:

[IT QTR.PDF](#)

14. OTHER REPORTS:

I. Update For Reed-Niland Corner Restoration Project - Jan Gammon, Reed-Niland Corner Inc.

Department Submitting Board of Supervisors

15. UPCOMING AGENDA ITEMS:

16. PUBLIC COMMENT #2:

Comments from the Public on Items not on this Agenda. The Board may not take any Action on the Comments due to the Requirements of the Open Meetings Law, but May Do So In the Future.

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

18. ADJOURNMENT:

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

Disbursement Date 03/12/2026

Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
<u>Department 01 Board Of Supervisors</u>								
Ahlers & Cooney, P.C.	4291	03/02/2026	354.00	Srv Bos Prof serv thru 2/15/26	01000	908963		354.00
		Vendor Total	354.00	*				
Amazon Capital Services	4292	03/02/2026	90.00	Srv Bos Supplies	01000	O2QHIAU4SN		90.00
		Vendor Total	90.00	*				
Ames Tribune	4294	03/02/2026	235.86	Subscrptn Bos Subscript 5/26-3/2027 ATrib	01000	XP3331260		235.86
		Vendor Total	235.86	*				
Latifah A Faisal	4335	03/03/2026	261.27	Emp Mlg/Exp Bos reimb. exp 2/21-26	01000			261.27
		Vendor Total	261.27	*				
Heartland Business Systems LL	4300	03/02/2026	442.18	Equip Bos Teams Phones February	01000	863465-H		442.18
		Vendor Total	442.18	*				
Marco	4306	03/02/2026	300.16	Rnt Bos Lease/usage 1/7-2/6/26	01000	41333968		300.16
		Vendor Total	300.16	*				
		Department Total	1,683.47	**				
<u>Department 02 Auditor</u>								
Alley's Pizza	4464	03/04/2026	23.45	Exp Aud pizza staff wokring 3/3	01000	140191		23.45
		Vendor Total	23.45	*				
Amazon Capital Services	4292	03/02/2026	51.56	Srv Aud Supplies	01000	O2QHIAU4SN		51.56
		Vendor Total	51.56	*				
Kristy Armentrout	4465	03/04/2026	276.00	Serv Aud 3-3-26 Special Election	01000			255.00
				Serv Aud 3-3-26 Special Elect exp	01000			21.00
		Vendor Total	276.00	*				
Heartland Business Systems LL	4300	03/02/2026	505.36	Equip Aud Teams Phones February	01000	863465-H		252.68
				Equip Aud Teams Phones February	01000	863465-H		252.68
		Vendor Total	505.36	*				

Disbursement Date 03/12/2026

Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
ISACA Treasurer	4338	03/03/2026	550.00	Dues	01000	EVMT094396		275.00
				Aud fall reg/Naumann				
	Vendor Total	550.00	*	Dues	01000	EVMT094395		275.00
				Aud fall reg/Becker				
Marco	4306	03/02/2026	170.12	Rnt	01000	41333968		170.12
				Aud Lease/usage 1/7-2/6/26				
	Vendor Total	170.12	*					
Cathy E Naumann	4311	03/02/2026	30.00	Mlg/Exp	01000			30.00
				Aud Reimb exp 2/23/26				
	Vendor Total	30.00	*					
Pitney Bowes Reserve Acc't	4318	03/02/2026	278.01	Pstg	01000	34818955		2.96
				Aud postage 2/16-3/1/26				
				Pstg				
				Aud postage 2/16-3/1/26				
				Pstg				
				Aud postage 2/16-3/1/26				
	Vendor Total	278.01	*					
SEAT Treasurer	4322	03/02/2026	450.00	Dues	01000	1001246		75.00
				Aud SEAT Reg Skalinski 4/1				
				Dues				
				Aud SEAT Reg C. Jones 4/8				
				Dues				
				Aud SEAT Reg Naumann 4/8				
				Dues				
				Aud SEAT Reg Bellile 4/8				
	Vendor Total	450.00	*					
	4323	03/02/2026	200.00	Dues	01000	1001103		75.00
				Aud SEAT Dues 2026				
Vendor Total				200.00				
Nancy Stensland-Cross	4466	03/04/2026	221.00	Serv	01000			204.00
				Aud 3-3-26 Special Election				
	Vendor Total	221.00	*					
Colleen Twedt	4467	03/04/2026	285.50	Elect Off	01000			255.00
				Aud 3-3-26 Special Election				
	Vendor Total	285.50	*					

Disbursement Date 03/12/2026

Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
Susan Wright	4468	03/04/2026	228.00	Srv				
				Aud 3-3-26 Special Election	01000			204.00
				Srv				
				Aud 3-3-26 Special Elect exp	01000			24.00
	Vendor Total		228.00	*				
	Department Total		3,269.00	**				

Department 03 Treasurer

Amazon Capital Services	4292	03/02/2026	15.69	Srv				
				Trea Supplies	01000	02QHIAU4SN		7.80
				Srv				
				Trea Supplies	01000	02QHIAU4SN		7.89
	Vendor Total		15.69	*				
Heartland Business Systems LL	4300	03/02/2026	321.60	Equip				
				Trea Teams Phones February	01000	863465-H		160.80
				Equip				
				Trea Teams Phones February	01000	863465-H		160.80
	Vendor Total		321.60	*				
Marco	4306	03/02/2026	281.57	Rnt				
				Trea Lease/usage 1/7-2/6/26	01000	41333968		281.57
	Vendor Total		281.57	*				
ODP Business Solutions, LLC	4313	03/02/2026	15.38	Sup				
				Trea Office supplies	01000	5512874001		15.38
	4314	03/02/2026	21.56	Sup				
				Trea Office supplies	01000	7512447001		21.56
	Vendor Total		36.94	*				
Pitney Bowes Reserve Acc't	4318	03/02/2026	1,946.06	Pstg				
				Trea postage 2/16-3/1/26	01000	34818955		1,946.06
	Vendor Total		1,946.06	*				
Secretary Of State	4372	03/03/2026	30.00	Dues				
				Trea notary renewal/McDonald	01000			30.00
	Vendor Total		30.00	*				
	Department Total		2,631.86	**				

Department 04 County Attorney

Amazon Capital Services	4292	03/02/2026	39.98	Srv				
				Atty Supplies	01000	02QHIAU4SN		39.98
	Vendor Total		39.98	*				
Cyclone Awards and Engraving	4413	03/04/2026	10.00	Sup				
				Atty name plates	01000	4653		10.00

Disbursement Date 03/12/2026

Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
	Vendor Total		10.00	*				
Heartland Business Systems LL	4300	03/02/2026	753.60	Equip Atty Teams Phones February	01000	863465-H		753.60
	Vendor Total		753.60	*				
Natalie S Lopez	4304	03/02/2026	275.00	Mlg/Exp Atty reimb exp 2/17/26	01000			275.00
	Vendor Total		275.00	*				
Marco	4306	03/02/2026	481.11	Rnt Atty Lease/usage 1/7-2/6/26	01000	41333968		481.11
	Vendor Total		481.11	*				
Tiffany L Meredith	4308	03/02/2026	46.00	Mlg/Exp Atty Reimb mileage 1/9-2/20	01000			46.00
	Vendor Total		46.00	*				
Message Broadcast LLC	4309	03/02/2026	121.60	Srv Atty Plan and text reiminders	01000	44144		121.60
	Vendor Total		121.60	*				
Brett H Schilling	4443	03/04/2026	275.00	Empl Mlg/Exp Atty Reimb exp 2/27/26	01000			275.00
	Vendor Total		275.00	*				
Story County Sheriff	4452	03/04/2026	67.00	Serv Atty Service JVJV008673	01000	26000579		67.00
	Vendor Total		67.00	*				
USA Today Media Corp.	4459	03/04/2026	177.00	Publ Atty Publ February Acct 842246	01000	7587397		177.00
	Vendor Total		177.00	*				
Verizon Wireless	4332	03/02/2026	104.36	Phn Atty on call cell 1/6-2/15/26	01000	6136112677		104.36
	4462	03/04/2026	80.02	Phn Atty Cell phones 1/23-2/22/26	01000	6136667813		80.02
	Vendor Total		184.38	*				
	Department Total		2,430.67	**				
<u>Department 05 Sheriff</u>								
Amazon Capital Services	4292	03/02/2026	350.75	Srv Shrf Supplies	01000	O2QHYAU4SN		179.43
				Srv Shrf Supplies	01000	O2QHYAU4SN		171.32
	Vendor Total		350.75	*				
Ames Ford Lincoln	4382	03/03/2026	303.88	Mnt				

Disbursement Date 03/12/2026

Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
				Shrf fob replacement	01000	6272125		303.88
	Vendor Total		303.88	*				
AT&T Mobility	4383	03/03/2026	1,266.61	Phn	01000	7295862300		1,266.61
	Vendor Total		1,266.61	* Shrf WiFi 1/20-2/19/26				
AWS Service Center	4384	03/03/2026	20.00	Srv	01000	6-12509 8		20.00
	Vendor Total		20.00	* Shrf bin rent/Feb 26				
Card Services	4388	03/03/2026	11,612.26	Educ	01000	9870		11,612.26
	Vendor Total		11,612.26	* Shrf motel/food				
Command Presence, LLC	4391	03/03/2026	398.00	Educ.	01000	2892		398.00
	Vendor Total		398.00	* Shrf trainingx2 4/22/26				
Communication Innovators, Inc	4392	03/03/2026	165.00	Serv	01000	125865		165.00
	Vendor Total		165.00	* Shrf camera repair				
Direct TV	4393	03/03/2026	141.58	Cble	01000	X260218		141.58
	Vendor Total		141.58	* Shrf cable tv 1/17-3/16				
FedEx	4394	03/03/2026	16.54	Pstg	01000	539-9160-7		16.54
	Vendor Total		16.54	* Shrf shipping				
Freedom Tire & Auto Center	4395	03/03/2026	211.95	Fls/Mnt	01000			211.95
	Vendor Total		211.95	* Shrf LOF/repair				
Gall's, LLC	4396	03/03/2026	2,023.98	Unfrm/Eqp	01000			2,023.98
	Vendor Total		2,023.98	* Shrf uniforms				
GoodSource Solutions	4398	03/03/2026	818.00	Fd/Prov.	01000	SI0580811		818.00
	Vendor Total		818.00	* Shrf food/provisions				
Guardian Alliance Technolog	4399	03/03/2026	230.00	Sftwre	01000	33237		230.00
	Vendor Total		230.00	* Shrf background checksx3				
HD Supply	4401	03/03/2026	1,200.60	Sup	01000	9245282478		205.80
	Vendor Total		1,200.60	* Shrf food/provisions Sup Shrf jail repairs/equip/sup	01000	9245282478		994.80

Disbursement Date 03/12/2026

Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
Heartland Business Systems LL	4300	03/02/2026	1,791.38	Equip Shrf Teams Phones February	01000	863465-H		1,791.38
	Vendor Total		1,791.38	*				
Integrated Nursing Solutions	4403	03/03/2026	34,513.50	Srv Shrf medical/mental srv April	01000		40	34,513.50
	Vendor Total		34,513.50	*				
Iowa State Sheriff's & Deputy	4405	03/03/2026	187.50	Dues Shrf spring school/Houston	01000		18329	62.50
				Dues Shrf civil schl/thompson	01000		18358	125.00
	Vendor Total		187.50	*				
Marco	4306	03/02/2026	692.60	Rnt Shrf Lease/usage 1/7-2/6/26	01000		41333968	692.60
	Vendor Total		692.60	*				
Martin Bros. Distributing Co.	4420	03/04/2026	10,255.86	Prov. Shrf food/provisions	01000		352210	10,255.86
	Vendor Total		10,255.86	*				
Menards	4427	03/04/2026	61.21	Sup Shrf Totes	01000		21122	61.21
	Vendor Total		61.21	*				
NextLevel Training	4434	03/04/2026	645.00	Educ Shrf Training Props	01000		375139	645.00
	Vendor Total		645.00	*				
Phoenix Supply	4438	03/04/2026	200.00	Sup Shrf Inmate supplies	01000		40607	200.00
	Vendor Total		200.00	*				
Secretary Of State	4442	03/04/2026	30.00	Dues Shrf Notary Porcelli	01000			30.00
	Vendor Total		30.00	*				
Staples	4446	03/04/2026	291.97	Sup Shrf Office Supplies	01000		6057169085	291.97
	Vendor Total		291.97	*				
Streicher's	4454	03/04/2026	1,620.00	Unfrms/Equip. Shrf Tactical Vests x 5	01000		I1810386	1,620.00
	Vendor Total		1,620.00	*				
Strickland Brothers	4455	03/04/2026	349.12	Srv Shrf Lof x 4	01000			349.12
	Vendor Total		349.12	*				
UNITI	4458	03/04/2026	502.47	Phn Shrf phones 2/19-3/18/26	01000		92151064	502.47

Disbursement Date 03/12/2026

Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
	Vendor Total		502.47	*				
Verizon Wireless	4462	03/04/2026	1,705.38	Phn				
				Shrf Cell phones 1/23-2/22/26	01000	6136667813		1,705.38
	Vendor Total		1,705.38	*				
The Vernon Company	4461	03/04/2026	714.96	Supp				
				Shrf TShirts	01000	2798340 RI		714.96
	Vendor Total		714.96	*				
Wex Bank	4463	03/04/2026	10,742.74	Fuel				
				Shrf Fuel February	01000	110937464		10,742.74
	Vendor Total		10,742.74	*				
91lder Women, Inc.	4381	03/03/2026	105.00	Edc				
				Shrf virtual wrkshopx3	01000	1181		105.00
	Vendor Total		105.00	*				
	Department Total		83,167.84	**				

Department 07 Recorder

Heartland Business Systems LL	4300	03/02/2026	134.40	Equip				
				Rec Teams Phones February	01000	863465-H		134.40
	Vendor Total		134.40	*				
Iowa County Recorders' Assoc.	4303	03/02/2026	200.00	Dues				
				Rec Reg. 6/24-6/26 Herridge	01000			200.00
	Vendor Total		200.00	*				
Marco	4306	03/02/2026	97.74	Rnt				
				Rec Lease/usage 1/7-2/6/26	01000	41333968		97.74
	Vendor Total		97.74	*				
ODP Business Solutions, LLC	4315	03/02/2026	61.54	Sup				
				Rec paper/supplies	01000	9035427001		61.54
	Vendor Total		61.54	*				
Pitney Bowes Reserve Acc't	4318	03/02/2026	33.93	Pstg				
				Rec postage 2/16-3/1/26	01000	34818955		33.93
	Vendor Total		33.93	*				
	Department Total		527.61	**				

Department 08 Animal Control

Amazon Capital Services	4292	03/02/2026	176.03	Srv				
				Aco Supplies	11000	O2QHIAU4SN		134.24
				Srv				
				Aco Supplies	11000	O2QHIAU4SN		41.79

Disbursement Date 03/12/2026

Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
	Vendor Total		176.03	*				
Brekke's Town & Country Store	4386	03/03/2026	43.56	Sup Aco wood shavings	11000	65597-2		43.56
	Vendor Total		43.56	*				
GY6 Mechanical and Appliance	4400	03/03/2026	450.50	Srv Aco washing mch serv	74000	36		450.50
	Vendor Total		450.50	*				
Heartland Business Systems LL	4300	03/02/2026	158.40	Equip Aco Teams Phones February	11000	863465-H		158.40
	Vendor Total		158.40	*				
IDEXX Distribution, Inc.	4402	03/03/2026	1,035.00	Supp Aco snap triple test	11000	3195419699		517.50
				Supp Aco snap triple test	74000	3195419699		517.50
	Vendor Total		1,035.00	*				
Marco	4306	03/02/2026	87.03	Rnt Aco Lease/usage 1/7-2/6/26	11000	41333968		87.03
	Vendor Total		87.03	*				
Menards	4428	03/04/2026	57.19	Sup Aco Supplies	11000	21287		57.19
	Vendor Total		57.19	*				
MWI Animal Health	4432	03/04/2026	8,075.72	Sup Aco meds/supplies/food	74000	25801		4,272.73
				Sup Aco meds/supplies/food	11000	25801		802.99
				Sup Aco meds/supplies/food	11000	25801		3,000.00
	Vendor Total		8,075.72	*				
City of Nevada	4433	03/04/2026	203.53	Util. Aco Sewer/water 1/2-2/2/26	11000	36976002		203.53
	Vendor Total		203.53	*				
Phelps The Uniform Specialist	4437	03/04/2026	79.80	Rugs/Mps Aco laundry service	11000	720050		79.80
	Vendor Total		79.80	*				
Story County Sheriff	4451	03/04/2026	47.40	Serv Aco Court order CSCICI008995	11000	26000641		47.40
	Vendor Total		47.40	*				
	Department Total		10,414.16	**				

Disbursement Date 03/12/2026

Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
City of Ames	4295	03/02/2026	47,066.50	Srv				
				Gbtr 2nd Half FY26 solid waste	11000	196806		47,066.50
			47,066.50	*				
Vendor Total			47,066.50					
Stivers Ford	4448	03/04/2026	151,632.00	Equip				
				Cwde 2026 Ford Explorer	11000	F63196		50,544.00
				Equip				
				Cwde 2026 Ford Explorer	11000	F63199		50,544.00
				Equip				
				Cwde 2026 Ford Explorer	11000	F63198		50,544.00
Vendor Total			151,632.00	*				
Story Soil and Water Conserv.	4327	03/02/2026	102.59	Consrvtm				
				Gbtr SWCD reimb domain renew	11000			102.59
Vendor Total			102.59	*				
			198,801.09	**				
Department Total			198,801.09	**				
<u>Department 20 County Engineer</u>								
Alliant Energy	74544	03/12/2026	5,191.04	Util.				
				Street lights 1/14-2/12	20000	3837286286		44.72
				Util.				
				Electric/Gas 1/14-2/12	20000	3837286286		303.57
				Util.				
				Electric/Gas 1/14-2/12	20000	3837286286		284.78
				Util.				
				Electric 1/23-2/20	20000	3868881023		235.45
				Util.				
				Electric/Gas 1/5-2/3	20000	2024249069		423.88
				Util.				
				Electric 1/5-2/3	20000	2024249069		28.28
				Util.				
				Electric/Gas 1/5-2/3	20000	2024249069		1,399.18
				Util.				
				Electric/Gas 1/5-2/3	20000	2024249069		496.36
				Util.				
				Electric/Gas 1/5-2/3	20000	2024249069		260.39
				Util.				
				Electric/Gas 1/5-2/3	20000	2024249069		991.81
				Util.				
				Electric/Gas 1/5-2/3	20000	2024249069		722.62
Vendor Total			5,191.04	*				
Amazon Capital Services	74559	03/12/2026	105.48	Srv				
				Shovel brackets (6)	20000	O2QHIAU4SN		105.48
Vendor Total			105.48	*				
Bauer Built	74562	03/12/2026	1,127.20	Eqp. Oper.				
				Tires (4)	20000	0270230368		1,127.20
Vendor Total			1,127.20	*				

Disbursement Date 03/12/2026

Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
Bess Machining LLC	74545	03/12/2026	1,420.00	Srv Road sign pivots	20000	1007		1,420.00
	Vendor Total		1,420.00	*				
BlackStrap Inc.	74563	03/12/2026	6,664.21	Serv Road salt 25.55 tons	20000	162431		2,222.85
				Serv Road salt 25.77 tons	20000	162194		2,242.43
				Serv Road salt 25.27 tons	20000	162300		2,198.93
	Vendor Total		6,664.21	*				
C & M Electric LLC	74583	03/12/2026	1,289.74	Srv Air compressor repair	20000	2530		1,289.74
	Vendor Total		1,289.74	*				
City Of Colo	74552	03/12/2026	32.79	Util. SW/WA 1/15-2/17	20000	267001		32.79
	Vendor Total		32.79	*				
Crystal Clear Water Company	74574	03/12/2026	81.75	Sup Water	20000	180457		42.00
				Sup Cooler rental	20000	180457		8.25
				Sup Water	20000	196875		31.50
	Vendor Total		81.75	*				
Dakota Supply Group (DSG)	74578	03/12/2026	148.59	Brdgs/Clvrts Clay X OVC (2)	20000	455384.001		148.59
	Vendor Total		148.59	*				
Fleet Charge Advantage	74582	03/12/2026	8,803.03	Eqp 72x12 oversize load	20000	0105224701		206.52
				Eqp Shield Assy, clamp	20000	0105231001		226.64
				Eqp Ceramin wheel/balance drum	20000	0105241301		1,107.36
				Eqp Filters/Elements	20000	0105241301		1,641.03
				Eqp Air Prmy Pc, fuel filter	20000	0105241302		87.67
				Eqp Misc belts	20000	0105261801		547.73
				Eqp Radiator/C A C/hoses	20000	0105261901		1,990.01
				Eqp Radiator/C A C/ hoses	20000	0105261902		2,205.18
				Eqp Air Prmy Pc	20000	0105241303		118.13
				Eqp Chassis spring	20000	0105259701		122.58

Disbursement Date 03/12/2026

Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
				Eqp Link, steering drag	20000	0105261701		146.15
				Eqp Hoses, belt	20000	0105261903		168.26
				Eqp BAT GRP/Core	20000	0105286501		332.10
				Eqp Core credit	20000	0105325201		62.40-
				Eqp Price adjustment	20000	0105261901		33.93-
		Vendor Total	8,803.03	*				
Hawkeye Truck Equipment	74564	03/12/2026	1,585.19	Eqp/Srv Pneumatic 3way valve	20000	169800		1,585.19
		Vendor Total	1,585.19	*				
Heartland Business Systems LL	74554	03/12/2026	182.40	Equip Teams Calling 2/1-2/28	20000	836465-H		134.40
				Equip Teams Calling 2/1-2/28	20000	836465-H		48.00
		Vendor Total	182.40	*				
Huxley Communications Coop	74558	03/12/2026	65.00	Phn Kelley Shed Internet 3/1-3/31	20000	67024		65.00
		Vendor Total	65.00	*				
Iowa Dept of Transportation	74551	03/12/2026	50.00	Eqp/Sup Beam machine check/repair	20000	CI-0031573		50.00
		Vendor Total	50.00	*				
Iowa Prison Industries	74580	03/12/2026	4,840.40	Sup Stop Ahead sign (12)	20000	304570		646.80
				Sup County route sign (18)	20000	304570		621.00
				Sup End sign (2)	20000	304570		34.60
				Sup Advisory speed sign (4)	20000	304570		106.40
				Sup T symbol sign (6)	20000	304570		323.40
				Sup Double Arrow sign (6)	20000	304570		413.40
				Sup St Marker sign (29)	20000	304570		1,113.60
				Sup Custom 30x9	20000	304570		47.00
				Sup St Marker sign (28)	20000	304570		1,285.20
				Sup Custom 36x9	20000	304570		22.40
				Sup St Marker sign (2)	20000	304570		107.40

Disbursement Date 03/12/2026

Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
				Sup				
				St Marker sign (2)	20000	304570		119.20
	Vendor Total		4,840.40	*				
Jill C Leonard	74546	03/12/2026	41.92	Empl Mlg/Exp				
				Certified mail for 580th proje	20000	028556		41.92
	Vendor Total		41.92	*				
Lowes Companies Inc.	74577	03/12/2026	204.96	Equip Oper				
				Mailbox repair items	20000	990294		204.96
	Vendor Total		204.96	*				
Marco	74555	03/12/2026	181.95	Printer				
				Printer monthly lease 1/7-2/6	20000	41333968		181.95
	Vendor Total		181.95	*				
Martin Marietta Materials	74576	03/12/2026	1,032.26	Mnt				
				1 1/2 Clean	20000	48576068		1,032.26
	Vendor Total		1,032.26	*				
City of McCallsburg	74553	03/12/2026	82.21	Serv				
				GB/LG/SW/WA 1/25-2/25	20000	122001		82.21
	Vendor Total		82.21	*				
McFarland Clinic	74550	03/12/2026	480.00	Serv				
				Random Drug/Alcohol Tst 471063	20000	600019798		480.00
	Vendor Total		480.00	*				
Menards	74566	03/12/2026	499.64	Sup				
				PVC Pipe/CPLG	20000	21023		66.91
				Sup				
				Coupling/PVC pipe/PVC cement	20000	21128		158.04
				Sup				
				Ice melt 50lbs	20000	21469		219.70
				Sup				
				CO/Gas alarm	20000	21329		54.99
	Vendor Total		499.64	*				
Mid Iowa Fasteners	74567	03/12/2026	1,481.51	Prts/Sup				
				Cable tie/washers/nuts/coupler	20000	34366		122.01
				Prts/Sup				
				Sign repair parts	20000	34366		1,359.50
	Vendor Total		1,481.51	*				
Mid-American Research Chemica	74565	03/12/2026	636.79	Eqp. Oper.				
				Degreaser/Station cleaner	20000	0871696-IN		636.79
	Vendor Total		636.79	*				
Midland Power Cooperative	74547	03/12/2026	116.94	Util.				
				Various street lights 1/1-2/1	20000	3014196300		9.40
				Util.				
				Various street lights 1/1-2/1	20000	3014196400		9.40

Disbursement Date 03/12/2026

Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
				Util.				
				Various street lights 1/1-2/1	20000	3014196000		7.68
				Util.				
				Various street lights 1/1-2/1	20000	3014196200		7.68
				Util.				
				Various street lights 1/1-2/1	20000	30300200		6.90
				Util.				
				Various street lights 1/1-2/1	20000	1814196300		12.76
				Util.				
				Various street lights 1/1-2/1	20000	2414196000		12.76
				Util.				
				Various street lights 1/1-2/1	20000	2414196200		12.76
				Util.				
				Various street lights 1/1-2/1	20000	3114196000		9.40
				Util.				
				Various street lights 1/1-2/1	20000	3114196400		9.40
				Util.				
				Various street lights 1/1-2/1	20000	3314196200		9.40
				Util.				
				Various street lights 1/1-2/1	20000	3414196000		9.40
				Vendor Total				116.94 *
Nevada Hardware Inc	74573	03/12/2026	105.97	Prts/Sup				
				coat/hat hook	20000	91748		21.57
				Prts/Sup				
				Keykrafter/split ring	20000	92030		30.52
				Prts/Sup				
				Shovel	20000	92030		25.18
				Prts/Sup				
				Key bands/snap link	20000	92031		16.12
				Prts/Sup				
				Batt Med N (2)	20000	92057		12.58
				Vendor Total				105.97 *
City of Nevada	74556	03/12/2026	414.35	Util.				
				Water/Sewer 1/2-2/2	20000	343870-01		77.25
				Util.				
				Water/Sewer 1/2-2/2	20000	35780-01		97.12
				Util.				
				Water/Sewer 1/2-2/2	20000	346880-01		184.60
				Util.				
				Water/Sewer 1/2-2/2	20000	35760-01		55.38
				Vendor Total				414.35 *
RMH Architects	74548	03/12/2026	25,377.87	Srv				
				Design for Shop Ex 12/16-1/15	20000	25002-05		25,377.87
				Vendor Total				25,377.87 *
City of Roland	74575	03/12/2026	75.00	Serv				
				LF/SW/WA 1/26-2/26	20000	1288001		75.00
				Vendor Total				75.00 *

Disbursement Date 03/12/2026

Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
Schuling Hitch Company	74568	03/12/2026	531.03	Fls/Mnt Spinner kit/TransmissionKit/Au	20000	10078911		531.03
		Vendor Total	531.03	*				
Sign Pro	74569	03/12/2026	465.00	Fls/Mnt Decals white printed (15)	20000	72840		465.00
		Vendor Total	465.00	*				
Story City Municipal Electric	74557	03/12/2026	83.75	Utility Electrical 1/15-2/15	20000	015400-001		83.75
		Vendor Total	83.75	*				
U.S. Cellular	74549	03/12/2026	927.65	Phn Phones 2/10-3/9 Phn Phones 2/10-3/09	20000	0788867981		832.74
		Vendor Total	927.65	*	20000	0788867981		94.91
USFleet Tracking	74561	03/12/2026	419.30	Serv Data - Mar 2026	20000	516217		419.30
		Vendor Total	419.30	*				
Van Wall Equipment	74570	03/12/2026	181.72	Prts/Sup 16" bar Prts/Sup Plug Prts/Sup Bolt/spring/faceplate	20000	6791857		53.99
		Vendor Total	181.72	*	20000	6799308		22.40
					20000	6803286		105.33
Wex Bank	74560	03/12/2026	15,311.78	Fls/Mnt Diesel - Feb 2026 Fls/Mnt Rebate - Feb 2026 Fls/Mnt Fuel - Feb 2026	20000	110996737		11,600.90
		Vendor Total	15,311.78	*	20000	110996737		247.53-
					20000	110996737		3,958.41
WHKS	74579	03/12/2026	2,372.28	Eng. HW 11 Bridge Design	20000	57072		2,372.28
		Vendor Total	2,372.28	*				
Wilson Repair LLC	74571	03/12/2026	31.60	Serv Tire repair part Serv Tire repair labor	20000	3612		1.60
		Vendor Total	31.60	*	20000	3612		30.00
Ziegler Inc.	74572	03/12/2026	661.96	Eqp Bulk Hose Eqp Element fuel	20000	N002295489		72.13
					20000	N002304894		320.58

Disbursement Date 03/12/2026

Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
				Equip Misc filters	20000	N002308833		269.25
	Vendor Total		661.96	*				
	Department Total		83,304.26	**				
<u>Department 21 Veterans Affairs</u>								
Amazon Capital Services	4292	03/02/2026	21.52	Srv VA Supplies	01000	02QHIAU4SN		21.52
	Vendor Total		21.52	*				
Heartland Business Systems LL	4300	03/02/2026	24.00	Equip VA Teams Phones February	01000	863465-H		24.00
	Vendor Total		24.00	*				
Marco	4306	03/02/2026	49.36	Rnt VA Lease/usage 1/7-2/6/26	01000	41333968		49.36
	Vendor Total		49.36	*				
Pitney Bowes Inc.	4344	03/03/2026	146.68	Pstg VA postage	01000			146.68
	Vendor Total		146.68	*				
	Department Total		241.56	**				
<u>Department 22 Conservation Board</u>								
Alliant Energy	4408	03/04/2026	105.43	Util. Sccb util DL 1/15-2/15/26	01000			105.43
	Vendor Total		105.43	*				
Amazon Capital Services	4292	03/02/2026	623.95	Srv Sccb Supplies	01000	02QHIAU4SN		67.98
				Srv Sccb Supplies	01000	02QHIAU4SN		379.00
				Srv Sccb Supplies	01000	02QHIAU4SN		159.99
				Srv Sccb Supplies	01000	02QHIAU4SN		16.98
	Vendor Total		623.95	*				
Ames Lock & Security	4346	03/03/2026	210.00	Equip. Oper. Sccb serv two locksets/less tx	01000	8658		210.00
	Vendor Total		210.00	*				
Ames Municipal Utilities	4347	03/03/2026	269.82	Util. Sccb util 1/21-2/16 Rvsd Dr	01000	9111-25716		63.79
				Util. Sccb util 1/21-2/16 Rvsd Dr	01000	9111-25718		206.03

Disbursement Date 03/12/2026

Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
	Vendor Total		269.82	*				
AT&T Mobility	4383	03/03/2026	168.85	Phn Sccb WiFi 1/20-2/19/26	01000	7295862300		168.85
	Vendor Total		168.85	*				
Bird Friendly Iowa	4348	03/03/2026	100.00	Applctn Sccb annual application fee	01000			100.00
	Vendor Total		100.00	*				
Brekke's Town & Country Store	4349	03/03/2026	39.00	Sup Sccb grass seed	01000	65076		39.00
	Vendor Total		39.00	*				
Central Iowa Broadband	4389	03/03/2026	495.00	Serv Sccb internet/March	01000	488000151		495.00
	Vendor Total		495.00	*				
City Of Colo	4350	03/03/2026	49.11	Util. Sccb sewer 1/15-2/15/26	01000	1900001		49.11
	Vendor Total		49.11	*				
D&J's Complete Tree Service	4351	03/03/2026	70,000.00	Srv Sccb removal trees/70 HGP	01000	25310-01		17,500.00
				Srv Sccb removal trees/70 HGP	68000	25310-01		52,500.00
	Vendor Total		70,000.00	*				
Russ N Dewall	4352	03/03/2026	200.00	Empl Mlg/Exp Sccb reimb. boots	01000			200.00
	Vendor Total		200.00	*				
Diversity Farms	4353	03/03/2026	1,916.40	Supp Sccb prairie seed	01000	3337		1,916.40
	Vendor Total		1,916.40	*				
Government Executive Media Gr	4355	03/03/2026	1,500.00	Educ. Sccb leadership tuition/wiemol	01000	147898		1,500.00
	Vendor Total		1,500.00	*				
Heartland Business Systems LL	4300	03/02/2026	556.80	Equip Sccb Teams Phones February	01000	863465-H		556.80
	Vendor Total		556.80	*				
Logan D Heissel	4356	03/03/2026	60.00	Empl Mlg/Exp Sccb reimb. exp. 2/10/26	01000			60.00
	Vendor Total		60.00	*				
Hoksey Native Seeds	4357	03/03/2026	3,229.59	Sup Sccb prairie seed	01000	21488		3,229.59
	Vendor Total		3,229.59	*				

Disbursement Date 03/12/2026

Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
Iowa Prison Industries	4358	03/03/2026	.50	Sup Sccb sign posts/unpd balance	01000	304294		.50
	Vendor Total		.50	*				
ISU Treasurer's Office	4359	03/03/2026	799.98	Sup Sccb radio mant/support	01000	FY26-02		799.98
	Vendor Total		799.98	*				
John Deere Financial	4360	03/03/2026	1,036.73	Sup Sccb supplies	01000	1112-57987		776.54
				Sup Sccb supplies	01000	1112-57987		65.95
				Sup Sccb supplies	01000	1112-57987		89.96
				Sup Sccb supplies	01000	1112-57987		11.98
				Sup Sccb supplies	01000	1112-57987		48.96
				Sup Sccb supplies	01000	1112-57987		7.88
				Sup Sccb supplies	01000	1112-57987		35.46
	Vendor Total		1,036.73	*				
LT Leon Associates, Inc	4362	03/03/2026	6,400.00	Eng. Sccb eng/CJ Shreck 12/1-1/31	33000	145.001-7		6,400.00
	Vendor Total		6,400.00	*				
Marco	4306	03/02/2026	230.44	Rnt Sccb Lease/usage 1/7-2/6/26	01000	41333968		230.44
	Vendor Total		230.44	*				
Marty McVey	4363	03/03/2026	70.00	Serv Sccb instructor fee prog	01000	jm02242026		70.00
	Vendor Total		70.00	*				
Menards	4364	03/03/2026	198.77	Sup Sccb supplies	01000	8/21113/14		19.37
				Sup Sccb supplies	01000	8/21113/14		179.40
	Vendor Total		198.77	*				
Midland Power Cooperative	4365	03/03/2026	1,004.45	Util. Sccb util McF Park 1/1-2/1/26	01000			1,004.45
	Vendor Total		1,004.45	*				
One Source	4340	03/03/2026	78.00	Serv Sccb background chcks/2	01000	202200229		78.00
	Vendor Total		78.00	*				
Pheasants Forever Seed	4366	03/03/2026	205.00	Sup Sccb food plot seed	01000	P202634204		205.00

Disbursement Date 03/12/2026

Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
	Vendor Total		205.00	*				
Phelps The Uniform Specialist	4437	03/04/2026	135.70	Rugs/Mps Sccb laundry service	01000	720050		135.70
	Vendor Total		135.70	*				
Pitney Bowes Global Fin Serv	4367	03/03/2026	176.52	Pstg Sccb postage mtr 12/20-3/19/26	01000	3322102004		176.52
	Vendor Total		176.52	*				
Portable Pro, Inc.	4368	03/03/2026	525.00	Rnt Sccb toilet rent	01000	92106		525.00
	Vendor Total		525.00	*				
Redling Repair Inc.	4369	03/03/2026	42.95	Eqp. Rpr Sccb tire repair	01000	52546		42.95
	Vendor Total		42.95	*				
Dillon G Schmidt	4370	03/03/2026	60.00	Empl Mlg/Exp Sccb reimb. exp 2/10	01000			60.00
	Vendor Total		60.00	*				
Shooting Star Native Seeds	4373	03/03/2026	886.22	Seed Sccb prairie seed	01000	66920		886.22
	Vendor Total		886.22	*				
Staples	4374	03/03/2026	68.89	Sup Sccb paper/sup	01000	34008651		68.89
	Vendor Total		68.89	*				
TreviPay - Wal Mart	4375	03/03/2026	40.09	Sup Sccb supplies	01000	3069aada		23.25
				Sup Sccb supplies	01000	3069aada		16.84
	Vendor Total		40.09	*				
Olivia VanderHart	4376	03/03/2026	172.90	Mlg/Exp Sccb reimb. boots	01000			172.90
	Vendor Total		172.90	*				
Verizon Wireless	4377	03/03/2026	264.55	Phn Sccb 1/16-2/15/26 cell phne	01000	6136150685		224.51
				Phn Sccb 1/16-2/15/26 cell phne	68000	6136150685		40.04
	Vendor Total		264.55	*				
Bailey J Walters	4379	03/03/2026	165.80	Empl Mlg/Exp Sccb reimb. boots	01000			165.80
	Vendor Total		165.80	*				
Wild Birds Unlimited	4380	03/03/2026	79.98	Sup Sccb bird seed	01000	288		79.98

Disbursement Date 03/12/2026

Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
	Vendor Total		79.98	*				
Department Total			92,166.42	**				
<u>Department 23 Environmental Health</u>								
Amazon Capital Services	4292	03/02/2026	564.84	Srv EnvHlth Supples	01000	02QHUAU4SN		564.84
	Vendor Total		564.84	*				
Heartland Business Systems LL	4300	03/02/2026	96.00	Equip EnvHlth Teams Phones February	01000	863465-H		96.00
	Vendor Total		96.00	*				
Marco	4306	03/02/2026	64.06	Rnt EnvHlth Lease/usage 1/7-2/6/26	01000	41333968		64.06
	Vendor Total		64.06	*				
Scriptive Solutions	4371	03/03/2026	272.83	Serv EnvHlth garments/staff	01000	1287		272.83
	Vendor Total		272.83	*				
Verizon Wireless	4331	03/02/2026	155.45	Phn EnvHlth cell phone 1/9-2/8/26	01000	6135531434		155.45
	Vendor Total		155.45	*				
Department Total			1,153.18	**				

Department 24 I.R.V.M.

Galen Chitty	4354	03/03/2026	381.50	Damage Irvm payment/damg chem ovrsprry	11000			381.50
	Vendor Total		381.50	*				
Diversity Farms	4353	03/03/2026	768.01	Supp Irvm prairie seed	11000	3337		768.01
	Vendor Total		768.01	*				
Heartland Business Systems LL	4300	03/02/2026	48.00	Equip Irvm Teams Phones February	11000	863465-H		48.00
	Vendor Total		48.00	*				
Hoksey Native Seeds	4357	03/03/2026	1,294.28	Sup Irvm prairie seed	11000	21488		1,294.28
	Vendor Total		1,294.28	*				
ISU Treasurer's Office	4359	03/03/2026	72.72	Sup Irvm radio mant/support	11000	FY26-02		72.72
	Vendor Total		72.72	*				

Disbursement Date 03/12/2026

Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
Bethany Lawler	4361	03/03/2026	56.00	Damage				
				Irvm payment/dmg chem overspry	11000			56.00
	Vendor Total		56.00	*				
Shooting Star Native Seeds	4373	03/03/2026	355.16	Seed				
				Irvm prairie seed	11000	66920		355.16
	Vendor Total		355.16	*				
Verizon Wireless	4377	03/03/2026	60.06	Phn				
				Irvm 1/16-2/15/26 cell phne	11000	6136150685		60.06
	Vendor Total		60.06	*				
Vorhees Kulp, LLC	4378	03/03/2026	707.00	Damage				
				Irvm pymnt dmg/chem overspry	11000			707.00
	Vendor Total		707.00	*				
Department Total			3,742.73	**				
<u>Department 25 General Assistance</u>								
Adams Funeral Home	4333	03/03/2026	2,075.00	Srv				
				GA cremation 2/18	01000			2,075.00
	Vendor Total		2,075.00	*				
FPA Reit Holdings VI LLC	4336	03/03/2026	450.00	Rnt				
				GA rent February	01000			450.00
	Vendor Total		450.00	*				
Heartland Business Systems LL	4300	03/02/2026	134.40	Equip				
				GA Teams Phones February	01000	863465-H		134.40
	Vendor Total		134.40	*				
Hinders Enterprises LLC	4337	03/03/2026	433.33	Rent				
				GA rent February	01000			433.33
	Vendor Total		433.33	*				
Jerry Litzel	4339	03/03/2026	450.00	Rnt				
				GA rent February	01000			450.00
	Vendor Total		450.00	*				
Marco	4306	03/02/2026	107.94	Rnt				
				GA Lease/usage 1/7-2/6/26	01000	41333968		107.94
	Vendor Total		107.94	*				
Optimae Life Services	4341	03/03/2026	431.75	Rnt				
				GA rent February	01000			431.75
	Vendor Total		431.75	*				
Pitney Bowes Inc.	4344	03/03/2026	598.84	Pstg				
				GA postage	01000			598.84
	Vendor Total		598.84	*				

Disbursement Date 03/12/2026

Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
Villa at Deerwood, LLC	4345	03/03/2026	548.25	Rnt GA rent/January	01000			548.25
	Vendor Total		548.25	*				
Department Total			5,229.51	**				
<u>Department 26 Group Homes</u>								
Alliant Energy	4409	03/04/2026	423.37	Util. GH util. 1/12-2/20 Calhoun	01000	6763841000		423.37
	Vendor Total		423.37	*				
Ames Municipal Utilities	4410	03/04/2026	1,288.70	Util. GH 1/20-2/18 util calhoun	01000	1619-32064		589.38
				Util. GH util 1/21-2/19 duluth	01000	1619-34794		699.32
	Vendor Total		1,288.70	*				
Menards	4428	03/04/2026	156.92	Sup GH Supplies	01000	1117/21278		156.92
	Vendor Total		156.92	*				
U.S. Cellular	4457	03/04/2026	154.42	Phn GH Cell phns 2/9-3/8/26	01000	788857857		154.42
	Vendor Total		154.42	*				
Van Wall Equipment	4460	03/04/2026	916.50	Prts/Sup GH mower deck	01000	6812596		916.50
	Vendor Total		916.50	*				
Department Total			2,939.91	**				
<u>Department 50 Human Services Center</u>								
Ames Municipal Utilities	4410	03/04/2026	3,945.95	Util. Hsc util 1/13-2/10	01000	89703-514		3,945.95
	Vendor Total		3,945.95	*				
Border States Industries Inc.	4411	03/04/2026	6,560.00	Sup Hsc prkng lot light heads	01000	931929910		6,560.00
	Vendor Total		6,560.00	*				
Marco	4306	03/02/2026	26.53	Rnt Hsc Lease/usage 1/7-2/6/26	01000	41333968		26.53
	Vendor Total		26.53	*				
Menards	4428	03/04/2026	28.63	Sup Hsc Supplies	01000	21457		28.63
	Vendor Total		28.63	*				

Disbursement Date 03/12/2026

Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
Phelps The Uniform Specialist	4437	03/04/2026	213.52	Rugs/Mps Hsc laundry service	01000	720050		213.52
	Vendor Total		213.52	*				
Schumacher Elevator Co.	4444	03/04/2026	508.01	Mnt Hsc Elevator maintenance	01000	90673511		508.01
	Vendor Total		508.01	*				
U.S. Cellular	4457	03/04/2026	209.97	Phn Hsc Cell phns 2/9-3/8/26	01000	788857857		209.97
	Vendor Total		209.97	*				
Van Wall Equipment	4460	03/04/2026	916.50	Prts/Sup Hsc mower deck	01000	6812596		916.50
	Vendor Total		916.50	*				
Department Total			12,409.11	**				
<u>Department 51 Facilities Management</u>								
Alliant Energy	4409	03/04/2026	8,554.97	Util. Fmgt util 1/20-2/17	01000	2207811000		8,244.73
				Util. Fmgt util 1/15-2/12 EM shed	01000	2764111300		310.24
	Vendor Total		8,554.97	*				
Amazon Capital Services	4292	03/02/2026	54.75	Srv Fmgt Supplies	01000	02QHYAU4SN		54.75
	Vendor Total		54.75	*				
Ames Municipal Utilities	4410	03/04/2026	56.09	Util. Fmgt util 1/14-2/11 EM shed	01000	0763-16940		56.09
	Vendor Total		56.09	*				
Freedom Tire & Auto Center	4414	03/04/2026	97.46	Fls/Mnt Fmgt LOF	01000	205682		97.46
	Vendor Total		97.46	*				
Heartland Business Systems LL	4300	03/02/2026	124.80	Equip Fmgt Teams Phones February	01000	863465-H		124.80
	Vendor Total		124.80	*				
John Deere Financial	4418	03/04/2026	234.94	Sup Fmgt uniform pants	01000	1112-77373		234.94
	Vendor Total		234.94	*				
Marco	4306	03/02/2026	64.96	Rnt Fmgt Lease/usage 1/7-2/6/26	01000	41333968		64.96
	Vendor Total		64.96	*				
Menards	4428	03/04/2026	23.98	Sup				

Disbursement Date 03/12/2026

Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
				Fmgt Supplies	01000	21288		23.98
	Vendor Total		23.98	*				
Midland Power Cooperative	4431	03/04/2026	37.82	Util.				
				Fmgt Util 1/1-2/1/26	01000	30483800		37.82
	Vendor Total		37.82	*				
Robert J Oborny	4436	03/04/2026	28.00	Emp mlg/exp				
				Fmgt Reimb mileage 2/21/26	01000			28.00
	Vendor Total		28.00	*				
Phelps The Uniform Specialist	4437	03/04/2026	761.90	Rugs/Mps				
				Fmgt laundry service	01000	720050		761.90
	Vendor Total		761.90	*				
Pitney Bowes Reserve Acc't	4318	03/02/2026	.74	Pstg				
				FacMgr postage 2/16-3/1/26	01000	34818955		.74
	Vendor Total		.74	*				
Schumacher Elevator Co.	4444	03/04/2026	821.94	Mnt				
				Fmgt Elevator maintenance	01000	90673342		821.94
	Vendor Total		821.94	*				
U.S. Cellular	4457	03/04/2026	209.97	Phn				
				Fmgt Cell phns 2/9-3/8/26	01000	788857857		209.97
	Vendor Total		209.97	*				
Van Wall Equipment	4460	03/04/2026	916.50	Prts/Sup				
				Fmgt mower deck	01000	6812596		916.50
	Vendor Total		916.50	*				

Department Total 11,988.82 **

Department 52 Information Technology

Amazon Capital Services	4292	03/02/2026	162.28	Srv				
				IT Supplies	01000	02QHUAU4SN		162.28
	Vendor Total		162.28	*				
Central Iowa Broadband	4389	03/03/2026	385.00	Serv				
				IT internet/March	01000	488000151		385.00
	Vendor Total		385.00	*				
Dell Marketing L.P.	4298	03/02/2026	8,283.78	Equip				
				IT Laptops X 9	01000	0861479845		8,283.78
	Vendor Total		8,283.78	*				
Heartland Business Systems LL	4300	03/02/2026	252.06	Equip				
				IT Teams Phones February	01000	863465-H		252.06
	Vendor Total		252.06	*				

Disbursement Date 03/12/2026

Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
ICIT	4301	03/02/2026	50.00	Educ. IT membership Tiernan	01000			50.00
	Vendor Total		50.00	*				
Insight Public Sector, Inc.	4302	03/02/2026	299.26	Data Proc Sftwr IT Keeper 12/2025-12/2026	01000	1101360222		299.26
	Vendor Total		299.26	*				
Marco	4306	03/02/2026	59.79	Rnt IT Lease/usage 1/7-2/6/26	01000	41333968		59.79
	Vendor Total		59.79	*				
Metronet	4310	03/02/2026	1,444.95	Intrnt IT Fiber JC 2/10-3/9/26	01000	2253925		1,444.95
	Vendor Total		1,444.95	*				
UKG Kronos Systems LLC	4329	03/02/2026	800.00	Sftwr IT Telestaff 12/23-1/22/26	01000	0010052101		800.00
	4330	03/02/2026	800.00	Sftwr IT Telestaff 1/23-2/22/26	01000	0010057651		800.00
	Vendor Total		1,600.00	*				
Verizon Wireless	4462	03/04/2026	40.01	Phn IT Cell phones 1/23-2/22/26	01000	6136667813		40.01
	Vendor Total		40.01	*				
	Department Total		12,577.13	**				

Department 53 Planning & Development

Heartland Business Systems LL	4300	03/02/2026	96.00	Equip P&D Teams Phones February	11000	863465-H		96.00
	Vendor Total		96.00	*				
Marco	4306	03/02/2026	98.48	Rnt P&D Lease/usage 1/7-2/6/26	11000	41333968		98.48
	Vendor Total		98.48	*				
Pitney Bowes Reserve Acc't	4318	03/02/2026	47.36	Pstg P&D postage 2/16-3/1/26	11000	34818955		47.36
	Vendor Total		47.36	*				
Verizon Wireless	4462	03/04/2026	78.49	Phn P&D Cell phones 1/23-2/22/26	11000	6136667813		78.49
	Vendor Total		78.49	*				
	Department Total		320.33	**				

Department 54 Justice Center Facilities

Disbursement Date 03/12/2026

Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
Air Filter Sales and Service	4407	03/04/2026	873.63	Mnt Jc filters	01000	5039/21820		873.63
	Vendor Total		873.63	*				
Alliant Energy	4409	03/04/2026	6,303.29	Util. Jc util 1/23-2/20	01000	7066690000		6,303.29
	Vendor Total		6,303.29	*				
Grainger	4415	03/04/2026	96.74	Sup Jc supplies	01000	813024882		96.74
	Vendor Total		96.74	*				
Lowes Companies Inc.	4419	03/04/2026	20.88	Prt/Sup Jc tools	01000	977150		20.88
	Vendor Total		20.88	*				
Marco	4306	03/02/2026	25.79	Rnt Jc Lease/usage 1/7-2/6/26	01000	41333968		25.79
	Vendor Total		25.79	*				
Phelps The Uniform Specialist	4437	03/04/2026	526.64	Rugs/Mps Jc laundry service	01000	720050		526.64
	Vendor Total		526.64	*				
Schumacher Elevator Co.	4444	03/04/2026	452.45	Mnt Jc Elevator maintenance	01000	90673512		452.45
	Vendor Total		452.45	*				
Security Equipment Inc.	4445	03/04/2026	173.33	Mnt Jc Access hosting 2/19-6/30/26	01000	987242		173.33
	Vendor Total		173.33	*				
U.S. Cellular	4457	03/04/2026	229.97	Phn Jc Cell phns 2/9-3/8/26	01000	788857857		229.97
	Vendor Total		229.97	*				
Van Wall Equipment	4460	03/04/2026	916.50	Prts/Sup Jc mower deck	01000	6812596		916.50
	Vendor Total		916.50	*				
Department Total			9,619.22	**				
<u>Department 58 Range House</u>								
Iowa Regional Utilities Assoc	4417	03/04/2026	29.79	Util. RH water serv/Feb.	01000	18366		29.79
	Vendor Total		29.79	*				
U.S. Cellular	4457	03/04/2026	154.43	Phn RH Cell phns 2/9-3/8/26	01000	788857857		154.43
	Vendor Total		154.43	*				

Disbursement Date 03/12/2026

Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
Department Total			184.22	**				
<u>Department 59 Health & Human Services</u>								
Amazon Capital Services	4292	03/02/2026	17.91	Srv HHS Supplies	01000	02QHYAU4SN		17.91
Vendor Total			17.91	*				
Mail Services, LLC	4305	03/02/2026	359.07	Ntcs/Pstg HHS mailings 2/2-2/6	01000	2017151		174.33
				Ntcs/Pstg HHS mailings 2/9-2/13	01000	2018098		184.74
Vendor Total			359.07	*				
Ricoh USA, Inc	4320	03/02/2026	239.77	Eqp HHS copies 2/1-2/28	01000	109835780		239.77
Vendor Total			239.77	*				
Department Total			616.75	**				
<u>Department 61 Juvenile Court Services</u>								
Central Iowa Detention	4297	03/02/2026	162.78	Srv Jcs Detention Allen 12/5-12/11	01000	59641		162.78
Vendor Total			162.78	*				
Department Total			162.78	**				
<u>Department 91 Insurances</u>								
Story County Health Self Ins	4450	03/04/2026	170,728.96	Ins Ins Feb claims/adm/hlth equity	91000			170,728.96
Vendor Total			170,728.96	*				
Department Total			170,728.96	**				
<u>Department 92 Dental Insurance</u>								
Story County Dental Insurance	4449	03/04/2026	7,169.67	Ins Ins Feb/March Claims	92000			7,169.67
Vendor Total			7,169.67	*				
Department Total			7,169.67	**				
<u>Department 99 Countywide Services</u>								
Alliant Energy	4409	03/04/2026	1,574.47	Util.				

Disbursement Date 03/12/2026

Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
				Cwde util S 11th 1/27- 2/20	01000	629839720		1,574.47
			Vendor Total	*				1,574.47
Amazon Capital Services	4292	03/02/2026	40.83	Srv				
				Cwde Supplies	28000	O2QHIAU4SN		40.83
			Vendor Total	*				40.83
Ames Regional Economic Allian	4293	03/02/2026	25,000.00	Econ. Dvlp.				
				Cwde FY26 Econ Dev serv #4	01000			12,500.00
				Econ. Dvlp.				
				Cwde FY26 Econ Dev serv #4	01000			12,500.00
			Vendor Total	*				
Boone County Auditor	4422	03/04/2026	250.00	Serv				
				Cwde ME fees Romer DOD 1/30/26	01000			250.00
			Vendor Total	*				
Boys and Girls Club of Story	4385	03/03/2026	7,083.83	Serv				
				Cwde project drawdown/feb.	01010			7,083.83
			Vendor Total	*				
Card Services	4387	03/03/2026	336.11	Educ				
				Cwde subscriptn/hotel	02000	4626		336.11
	4388	03/03/2026	597.38	Educ				
				Cwde court ordered serv	01000	9870		597.38
			Vendor Total	*				
Center for Creative Justice	4296	03/02/2026	13.00	Serv				
				Cwde Hearing mlg AGCR064578	02000			13.00
	4412	03/04/2026	13.00	Serv				
				Cwde hearing mlg AGCR064099	02000			13.00
			Vendor Total	*				
Central Iowa Detention	4334	03/03/2026	130.20	Srv				
				Cwde transport	18000	59988		130.20
	4390	03/03/2026	73.75	Srv				
				Cwde transport/williams 1/12	01000	59911		73.75
			Vendor Total	*				
Cyclone Awards and Engraving	4413	03/04/2026	20.00	Sup				
				Cwde name plates	18000	4653		20.00
			Vendor Total	*				
Direct TV	4393	03/03/2026	343.40	Cble				
				Cwde cable tv 1/17-3/16	28000	X260118		343.40
			Vendor Total	*				
Good Neighbor Emergency	4397	03/03/2026	1,048.82	Rent				
				Cwde Feb serv	01000			208.68
				Rent				
				Cwde Feb serv	01000			840.14
			Vendor Total	*				

Disbursement Date 03/12/2026

Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
Iowa Division Investigations	4416	03/04/2026	121.00	Serv Cwde serv/AGCR065094	02000	26-120		121.00
	Vendor Total		121.00	*				
Iowa Radiology	4404	03/03/2026	329.00	Srv Cwde inmate xray/Jennings	01000	R668402		247.00
				Srv Cwde inmate xray/Stanley	01000	R157406		82.00
	Vendor Total		329.00	*				
Iowa State Medical Examiner	4423	03/04/2026	7,062.00	Srv Cwde Autopsy/tox Perry	01000	25-10561-A		2,047.00
				Srv Cwde Atpsy/tox/hist/lab Ditty	01000	25-11402-A		2,107.00
				Srv Cwde Atpsy/tox/lab Delamater	01000	26-00095-A		2,908.00
	4424	03/04/2026	500.00	Srv Cwde Autopsy Lomax	01000	25-10940-A		500.00
	Vendor Total		7,562.00	*				
MacQueen	4406	03/03/2026	5,607.86	Eqp. Cwde vehicle changeover	01000	4584/14573		5,607.86
	Vendor Total		5,607.86	*				
Malloy Reporting Service	4425	03/04/2026	994.10	Srv Cwde Depositions X3 PCCV050883	02000	3200		994.10
	Vendor Total		994.10	*				
Mary Greeley Medical Center	4421	03/04/2026	14,559.00	Serv Cwde inmate medical/Jennings	01000	1431203700		14,559.00
	Vendor Total		14,559.00	*				
McFarland Clinic	4307	03/02/2026	875.00	Serv Cwde emp. screens x 18	01000	600019798		875.00
	4426	03/04/2026	192.50	Serv Cwde Inmate care Dut	01000	600025129		192.50
	Vendor Total		1,067.50	*				
MGMC Home Health & Hospice Sr	4429	03/04/2026	22,774.30	Srv Cwde Service January	01000			22,774.30
	Vendor Total		22,774.30	*				
Mid-Iowa Community Action	4430	03/04/2026	692.90	Serv. Cwde Service January	01000			692.90
	Vendor Total		692.90	*				
NuCara Pharmacy	4435	03/04/2026	214.02	Med. Cwde Inmate Meds February	01000	5439-4		214.02
	Vendor Total		214.02	*				
Occupational Health Centers	4312	03/02/2026	93.00	Serv Cwde Pre-emp test	01000	257945549		93.00

Disbursement Date 03/12/2026

Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
	Vendor Total		93.00	*				
One Source	4340	03/03/2026	78.00	Serv Cwde background chcks/2	01000	202200229		78.00
	Vendor Total		78.00	*				
Mitchell Owen	4316	03/02/2026	304.65	Srv Cwde Investigation Douglas	01000			300.00
				Srv Cwde mlg Douglas	01000			4.65
	Vendor Total		304.65	*				
Petersen Court Reporters Inc	4317	03/02/2026	348.00	Crt Cst Cwde Depo/trans x 5 FECR065040	02000	18394		348.00
	Vendor Total		348.00	*				
Pitney Bowes Global Fin Serv	4342	03/03/2026	3,222.90	Pstg Cwde 12/28/25-3/27/26 rent/lse	01000	3322135704		3,222.90
	4343	03/03/2026	234.78	Pstg Cwde rent 12/30/25-3/29/26	01000	3322141156		234.78
	Vendor Total		3,457.68	*				
Polk County Sheriff's Office	4319	03/02/2026	183.95	Crt Cst Cwde Service/Fees AGCR063155	02000	25020412		39.80
				Crt Cst Cwde Service/Fees GCPR031296	02000	25036035		34.20
				Crt Cst Cwde Service/Fees FECR064114	02000	26000408		57.55
				Crt Cst Cwde Service/Fees SMSM085993	02000	25050076		52.40
	Vendor Total		183.95	*				
Primary Health Care, Inc.	4439	03/04/2026	210.05	Serv Cwde Service December	01000			210.05
	4440	03/04/2026	1,647.66	Serv Cwde Service January	01000			1,647.66
	Vendor Total		1,857.71	*				
RMH Architects	4441	03/04/2026	6,376.58	Srv Cwde EOC remodel 12/16-1/15	30000	24006-12		1,679.22
				Srv Cwde Range Hs final 12/16-1/15	30000	22005-23		1,422.36
				Srv Cwde Generator adm 12/16-1/15	01010	22038-09		3,275.00
	Vendor Total		6,376.58	*				
Mindy Royster	4321	03/02/2026	302.80	Serv Cwde Investigation Wing	01000			300.00
				Serv Cwde Mileage Wing	01000			2.80
	Vendor Total		302.80	*				

Disbursement Date 03/12/2026

Vendor	Claim #	Date	Total Amount	Description	Fund	Invoice#	Line	Amount
Nicholle L Stangeland	4324	03/02/2026	167.50	Empl Mlg/Exp				
				Cwde Reimb mileage 12/2-2/6/26	18000			167.50
			167.50	*				
Stephenson Dental Inc.	4447	03/04/2026	305.60	Med care				
				Cwde Inmate Dental Franklin	01000	011947		305.60
			305.60	*				
Stivers Ford	4448	03/04/2026	50,544.00	Equip				
				Cwde 2026 Ford Explorer	01000	F63197		50,544.00
			50,544.00	*				
Story County	4325	03/02/2026	164,904.50	reimb				
				Cwde 1/2 FY26 Allotment	02000			164,904.50
			164,904.50	*				
Story County Medical Center	4326	03/02/2026	45.00	Srv				
				Cwde Pre-emp testing 660721454	01000	6670000213		45.00
			45.00	*				
Story Time Child Care Center	4453	03/04/2026	6,908.40	Srv				
				Cwde Service February	01000			6,908.40
			6,908.40	*				
Swanson Services Corp	4456	03/04/2026	1,051.72	Sup				
				Cwde Treats/weekenders/paks	28000	21/2037578		1,051.72
			1,051.72	*				
Treasurer State of Iowa	4328	03/02/2026	53,862.00	Juvenile Atty				
				Cwde FY26 indigent defensefund	01000			53,862.00
			53,862.00	*				
Verizon Wireless	4462	03/04/2026	76.96	Phn				
				Cwde Cell phones 1/23-2/22/26	18000	6136667813		76.96
			76.96	*				
Wex Bank	4463	03/04/2026	67.67	Fuel				
				Cwde Fuel February Court Order	01000	110937464		49.82
				Fuel				
				Cwde Fuel February MRAP	22000	110937464		17.85
			67.67	*				
			381,382.19	**				
			1,098,862.45	***				

Disbursement Date 03/12/2026

The above claims are approved except as indicated for warrants issued 03/12/2026

Claims Disapproved: Total Claims \$ 1,098,862.45

Claim No.	By	Board of Supervisors
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Totals by Department

01	Board Of Supervisors	1,683.47
02	Auditor	3,269.00
03	Treasurer	2,631.86
04	County Attorney	2,430.67
05	Sheriff	83,167.84
07	Recorder	527.61
08	Animal Control	10,414.16
10	Gen.Betterment-40% L.O.	198,801.09
20	County Engineer	83,304.26
21	Veterans Affairs	241.56
22	Conservation Board	92,166.42
23	Environmental Health	1,153.18
24	I.R.V.M.	3,742.73
25	General Assistance	5,229.51
26	Group Homes	2,939.91
50	Human Services Center	12,409.11
51	Facilities Management	11,988.82
52	Information Technology	12,577.13
53	Planning & Development	320.33
54	Justice Center Facilities	9,619.22
58	Range House	184.22
59	Health & Human Services	616.75
61	Juvenile Court Services	162.78
91	Insurances	170,728.96
92	Dental Insurance	7,169.67
99	Countywide Services	381,382.19
	Final Total	1,098,862.45

End of report

**STORY COUNTY SHERIFF
SERVICE AGREEMENT
26-03**

The following agreement is intended to be the sole and only agreement between the parties and supersedes all other agreements. All terms and conditions are in their customary usage and any additional definitions of terms or conditions are stated in this agreement.

Definitions:

The Agreement is this five page agreement identified by the numerical designation and any and all attachments reference.

Story County Sheriff, hereinafter (the “Service Provider”) agrees to provide the services as listed in this agreement.

The Gilbert Community School District, hereinafter (the “Contractor”) agrees to employ the Service Provider as set forth by the terms listed in this agreement.

The Parties, refers to the “Service Provider” and the “Contractor”.

Additional Terms, if none then state “none”:

None _____

Terms

Service Provider:
Story County Sheriff’s Office
1315 South B Avenue
Nevada, IA 50201
515-382-7457

Contractor Address:
Gilbert Community School District
103 Mathews Drive
Gilbert, IA 50105
515-232-3740

I Description of Services

The Service Provider shall provide the services of law enforcement during the times and days specified at the location(s) indicated. These services include, but are not limited to, armed deputies in marked patrol vehicles and dispatch services including 911 emergency. Specific instructions for services shall be included in division II for “Additional Services”. This agreement should be considered as in addition to the law enforcement responsibilities of the Story County Sheriff for geographic area of Story County. However, this agreement shall not supplant or subordinate the law enforcement and public safety duties and responsibilities of the Story County Sheriff’s Office and this agreement shall at all times remain subordinate to the duties, responsibilities and discretion of the Sheriff, his deputies, agents and employees under all circumstances.

II Additional Services

List the specific additional services requested by the Contractor. Include any specific instructions to the Service Provider from the Contractor which are to be made a part of this agreement. (Refer to attachments here and staple attachments to back.)

- 1. 1 Full-Time present at a high school basketball game

III Times and location(s)

The Contractor requires the services of the Service Provider at the following location: (For more than one location list in section C and make attachments as necessary.)

Location: **Gilbert High School**
Address: **312 Gretten St**
City/rural: **Gilbert, IA 50105**
Time: **1730 – 2100hrs**

- A. If the services is to continue for an indefinite period complete this section only.

State date of service: _____
Day Month Year

- B. If the service is to be for a single date complete this section only.

Date of service: **2nd** **March** **2026**
Day Month Year

- C. If the service is for more than one date or is to continue on different dates at different locations use the chart below.

Start date of service: _____
Day Month Year

Chart

Days	Times
Monday _____	_____ a.m. to _____ p.m. and _____ p.m. to _____ a.m.
Tuesday _____	_____ a.m. to _____ a.m. and _____ p.m. to _____ a.m.
Wednesday _____	_____ a.m. to _____ p.m. and _____ p.m. to _____ a.m.
Thursday _____	_____ a.m. to _____ p.m. and _____ p.m. to _____ a.m.
Friday _____	_____ a.m. to _____ p.m. and _____ p.m. to _____ a.m.
Saturday _____	_____ a.m. to _____ p.m. and _____ p.m. to _____ a.m.
Sunday _____	_____ a.m. to _____ p.m. and _____ p.m. to _____ a.m.

Additional Locations:
Address:
City/rural:

(If necessary attach additional descriptions)

IV Duration of Agreement

This agreement shall be in effect for the period(s) stated in section III. For continuing agreements it shall remain in effect until terminated in accordance with the section VII of this agreement.

V Fees

The Contractor agrees to pay:

Eighty dollars (\$80.00) per hour for a minimum of two (2) hours for the Story County Sheriff, and each Story County Deputy Sheriff, Senior Reserve Deputy, Dispatcher, Detention Officer, Diver (dive team members are required to work in a team of four) and civilian employees.

Forty dollars (\$40.00) per hours for a minimum of two (2) hours/for each Story County Sheriff's Reserve (Reserves are required to work in pairs unless authorized by the Sheriff or designee).

VI Payment

Contractor agrees to pay for ___ one time/or multiple event in advance; or pay on a XX as invoiced by the Story County Sheriff. (Check which payment)

VII Changes or Termination during the Agreement

The parties recognize that the business of law enforcement and private interest may change. The Contractor understands that public protection or economic demands may require the Service Provider to focus resources in other areas. The Service Provider recognizes that private business may develop other needs or demands. This understanding is to ensure both parties have the ability to amend or terminate the agreement before the expiration date. The parties may amend the agreement only in writing signed by both the Contractor and the Service Provider. Termination of the agreement shall be written notice. An agreement for single or multiple events where payment has been made in advance requires ___ days notice for a full refund. All other agreements require thirty (30) days notice. During the thirty day period the parties agree to perform their respective obligations unless otherwise agreed in writing. The foregoing requirements for amendment or termination shall not apply when, in the sole discretion of the Sheriff, his deputies, agents and employees; the duties and responsibilities of the Sheriff's Office to protect and promote public safety and law enforcement require that the resources and personnel for the Sheriff's Office be redirected away from Contractor's event or venue to respond to emergency or urgent calls for assistance by any person or entity other than the Contractor. In the event that personnel or resources of the Sheriff's Office are redirected to respond to an emergency or urgent call away from Contractor's venue, or if circumstances require additional resources/personnel to maintain order and safety at the venue covered by this agreement, the parties will later endeavor to negotiate a fair and reasonable accommodation which may include but is not necessarily limited to refund of any prepaid services not delivered by the Service Provider, or additional payment from the contractor.

VIII Confidentiality

It is necessary that the Contractor understand when contracting with a public entity that The contract is public information and will be produced when requested as required by law. The Contractor should be mindful of the public's right to know.

IX Liability

The Parties shall maintain insurance during this agreement. Each party will be Responsible for their respective acts. The Service Provider, its employees or Agents shall not be responsible for any special, incidental or consequential Damages to the Contractor while acting in performance of this agreement.

X Acts of God and Acts of Others

The Service Provider is not responsible in the event of a natural disasters, or acts of civil unrest, or acts of Contractors employees, agents or third persons which prevent Service Provider from performing as expected or originally intended under this agreement.

XI Hazards

Contractor shall have a duty to inform the Service Provider of any known hazards, either natural or manmade, which may pose a danger to an employee or agent of the Service Provider, that exist upon or appurtenant to any property owned or leased by the Contractor. This shall be a continuing duty for the Contractor.

XII Inconsistent Terms

The Contractor by this agreement has attempted to reduce the chance for misunderstanding by the inclusion of all terms. The Contractor and the Service Provider agree to resolve any dispute in a manner using common English usage of the term(s) in dispute.

XIII Representative

The Contractor designates Ian Smith as their representative and contact for this agreement with the following address and phone numbers listed below. The Service Provider requires twenty-four (24 hr(s) contact information from the Contractor and agrees to supply the same twenty-four (24 hr(s) contact to the Contractor.

Service Provider Representative

Contractor Representative

Lt. Gary Backous
515-382-7457

Ian Smith
515-232-3738

Address:

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

Gilbert Community School District
103 Mathew Drive
Gilbert, IA 50105
515-851-8584
smithi@gilbertcsd.org

Billing Address:

Contact Person: Same as above.
Contractor Billing Address: Same as above

Make payment payable to: **Story County Treasurer**

Mail Payments to: **Story County Sheriff's Office
1315 South B Avenue
Nevada, IA 50201**

Service Agreement Signatures

Service Provider


Authorized Representative

Lt. Support Services
Title

2 / 27 / 2026
Date

Contractor


Authorized Representative

High School Athletic Director
Title

2 / 27 / 2026
Date

The Service Provider representative has the authority to enter this agreement as authorized by the Story County Board of Supervisors. The date of this agreement by the Board of Supervisors is ___ / ___ / ___

Board of Supervisors

Attest: Story County Auditor

(Staple attachments to back)



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

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

MEMORANDUM

TO: Story County Board of Supervisors
FROM: Marcus Amman, Senior Planner
RE: Site Development Plan for office space to be located at [50352 Blazing Star St, Ames \(parcel #05-07-105-310\)](#)
DATE: March 10, 2026

Story County Conservation applied for a zoning permit to add build a 24'x24' picnic shelter to be located at 50352 Blazing Star St (parcel #05-07-405-310). This is an allowed use in the zoning district, which is R-1, Residential District, and will provide a gathering space for the public at Prairie Valley.

A site plan for the proposed buildings is posted to the Agenda Center.

All setback requirements are met, and staff also verified that the General Site Planning standards of Chapter 88 will be met.

General Site Planning Standards

The submitted plan was reviewed for conformance with the following sections in Chapter [88](#) of the Story County Land Development Regulations:

- **88.04 Access Requirements:** The property has existing access from Blazing Star Street and an existing parking area. No new access permits are proposed.
- **88.05 Environmental and Natural Resource Standards:** There is no mapped floodplain.
- **88.08 Parking and Circulation Standards:** No additional parking is being proposed for this use.
- **88.09 Site Lighting:** No lighting is proposed.
- **88.13 Traffic Impact Analysis and Study:** The proposed use will not trigger a traffic study.

As the site plan meets all requirements in the Story County Land Development Regulations, Planning and Development staff recommend the Board approve the site plan. With the approval, staff will issue the zoning permit.





A Division of PORTERCORP 4240 N. 136th AVE HOLLAND, MI 49424 (616) 888-3500

PROJECT NAME: STORY COUNTY CONSERVATION

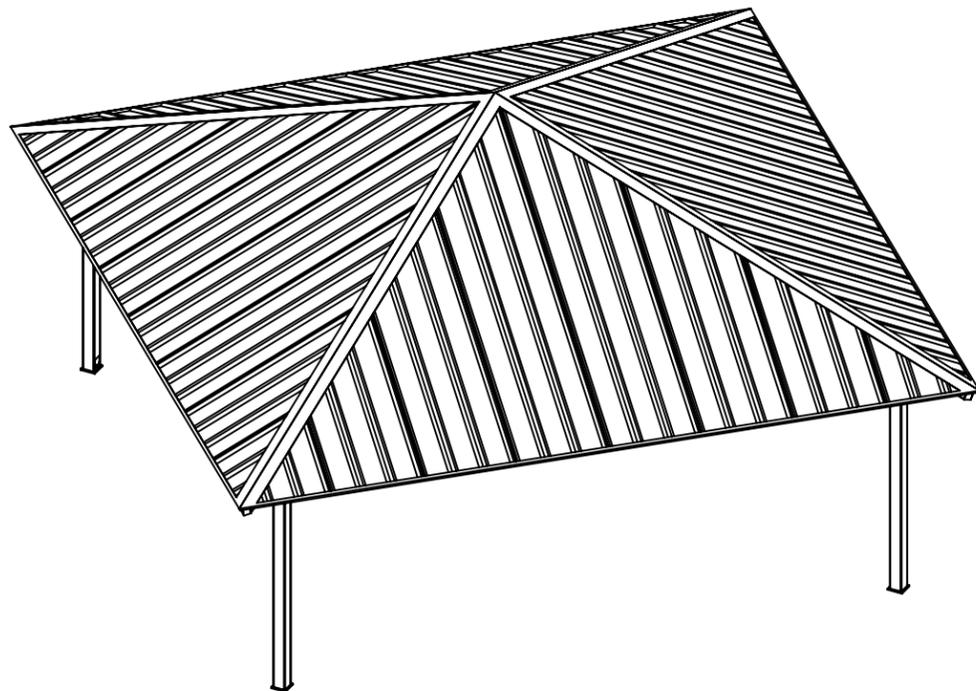
PROJECT LOCATION: AMES, IA

BUILDING TYPE: SQR 24

ROOF TYPE: MULTI-RIB

BUILDING NUMBER: P18237

ORDER NUMBER: 77841



DRAWING LIST:

SHEET NUMBER	DRAWING DESCRIPTION
CS	COVER SHEET
1	ARCHITECTURAL ELEVATIONS
2-2.1	ANCHOR AND FOOTING LAYOUT / DETAILS
3	STRUCTURAL FRAMING PLAN
4-4.1	FRAME CONNECTION DETAILS
5	ELECTRICAL VIEWS-N/A
6-6.1	ROOF LAYOUT
7-7.2	ROOF CONNECTION DETAILS

MANUFACTURER NOTES:

MATERIALS:

DESCRIPTION	ASTM DESIGNATION
TUBE STEEL	A500 (GRADE C)
SCHEDULE PIPE	A53 (GRADE B)
RMT PIPE	A519
LIGHT GAGE COLD FORMED	A1003 (GRADE 50)
STRUCTURAL STEEL PLATE	A36
ROOF PANELS (STEEL)	A653
ANCHOR BOLTS	SEE SHEET 2.1

GENERAL NOTES:

- UNLESS NOTED OTHERWISE, THIS STRUCTURE WAS DESIGNED TO ONLY SUPPORT WHAT IS SHOWN ON THESE DRAWINGS. POLIGON MUST BE CONTACTED IF ANYTHING ELSE IS TO BE ATTACHED TO THIS STRUCTURE (WALLS, COLUMN WRAPS, RAILINGS, ETC.) SO THE DESIGN OF THIS STRUCTURE CAN BE REVIEWED AND POSSIBLY REVISED.
- THE ENGINEERING SEAL FOR THE STRUCTURE DETAILED IN THESE DRAWINGS IS ONLY VALID IF PORTER CORP DESIGNS AND FABRICATES THE STEEL COMPONENTS. FABRICATING THE STEEL COMPONENTS ELSEWHERE VOIDS THE ENGINEERING PROVIDED BY PORTER CORP.
- UNLESS NOTED OTHERWISE, THIS STRUCTURE WAS DESIGNED ASSUMING A 20' SEPARATION BETWEEN ANY ADJACENT STRUCTURE WITH AN EAVE HEIGHT EQUAL TO OR GREATER THAN THE EAVE HEIGHT OF THIS STRUCTURE (SEE SNOW DESIGN DATA). IF THAT SEPARATION DOES NOT EXIST AND THE GROUND SNOW LOAD (Pg) IS GREATER THAN 0 PSF, POLIGON MUST BE CONTACTED SO THE DESIGN OF THIS STRUCTURE CAN BE REVIEWED AND POSSIBLY REVISED.
- STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) SPECIFICATION MANUAL REFERENCED IN THE GOVERNING BUILDING CODE.
- ALL WELDING IS PERFORMED BY AMERICAN WELDING SOCIETY (AWS) CERTIFIED WELDERS AND CONFORMS TO AWS D1.1 OR D1.3 AS REQUIRED.
- PARTS SHOWN MAY BE UPGRADED DUE TO STANDARDIZED FABRICATION. REFER TO THE SHIPPING BILL OF MATERIALS AND FINAL INSTALLATION INSTRUCTIONS INCLUDED WITH THE STRUCTURE FOR POSSIBLE SUBSTITUTIONS AND IMPROVEMENTS.
- FOR PROPER FIELD INSTALLATION OF THE BUILDING IT IS RECOMMENDED THAT THE PRIMARY FRAME INSTALLER AND THE ROOF INSTALLER HAVE A MINIMUM FIVE (5) YEARS DOCUMENTED EXPERIENCE INSTALLING THIS TYPE OF PRODUCT.
- THE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, AND SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES AND PROCEDURES, INCLUDING BRACING, SHORING, LAYDOWN AND PROTECTION OF CONSTRUCTION MATERIALS, ETC. TEMPORARY SHORING AND BRACING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- FOR PROPER FIELD INSTALLATION OF THE BUILDING IT IS RECOMMENDED THAT ELECTRIC WIRING, IF REQUIRED, BE RUN THROUGH THE STRUCTURAL MEMBERS BEFORE THE BUILDING IS ERECTED.
- MAKING HOLES, CUTS OR MODIFICATIONS TO THE STRUCTURAL STEEL MEMBERS IS NOT PERMITTED IN THE FIELD WITHOUT SPECIFIC APPROVAL OF POLIGON.

CERTIFICATES:

MIAMI-DADE COUNTY CERTIFICATE OF COMPETENCY NO. 23-0915.11
 PCI (POWDER COATING INSTITUTE) 4000 CERTIFIED

FABRICATOR APPROVALS:

CITY OF PHOENIX, AZ APPROVED FABRICATOR #C08-2010
 CITY OF LOS ANGELES, CA APPROVED FABRICATOR #FB01596
 CITY OF RIVERSIDE, CA APPROVED FABRICATOR #SF_000042
 CITY OF HOUSTON, TX APPROVED FABRICATOR #470
 CLARK COUNTY, NV APPROVED FABRICATOR #264
 STATE OF UTAH APPROVED FABRICATOR 02008-14
 AISC APPROVED FABRICATOR C-00022589
 AWS CERTIFIED WELDING FABRICATOR #221003F



DESIGN CRITERIA:

GENERAL:

2015 INTERNATIONAL BUILDING CODE
 RISK CATEGORY: II

DEAD LOAD:

ROOF DEAD LOAD: 2 PSF
 FRAME DEAD LOAD: SELF WEIGHT

LIVE LOAD:

ROOF LIVE LOAD: 20 PSF

SNOW DESIGN DATA:

GROUND SNOW LOAD (Pg): 25 PSF
 FLAT ROOF SNOW LOAD (P_f): 21 PSF
 SNOW EXPOSURE FACTOR (C_e): 1.0
 SNOW LOAD IMPORTANCE FACTOR (I_s): 1.0
 THERMAL FACTOR (C_t): 1.2
 ROOF SLOPE FACTOR (C_s): 1.0
 DRIFT SURCHARGE LOAD (P_d): 0 PSF
 WIDTH OF SNOW DRIFT (w): 0 FT
 MINIMUM HORIZONTAL SEPARATION DISTANCE (s): 20 FT

WIND DESIGN DATA:

BASIC WIND SPEED (V): 115 MPH
 ALLOWABLE STRESS DESIGN WIND SPEED (V_{asd}): 89 MPH
 GUST EFFECT FACTOR (G): 0.85
 INTERNAL PRESSURE COEFFICIENT (GC_{pi}): 0
 WIND EXPOSURE: C

SEISMIC DESIGN DATA:

STEEL SYSTEMS NOT SPECIFICALLY DETAILED FOR SEISMIC RESISTANCE
 SEISMIC IMPORTANCE FACTOR (I_e): 1.0
 SEISMIC DESIGN CATEGORY: B
 SEISMIC SITE CLASS: D
 SHORT SPECTRAL RESPONSE (S_s): 0.32
 1-SEC SPECTRAL RESPONSE (S₁): 0.08
 DESIGN SHORT SPECTRAL RESPONSE (SDS): 0.33
 DESIGN 1-SEC SPECTRAL RESPONSE (SD1): 0.13
 SEISMIC RESPONSE COEFFICIENT (C_s): 0.11
 RESPONSE MODIFICATION COEFFICIENT (R): 3.00
 EQUIVALENT LATERAL FORCE PROCEDURE
 SEE CALCULATIONS FOR ADDITIONAL DATA

ADDITIONAL CRITERIA:

NONE

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

Print Name: BRENDAN RYAN
 License Number: P24040
 License Renewal Date: 12/31/2024

Pages/Sheets Covered by Seal:
 ALL



PRINT DATE: 12/6/2023
 SCALE: 1:68

DRAWN BY: Nathan Kellicut
 REV LEVEL: A

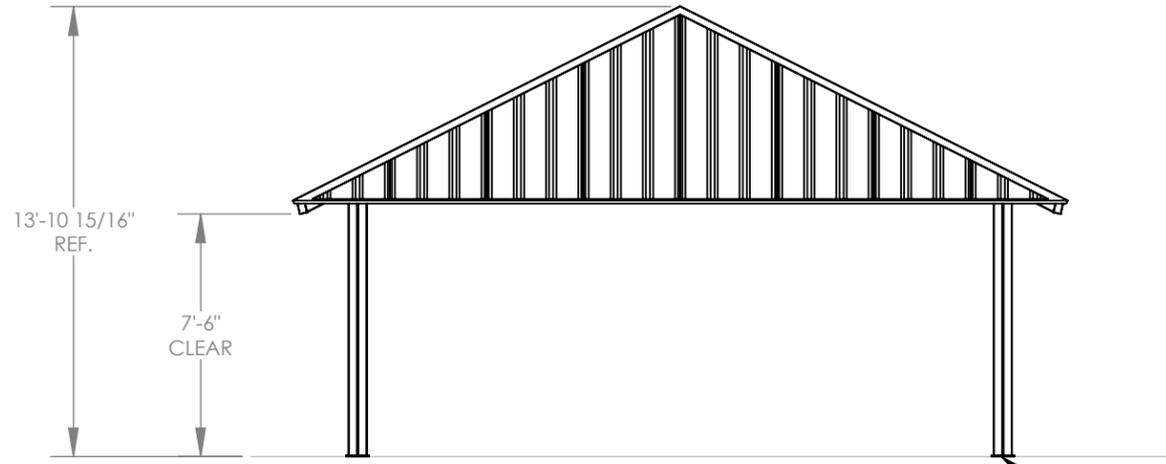
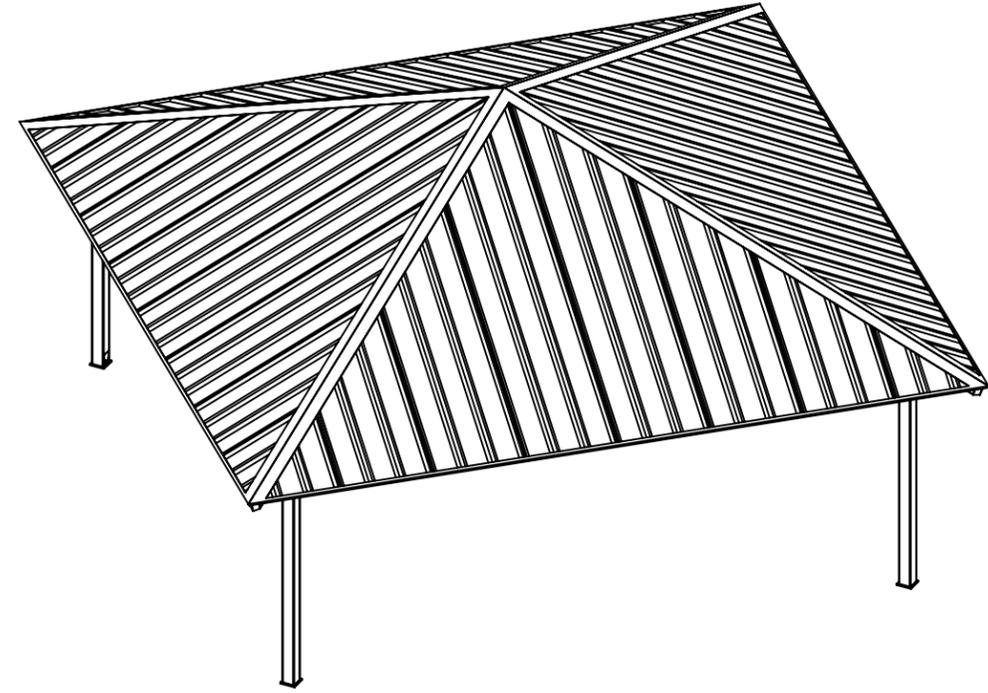
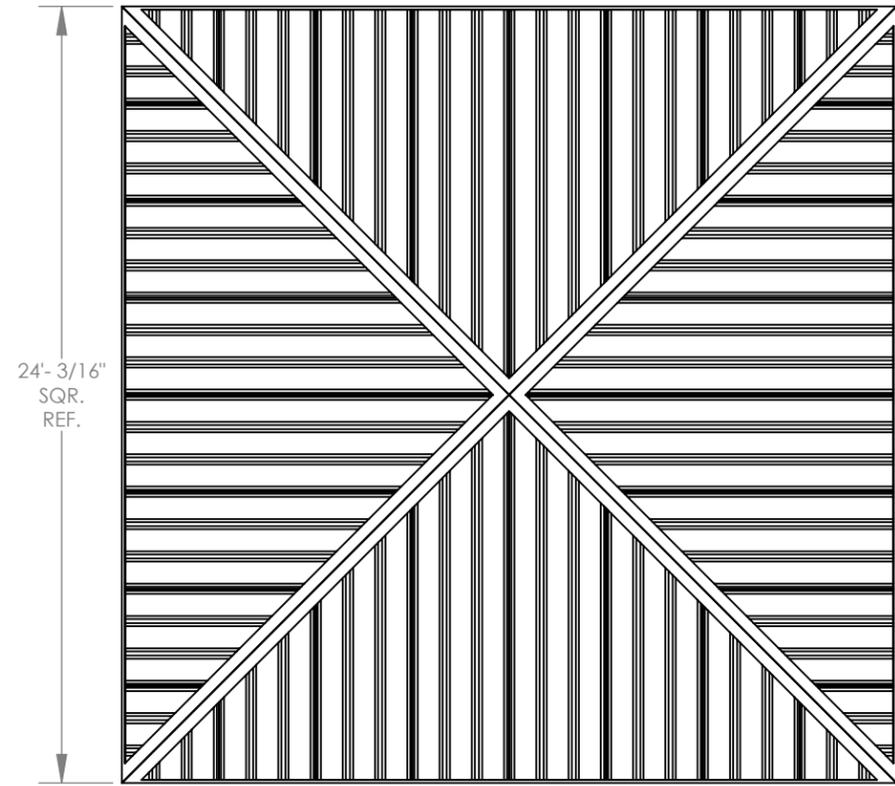
CREATION DATE: 11/15/2016
 ORDER NO: 77841
 CAD MODEL: ~P18237

PROJECT: STORY COUNTY CONSERVATION
 PROJECT LOCATION: AMES, IA
 DRAWING: COVER SHEET

SHEET



IF THESE DRAWINGS ARE SEALED, THE SEAL APPLIES ONLY TO BUILDING COMPONENTS DETAILED WITHIN THESE DRAWINGS AND SUPPLIED BY PORTER CORP AS WELL AS THE FOUNDATION DESIGN, IF APPLICABLE.



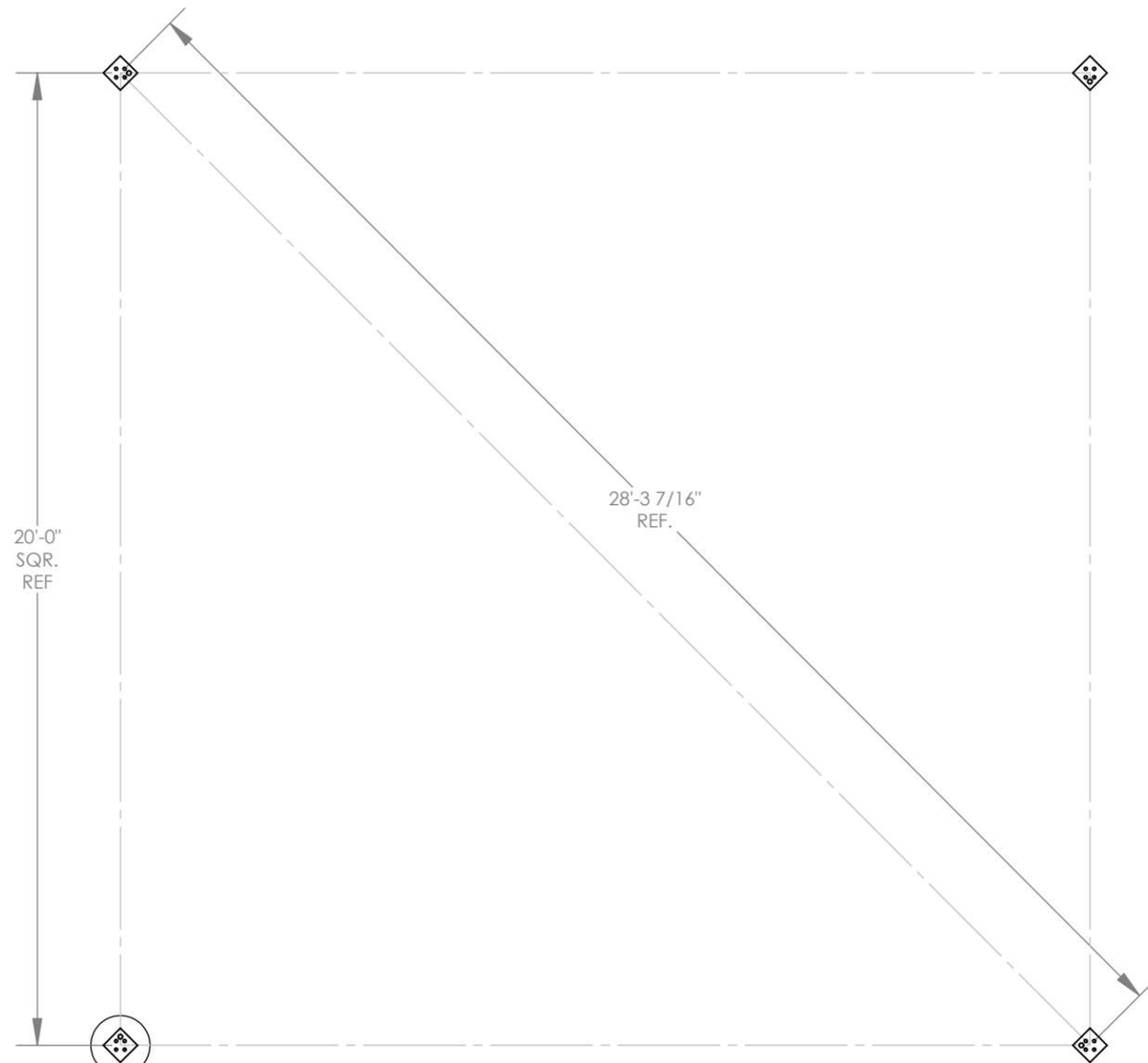
FINISH GRADE
(ASSUMED AT CONSTANT
ELEVATION UNLESS
OTHERWISE NOTED)

IF THESE DRAWINGS ARE SEALED, THE SEAL APPLIES ONLY TO
BUILDING COMPONENTS (AND FOUNDATION DESIGN IF APPLICABLE)
DETAILED WITHIN THESE DRAWINGS.

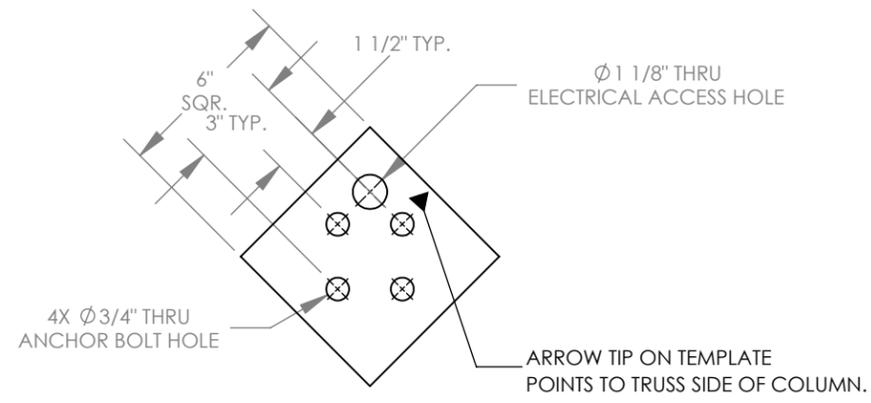
PROJECT:	STORY COUNTY CONSERVATION	CREATION DATE:	11/15/2016	DRAWN BY:	nathan.kellicut	PRINT DATE:	12/6/2023
PROJECT LOCATION:	AMES, IA	ORDER NO.:	77841	REV LEVEL:	A	SCALE:	1:68
DRAWING:	ARCHITECTURAL ELEVATIONS	CAD MODEL:	~P18237				
SHEET	1						

ANCHOR AND FOOTING LAYOUT NOTES:

1. ANCHORS MUST BE CENTERED IN FOOTINGS
2. FOOTINGS MUST BE TURNED TO ALIGN WITH COLUMN AND TRUSS CENTERLINE.



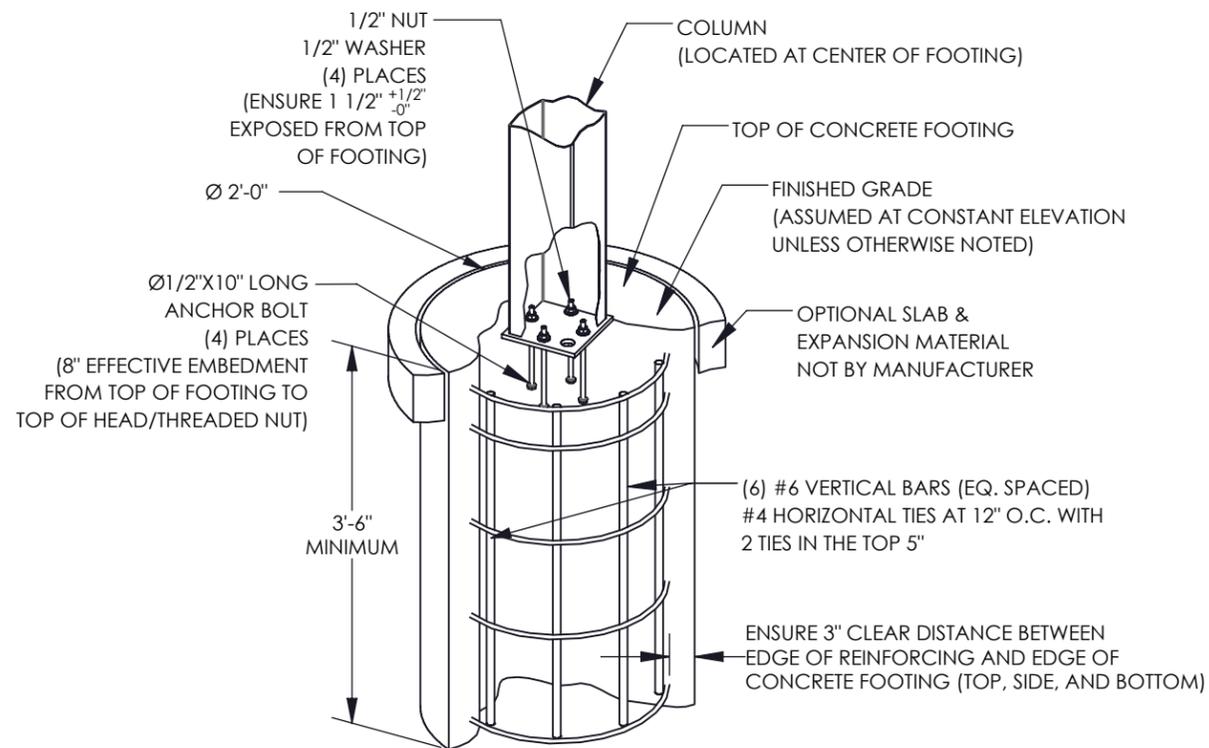
1 SHEET 2



1 ANCHOR BOLT PATTERN
2 BASE PLATE THICKNESS: 1/2"

PROJECT: STORY COUNTY CONSERVATION	CREATION DATE: 11/15/2016	DRAWN BY: Nathan Kellicutt	PRINT DATE: 12/6/2023
	ORDER NO: 77841	REV LEVEL: A	SCALE: 1:42
PROJECT LOCATION: AMES, IA	CAD MODEL: ~P18237		
DRAWING: ANCHOR AND FOOTING LAYOUT	WWW.POLIGON.COM MAIN: (616) 888-3500 FIELD SUPPORT: (616) 888-3504		
SHEET	2		

IF THESE DRAWINGS ARE SEALED, THE SEAL APPLIES ONLY TO BUILDING COMPONENTS DETAILED WITHIN THESE DRAWINGS AND SUPPLIED BY PORTER CORP AS WELL AS THE FOUNDATION DESIGN, IF APPLICABLE.



PIER FOOTING OPTION (INTERNAL ANCHOR BOLTS)

FOOTING DESIGN BY MANUFACTURER, FOOTING MATERIALS BY OTHERS.
 (TYPICAL WITH EACH COLUMN, QTY OF REINFORCING AND ANCHOR BOLTS
 SPECIFIED IN NOTES REFLECT SITE SPECIFIC REQUIREMENTS)

ANCHOR BOLT NOTES - INTERNAL (ANCHOR BOLTS LOCATED WITHIN COLUMN):

1. ANCHOR BOLTS SHALL BE ASTM A307 (GRADE A) MATERIAL UNLESS OTHERWISE NOTED.
2. ANCHOR BOLTS SHALL BE EITHER "HEADED" OR "THREADED WITH NUT" AS DEFINED IN THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION MANUAL.
3. HOOKED ANCHOR BOLTS ARE NOT ACCEPTABLE.
4. ACCURATE ANCHOR BOLT PLACEMENT IS CRITICAL. TO ENSURE THE ANCHOR BOLT LAYOUT MEETS THE DIMENSIONS REQUIRED ON THE DRAWINGS, SURVEY (OR MEASURE) THE LOCATION OF ALL ANCHOR BOLTS PRIOR TO POURING THE FOOTINGS. AN ADDITIONAL SURVEY (OR MEASUREMENT) SHOULD BE MADE AFTER THE FOOTINGS ARE POURED TO CONFIRM THE ANCHOR BOLTS DID NOT SHIFT DURING THE CONCRETE POUR.
5. THE MANUFACTURER STRONGLY RECOMMENDS USING ANCHOR BOLT TEMPLATES BECAUSE THEY SIGNIFICANTLY IMPROVE THE ACCURACY OF ANCHOR BOLT PLACEMENT. AN ANCHOR BOLT TEMPLATE IS PROVIDED WITH ANY ANCHOR BOLT KIT PURCHASED.
6. IF OUTSIDE CONSULTING ENGINEERS ARE DESIGNING THE FOUNDATIONS FOR THIS STRUCTURE, THEY MUST REFER TO THE MANUFACTURER'S CALCULATIONS FOR MINIMUM CONCRETE PROPERTIES (COMPRESSIVE STRENGTH, EDGE DISTANCE, ETC.) REQUIRED FOR THE ANCHOR BOLT DESIGN.
7. ELECTRICAL ACCESS HOLE IS ALWAYS LOCATED IN THE COLUMN BASE PLATE AS SHOWN. BE SURE TO KEEP THE ANCHOR BOLT TEMPLATE PROPERLY ORIENTED WHEN ELECTRICAL ACCESS TO THE COLUMN IS REQUIRED. TEMPLATE MUST BE REMOVED BEFORE INSTALLING COLUMNS.
8. THE CALCULATIONS FOR THIS STRUCTURE ASSUME A PINNED COLUMN BASE.
9. THE FOLLOWING ADHESIVE ANCHORS MAY BE SUBSTITUTED FOR THE CAST-IN-PLACE ANCHOR BOLTS:
 -HILTI HIT-HY 200 (A OR R) V3 ADHESIVE WITH Ø 1/2" HAS-E ROD WITH 6" EFFECTIVE EMBEDMENT.
 CONTRACTOR SHALL FOLLOW ALL INSTALLATION SPECIFICATIONS AND REQUIREMENTS OF ANCHOR MANUFACTURER.

CONCRETE NOTES:

1. ALL CONCRETE CONSTRUCTION SHALL CONFORM TO THE CURRENT "ACI MANUAL OF CONCRETE PRACTICE".
2. PORTLAND CEMENT SHALL CONFORM TO ASTM C-150 TYPE II OR TYPE V.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE CONCRETE MIX DESIGN MEETS THE "ACI MANUAL OF CONCRETE PRACTICE" REQUIREMENTS FOR CONCRETE BY EXPOSURE CLASS.
4. THE USE OF CHLORIDE ACCELERATORS IS NOT PERMITTED.
5. COARSE AGGREGATE SHALL BE #57 OR LARGER.
6. CONCRETE AT PLACEMENT SHALL HAVE A SLUMP OF 4" +/- 1".
7. MINIMUM CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS: 4500 PSI.
8. REINFORCING STEEL SHALL BE DEFORMED STEEL CONFORMING TO THE REQUIREMENTS OF ASTM A615 (DEFORMATIONS SHALL BE IN ACCORDANCE WITH ASTM A305) AS FOLLOWS:
 GRADE 60: #4 BARS AND LARGER
 GRADE 40: #3 BARS
9. PRIOR TO PLACING OF CONCRETE, REINFORCING STEEL AND EMBEDDED ITEMS SHALL BE WELL SECURED IN POSITION.
10. MAINTAIN 3" CONCRETE COVERAGE TO FACE OF BARS UNLESS OTHERWISE NOTED.
11. BARS SHALL BE CLEAN OF RUST, GREASE OR OTHER MATERIAL LIKELY TO IMPAIR BOND. BENDS SHALL BE MADE COLD.
12. WELDING OF REINFORCEMENT IS NOT ALLOWED.
13. ALL EXPOSED EXTERNAL CORNER OF FOUNDATIONS TO BE CHAMFERED BY 3/4" BY 45 DEGREES UNLESS NOTED OTHERWISE.
14. ALL NEW CONCRETE SHALL BE CURED IMMEDIATELY AFTER FINISHING OF REMOVING FORMWORK. CURING SHALL BE EITHER A MOIST CURE METHOD OR THE USE OF A CURING COMPOUND.

FOUNDATION NOTES:

1. FOUNDATIONS SHALL BEAR ON COMPETENT, UNDISTURBED SOIL OR 95% COMPACTED FILL. IF SIGNS OF ORGANIC MATERIAL, UNCONTROLLED FILL, CLAY OR SILT, HIGH WATER TABLE OR OTHER POSSIBLE DETRIMENTAL CONDITIONS ARE FOUND, CONSTRUCTION OF THE FOUNDATIONS MUST BE STOPPED AND A GEOTECHNICAL ENGINEER BE CONTACTED.
2. NO FOUNDATIONS SHALL BE PLACED INTO OR ADJACENT TO SUBGRADE CONTAINING WATER, ICE, FROST, ORGANIC OR LOOSE MATERIAL.
3. WATER SHALL NOT BE PERMITTED TO ACCUMULATE IN FOUNDATION EXCAVATIONS.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCAL FROST DEPTH REQUIREMENT PRIOR TO CONSTRUCTION.
5. IF FOUNDATIONS SHOWN DO NOT MEET LOCAL FROST DEPTH REQUIREMENTS, EXTEND THE DRILLED PIER FOUNDATION AS REQUIRED, EXTENDING THE VERTICAL BARS AND PROVIDING ADDITIONAL TIES TO MEET SPACING REQUIREMENTS AS SHOWN. IF FROST DEPTH REQUIREMENTS ARE NOT MET, AND NO DRILLED PIER DESIGN IS PROVIDED, CONTACT POLIGON.
6. ALLOWABLE SOIL PRESSURES (AS APPLICABLE):

DRILLED PIER	
VERTICAL BEARING	1500 PSF
LATERAL BEARING	100 PSF/FT

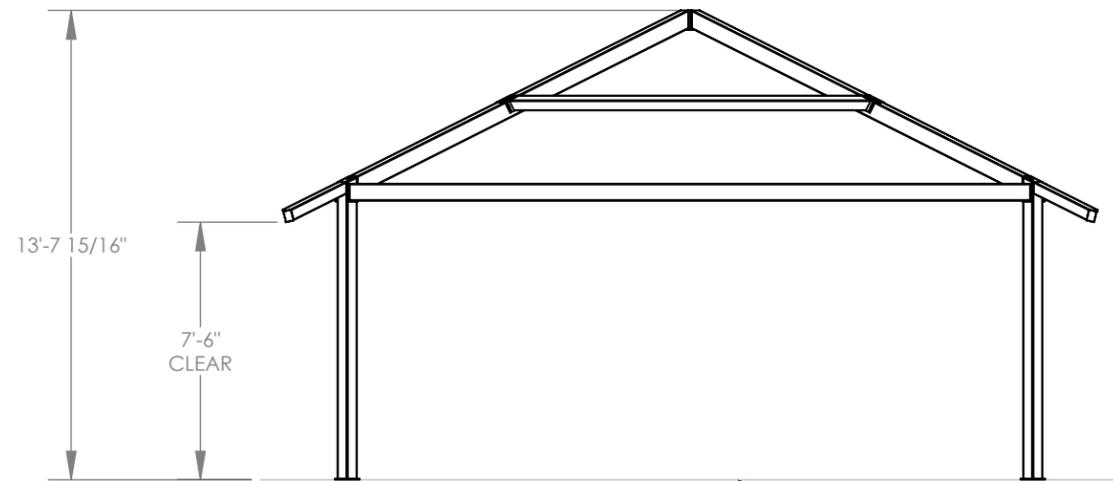
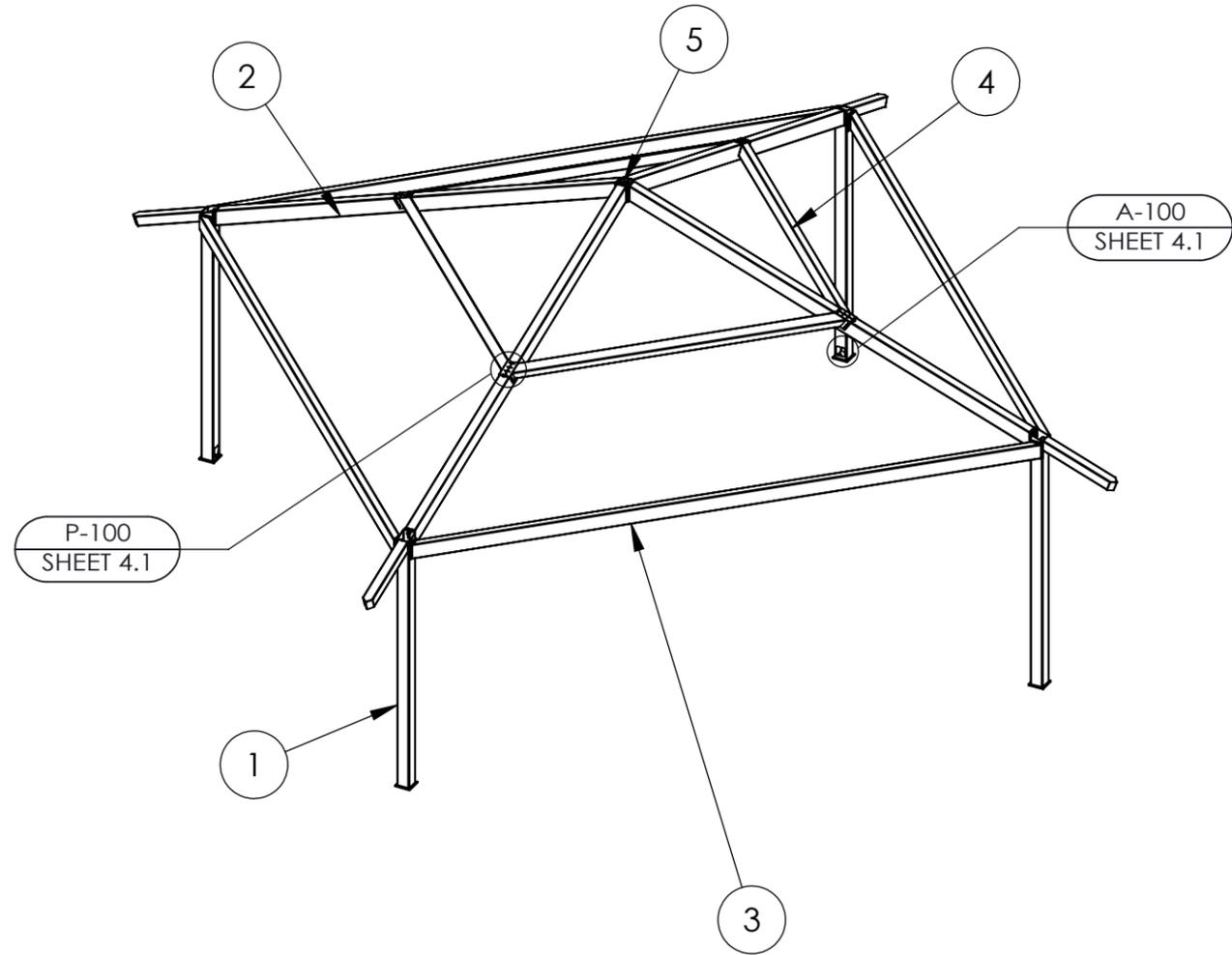
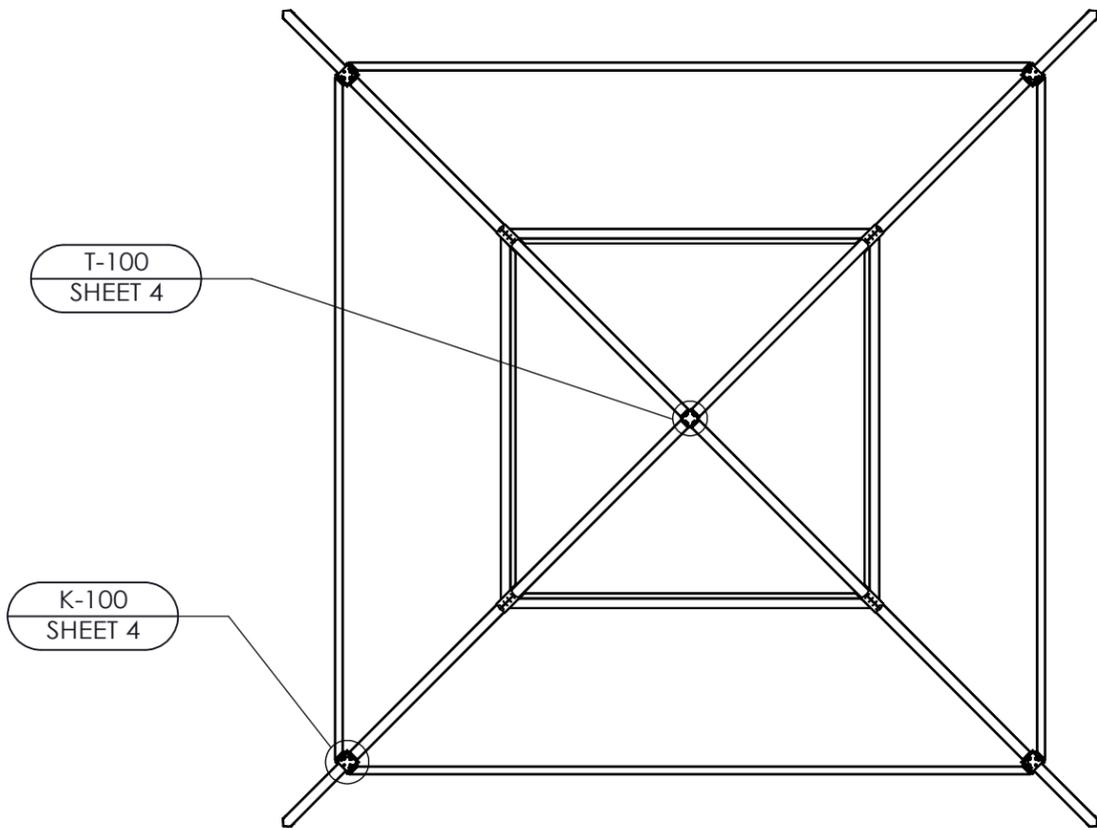
THE FOUNDATION DESIGN SHOWN ON THESE DRAWINGS IS NOT SITE SPECIFIC, BUT BASED ON THE PRESUMPTIVE ALLOWABLE FOUNDATION PRESSURES IN CHAPTER 18 OF THE BUILDING CODE (CLASS 5 SOIL). THE BUILDING OFFICIAL IN THE JURISDICTION IN WHICH THIS STRUCTURE IS LOCATED MAY REQUIRE A SITE SPECIFIC GEOTECHNICAL REPORT OR LETTER FROM A QUALIFIED LOCAL PROFESSIONAL ENGINEER ATTESTING TO WHETHER THE ACTUAL SITE CONDITIONS MEET THE ASSUMPTIONS IDENTIFIED ABOVE.



 WWW.POLIGON.COM
 MAIN: (616) 888-3500
 FIELD SUPPORT: (616) 888-3504
 by PORTER CORP

PROJECT: STORY COUNTY CONSERVATION	DRAWN BY: Nathan Kellicutt	PRINT DATE: 12/6/2023	SCALE: 1:12
PROJECT LOCATION: AMES, IA	REV LEVEL: A	CREATION DATE: 11/15/2016	
DRAWING: ANCHOR AND FOOTING DETAILS	ORDER NO: 77841	CAD MODEL: ~P18237	

IF THESE DRAWINGS ARE SEALED, THE SEAL APPLIES ONLY TO BUILDING COMPONENTS DETAILED WITHIN THESE DRAWINGS AND SUPPLIED BY PORTER CORP AS WELL AS THE FOUNDATION DESIGN, IF APPLICABLE.

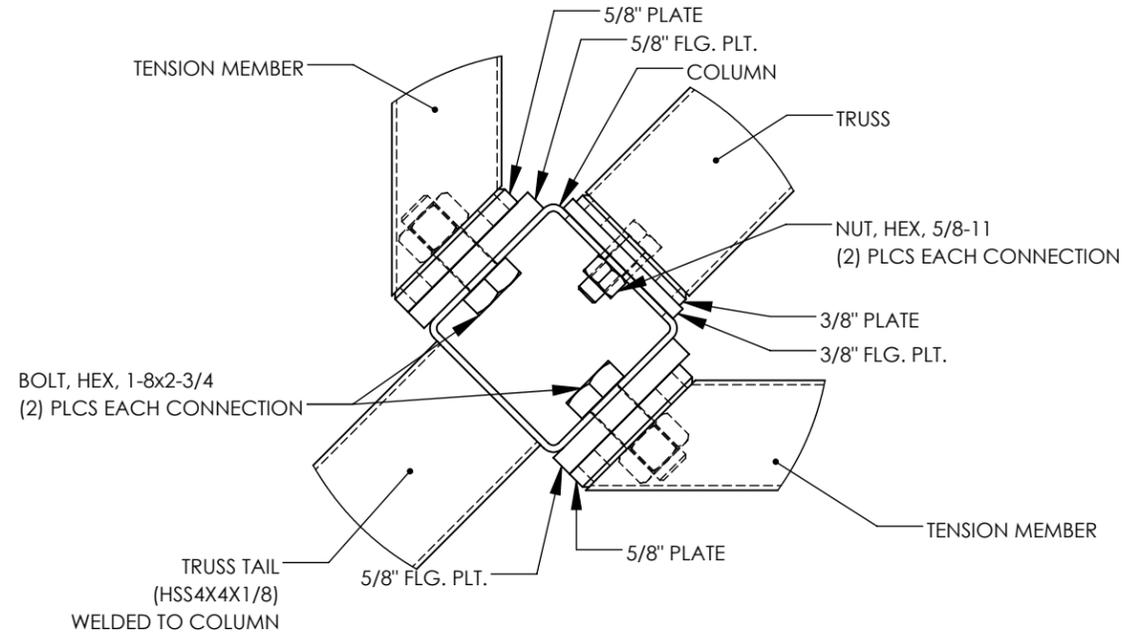


FINISH GRADE
(ASSUMED AT CONSTANT
ELEVATION UNLESS
OTHERWISE NOTED)

ITEM	QTY.	PART NO.	DESCRIPTION	MATERIAL	WEIGHT
5	1	-	C-TUBE ASM	HSS5X5X1/2	15.30
4	4	-	PURLIN A ASM	HSS4X4X1/8	68.25
3	4	-	T-MEM ASM	HSS6X3X1/8	150.18
2	4	-	TRUSS ASM	HSS6X4X1/8	122.16
1	4	-	COLUMN ASM	HSS5X5X3/16	135.30

IF THESE DRAWINGS ARE SEALED, THE SEAL APPLIES ONLY TO BUILDING COMPONENTS (AND FOUNDATION DESIGN IF APPLICABLE) DETAILED WITHIN THESE DRAWINGS.

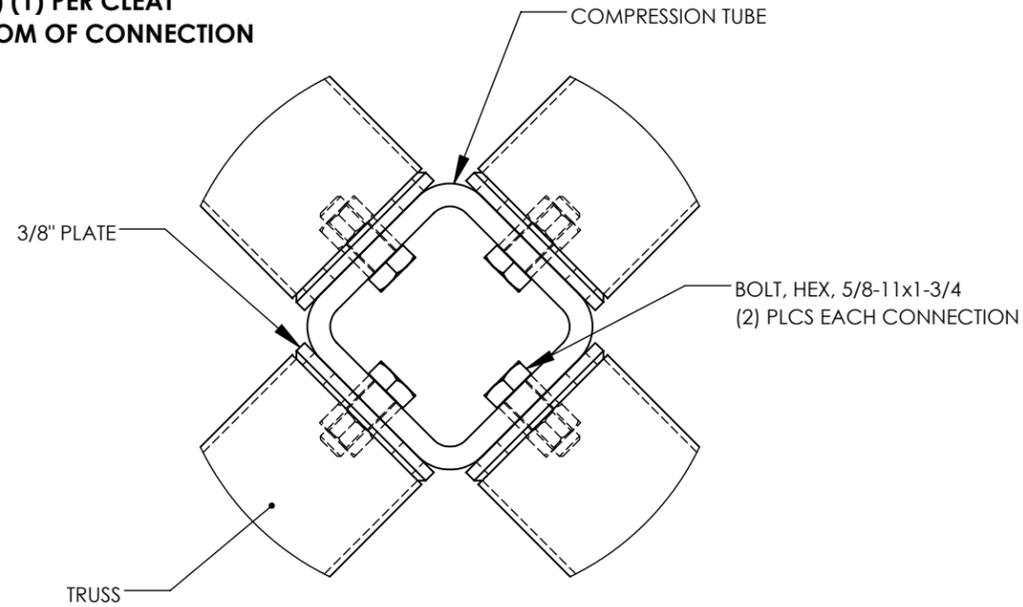
NOTE:
SEE UC-100 FOR U-CLIP INSTALLATION



COLUMN CONNECTIONS

K-100

NOTE:
CTUBE COVER PLATE
ATTACHED WITH POP RIVETS
(1P2903) (1) PER CLEAT
AT BOTTOM OF CONNECTION

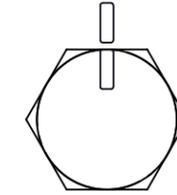


COMPRESSION MEMBER CONNECTION

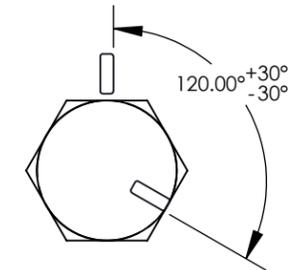
T-100

TURN-OF-NUT PRETENSIONING METHOD:
THESE STEPS ILLUSTRATE THE REQUIREMENTS OUTLINED IN THE AISC SPECIFICATION. THE ROTATION INDICATED IS ACCURATE FOR MOST BOLT DIAMETERS AND LENGTHS BUT IT IS THE RESPONSIBILITY OF THE INSTALLER TO MEET AISC REQUIREMENTS.

STEP ONE:
AFTER SNUG TIGHT,
MATCH MARK PLATE

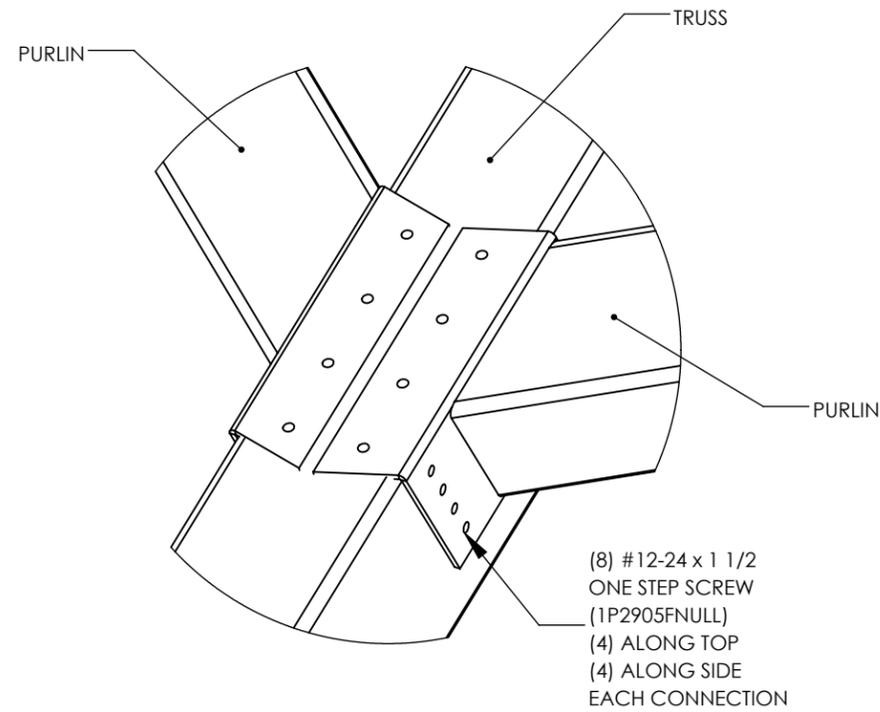


STEP TWO:
THEN TURN BOLT/NUT PAST
SNUG TIGHT 1/3 TURN



CONNECTION NOTES:

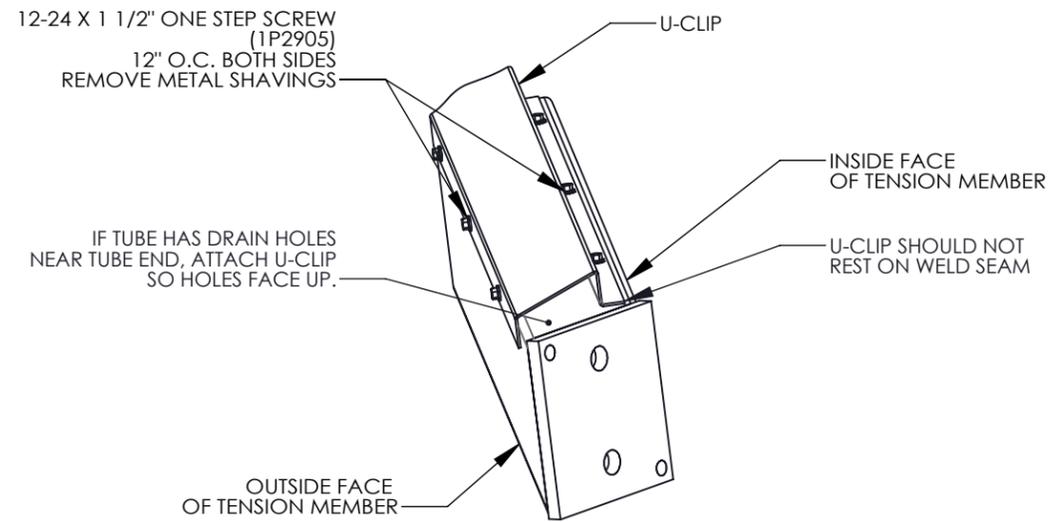
1. HIGH STRENGTH BOLTS SHALL BE ASTM F3125 (A325, TYPE 1) MATERIAL.
2. HIGH STRENGTH NUTS SHALL BE ASTM A563 (GRADE DH) MATERIAL.
3. HIGH STRENGTH WASHERS SHALL CONFORM TO ASTM F436.
4. UNLESS A SNUG-TIGHT JOINT IS PERMITTED IN THE CONNECTION DETAIL, ALL BOLTS ARE TO BE INSTALLED BY ONE OF THE FOLLOWING PRETENSIONING METHODS AS SPECIFIED IN THE AISC "SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS", SECTION 8:
 - A. TURN-OF-NUT PRETENSIONING
 - B. CALIBRATED WRENCH PRETENSIONING
5. THE SNUG-TIGHT CONDITION IS THE TIGHTNESS THAT IS ATTAINED WITH A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF AN IRONWORKER USING AN ORDINARY SPUD WRENCH TO BRING THE CONNECTED PLIES INTO FIRM CONTACT.
6. ANCHOR BOLTS NEED NOT BE TIGHTENED PAST SNUG-TIGHT.
7. WHEN INSTALLING BOLTS REFER TO SECTIONS 8.4.1, 8.4.2, AND 8.4.3 OF THE "SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS" FOR GUIDANCE.
8. LOCAL JURISDICTIONS MAY REQUIRE AN INSPECTOR TO BE PRESENT TO WITNESS HARDWARE INSTALLATION AND INDEPENDENT TESTING. INSPECTION REQUIREMENTS SHOULD BE VERIFIED BY INSTALLER PRIOR TO STEEL ERECTION.
9. ERECTION OF THE FRAMING MEMBERS WILL REQUIRE THE MAIN COLUMNS TO BE PLUMB SQUARE AND TIGHTENED TO THE TRUSSES AND/OR TENSION MEMBERS BEFORE INSTALLING THE PURLINS. PURLINS, IF REQUIRED, MUST BE AS SHOWN IN FRAMING PLAN.
10. TEMPORARY SHORING OR BRACING SHALL BE USED TO COMPACT THE JOINTS UNTIL THE CONNECTED PLIES ARE IN FIRM CONTACT PRIOR TO PRETENSIONING.
11. PRIOR TO THE ERECTION OF SHELTER COMPONENTS, IT IS RECOMMENDED TO CHASE AND TAP STRUCTURAL HARDWARE.
12. ALL BOLTS MUST BE LUBRICATED WITH WAX TO ASSIST IN PROPER TIGHTENING. TO LUBRICATE A BOLT IN THE FIELD, APPLY THE WAX STICK DOWN THE LENGTH OF THE BOLT'S THREADS.
13. TO PREVENT RUST STAINING OF FINISH, ALL METAL SHAVINGS MUST BE REMOVED AFTER INSTALLATION. ENSURE NO SHAVING ARE TRAPPED BETWEEN MATING SURFACES.
14. TOUCH-UP PAINT MUST BE APPLIED TO ALL EXPOSED FASTENERS. PERIODIC TOUCH-UP AT THESE CONNECTIONS IS REQUIRED.



PURLIN CONNECTION

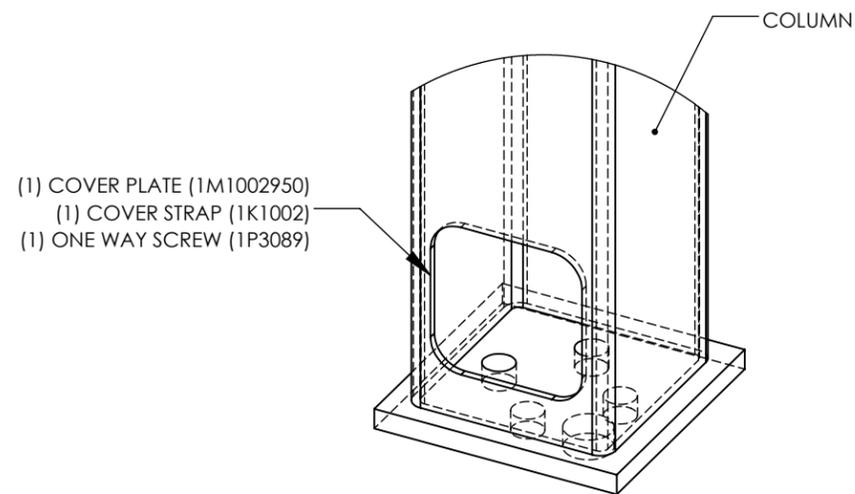
P-100

**NOTE:
U-CLIP MUST BE ATTACHED TO
TENSION MEMBER AS SHOWN
PRIOR TO BUILDING ASSEMBLY.**



U-CLIP CONNECTION

UC-100



ANCHOR ACCESS COVER PLATE

A-100

PRINT DATE: 12/6/2023
SCALE: 1:4

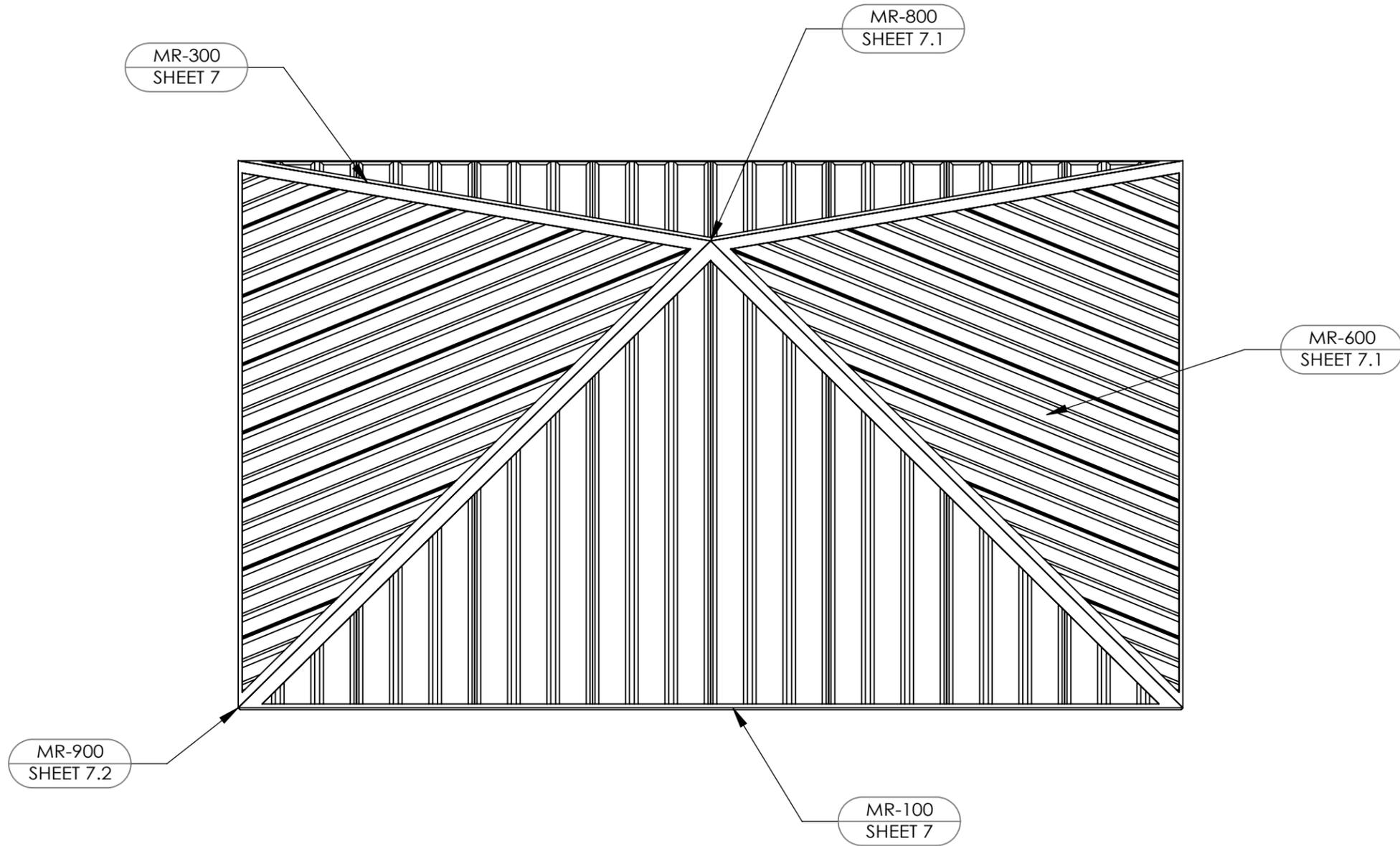
DRAWN BY: nathan.kellicut
REV LEVEL: A

CREATION DATE: 11/15/2016
ORDER NO: 77841
CAD MODEL: ~P18237

PROJECT: STORY COUNTY CONSERVATION
PROJECT LOCATION: AMES, IA
DRAWING: FRAME CONNECTION DETAILS

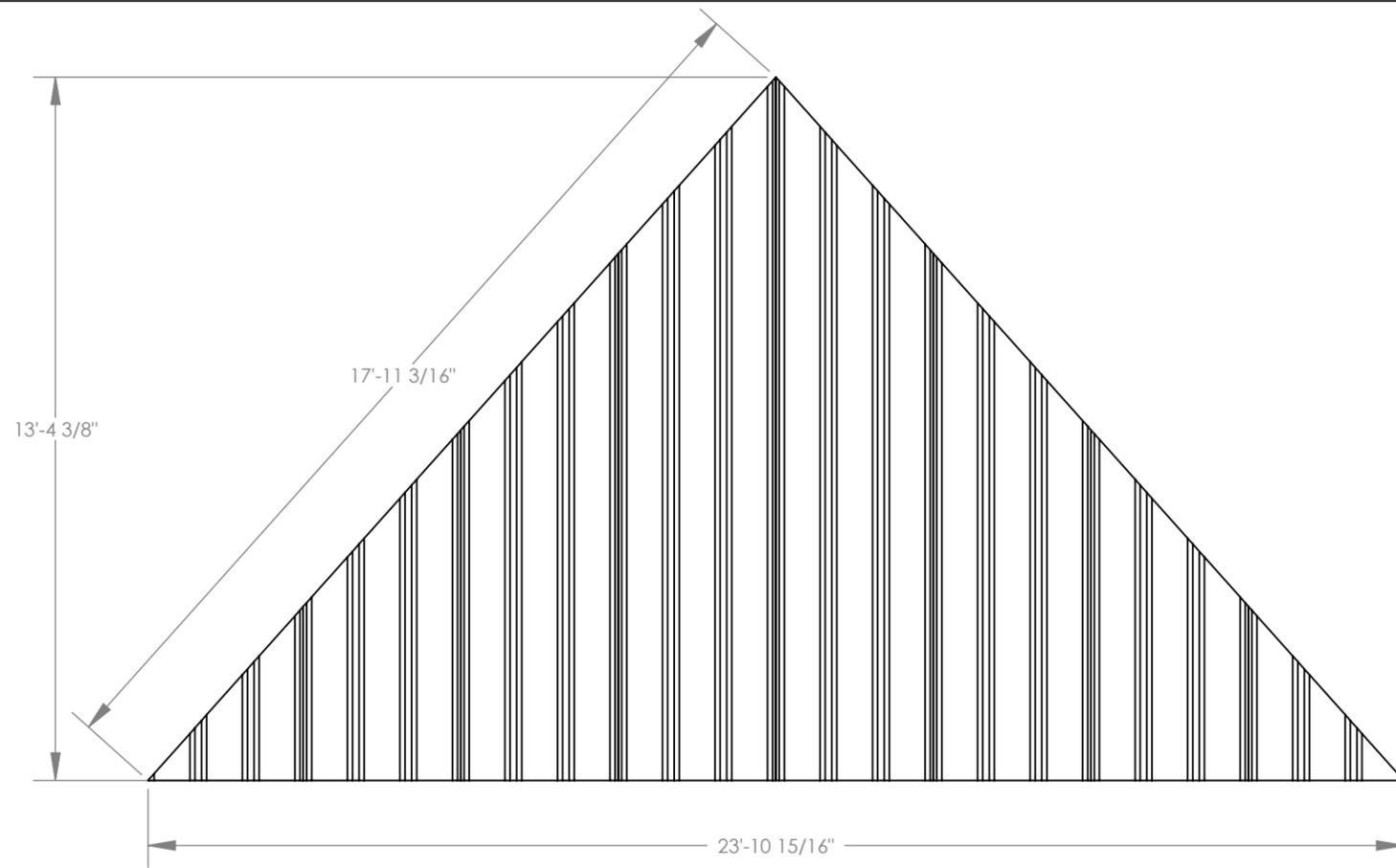
SHEET

4.1



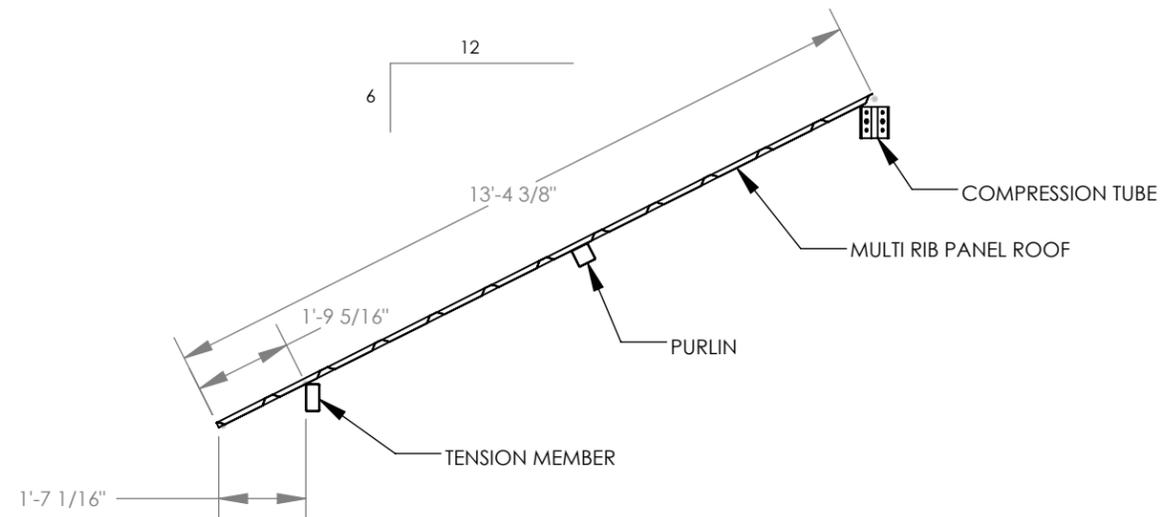
IF THESE DRAWINGS ARE SEALED, THE SEAL APPLIES ONLY TO BUILDING COMPONENTS (AND FOUNDATION DESIGN IF APPLICABLE) DETAILED WITHIN THESE DRAWINGS.

PROJECT: STORY COUNTY CONSERVATION	CREATION DATE:	11/15/2016	DRAWN BY:	nathan.kellicut	PRINT DATE:	12/6/2023
	ORDER NO:	77841	REV LEVEL:	A	SCALE:	1:40
PROJECT LOCATION: AMES, IA	CAD MODEL: ~P18237					
DRAWING: ROOF OVERVIEW						
SHEET	6					



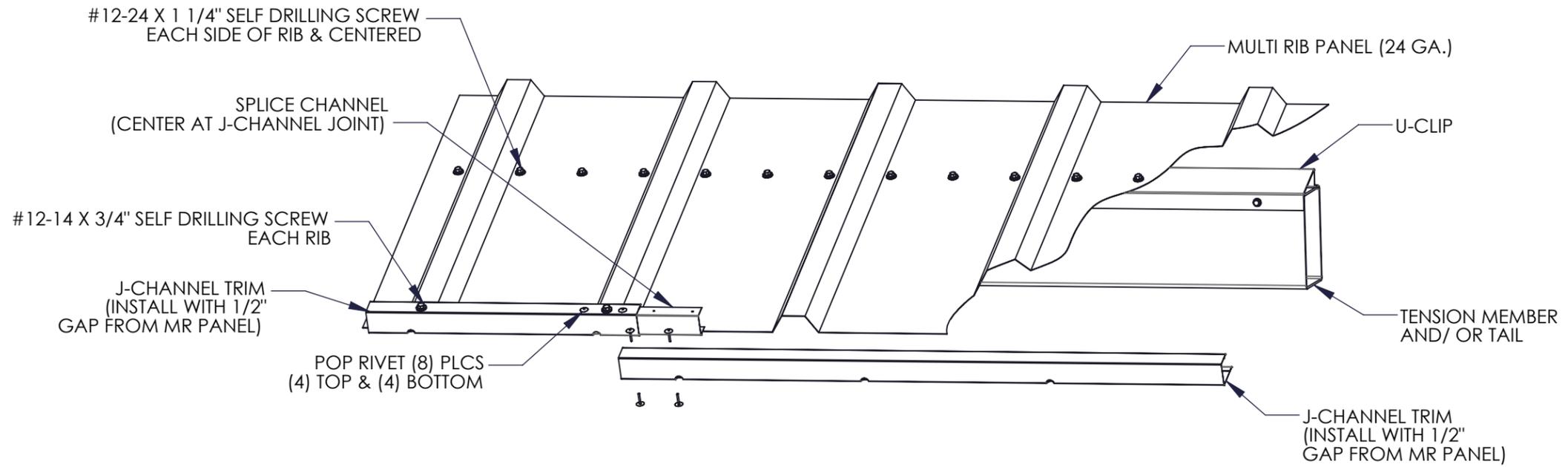
MULTI-RIB NOTES:

1. THE DETAILS SHOWN ARE SUGGESTIONS OR GUIDELINES ON HOW TO ERECT THE SYSTEMS. THE INFORMATION SHOWN IS ACCURATE, BUT IT IS NOT INTENDED TO COVER ALL INSTANCES, BUILDING REQUIREMENTS, DESIGNS OR CODES. THE DETAILS MAY REQUIRE CHANGES OR REVISIONS DUE TO FIELD CONDITIONS.
2. IT SHALL BE THE RESPONSIBILITY OF THE ERECTOR TO ENSURE THAT THE DETAILS MEET PARTICULAR BUILDING REQUIREMENTS AND TO ASSURE ADEQUATE WATER TIGHTNESS.
3. THE ERECTOR SHOULD THOROUGHLY FAMILIARIZE HIMSELF/HERSELF WITH ALL ERECTION INSTRUCTIONS BEFORE STARTING WORK.
4. THE PANELS SHOULD BE INSTALLED PLUMB, STRAIGHT, AND ACCURATELY TO THE ADJACENT WORK.
5. FLASHING AND TRIM SHALL BE INSTALLED TRUE, AND IN PROPER ALIGNMENT, WITH ANY EXPOSED FASTENERS EQUALLY SPACED FOR THE BEST APPEARANCE.
6. SEALANT SHALL BE FIELD APPLIED ON DRY, CLEAN SURFACES. SOME FIELD CUTTING AND FITTING OF PANELS AND FLASHING IS TO BE EXPECTED BY THE ERECTOR AND MINOR FIELD CORRECTIONS ARE A PART OF NORMAL ERECTION WORK.
7. WORKMANSHIP SHALL BE OF THE BEST INDUSTRY STANDARDS AND INSTALLATION SHALL BE PERFORMED BY EXPERIENCED METAL CRAFTSMEN.
8. METAL SHAVINGS FROM DRILLING OR INSTALLATION OF ROOF FASTENERS MUST BE CAREFULLY REMOVED FROM THE ROOF BY BRUSHING OR SWEEPING AT THE END OF EACH DAY DURING INSTALLATION. SHAVINGS LEFT ON THE ROOF WILL QUICKLY RUST AND STAIN THE ROOF FINISH.



IF THESE DRAWINGS ARE SEALED, THE SEAL APPLIES ONLY TO BUILDING COMPONENTS (AND FOUNDATION DESIGN IF APPLICABLE) DETAILED WITHIN THESE DRAWINGS.

<p>PROJECT: STORY COUNTY CONSERVATION</p> <p>PROJECT LOCATION: AMES, IA</p> <p>DRAWING: ROOF LAYOUT</p>	<p>CREATION DATE: 11/15/2016</p> <p>ORDER NO: 77841</p> <p>CAD MODEL: ~P18237</p>	<p>PRINT DATE: 12/6/2023</p> <p>SCALE: 1:40</p>	<p>poligon</p> <p>WWW.POLIGON.COM</p> <p>MAIN: (616) 888-3500</p> <p>FIELD SUPPORT: (616) 888-3504</p> <p>by PORTER CORP</p>
	<p>DRAWN BY: Nathan Kellicutt</p> <p>REV LEVEL: A</p>	<p>SHEET</p> <p>6.1</p>	



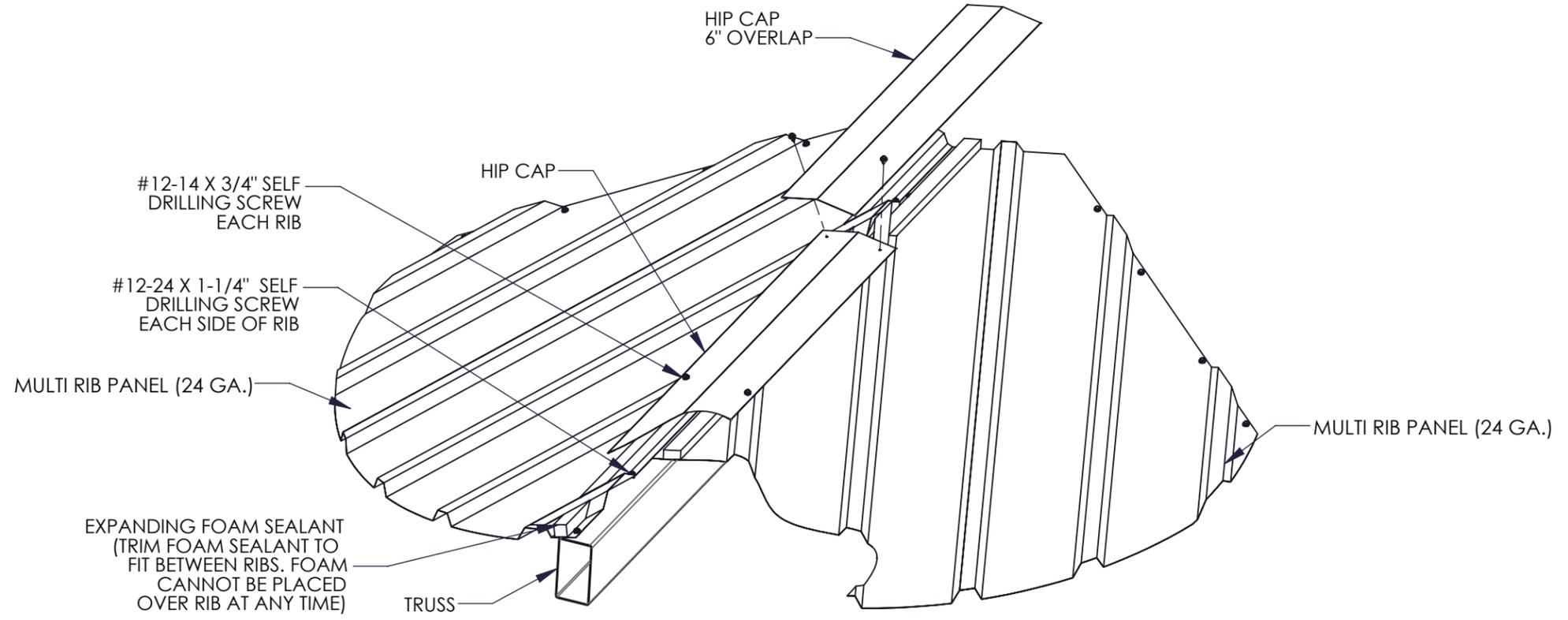
PART DESCRIPTIONS:

-  #12-14x3/4" SELF DRILLING SCREW.
-  #12-24x1 1/4" SELF DRILLING SCREW.
-  1/8" POP RIVET.

2023A

EAVE DETAIL

MR-100



2023A

TRUSS DETAIL

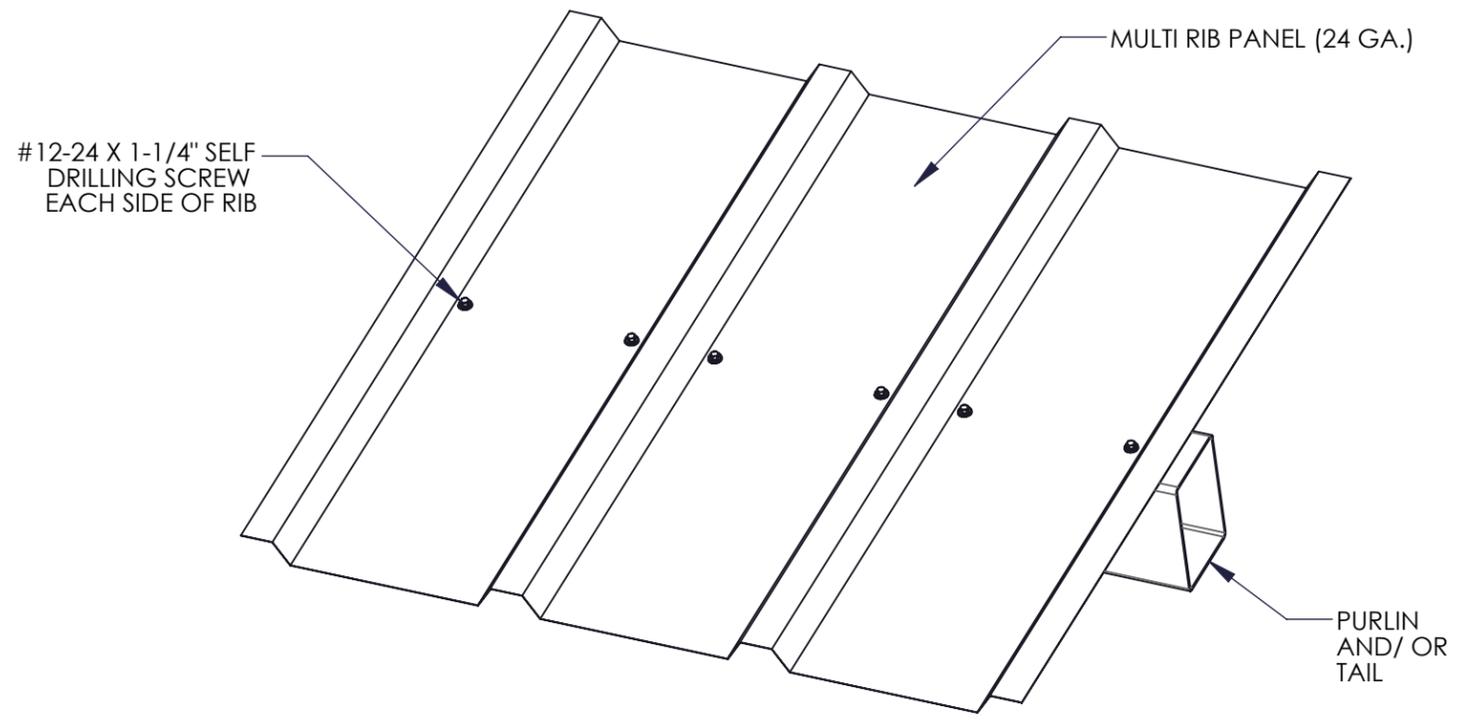
MR-300

poligon
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FIELD SUPPORT: (616) 888-3504

PROJECT: STORY COUNTY CONSERVATION PROJECT LOCATION: AMES, IA DRAWING: ROOF CONNECTION DETAILS	CREATION DATE: 11/15/2016 ORDER NO: 77841 CAD MODEL: ~P18237	DRAWN BY: Nathan Kellicut REV LEVEL: A	PRINT DATE: 12/6/2023 SCALE: NTS
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SHEET
7

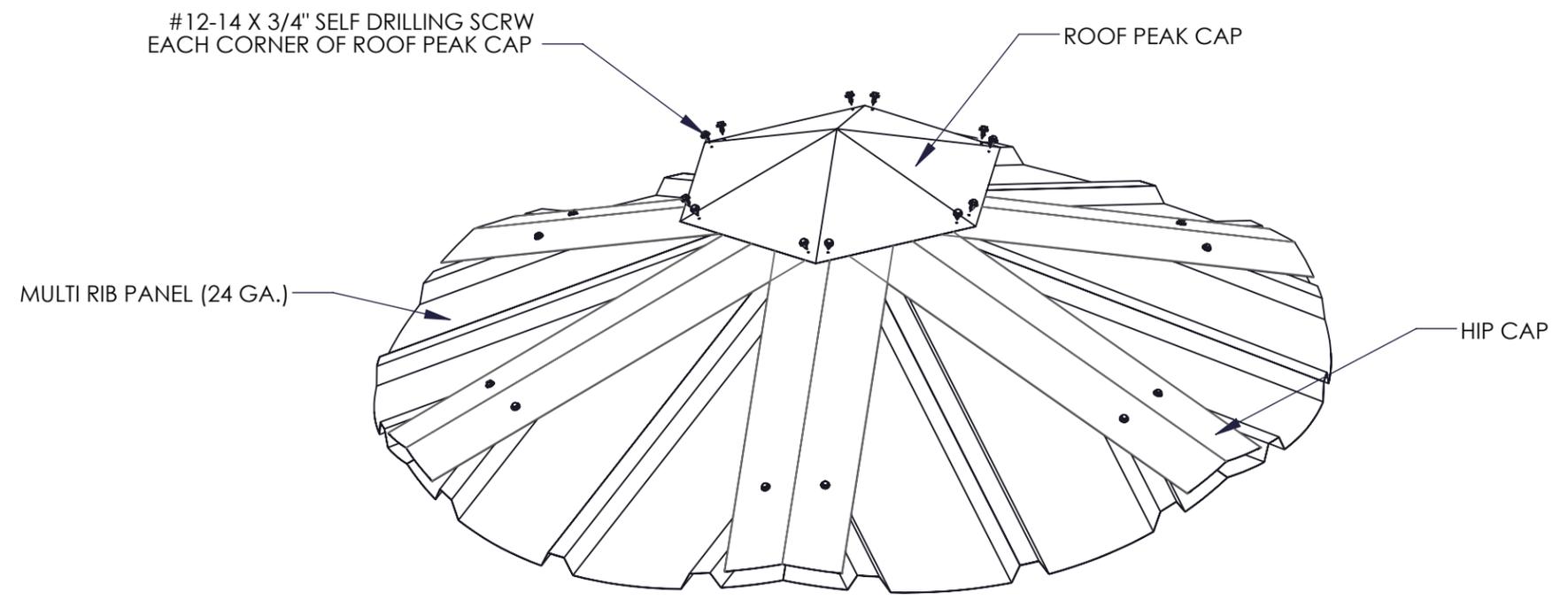
IF THESE DRAWINGS ARE SEALED, THE SEAL APPLIES ONLY TO BUILDING COMPONENTS (AND FOUNDATION DESIGN IF APPLICABLE) DETAILED WITHIN THESE DRAWINGS.



2022A

PURLIN DETAIL

MR-600

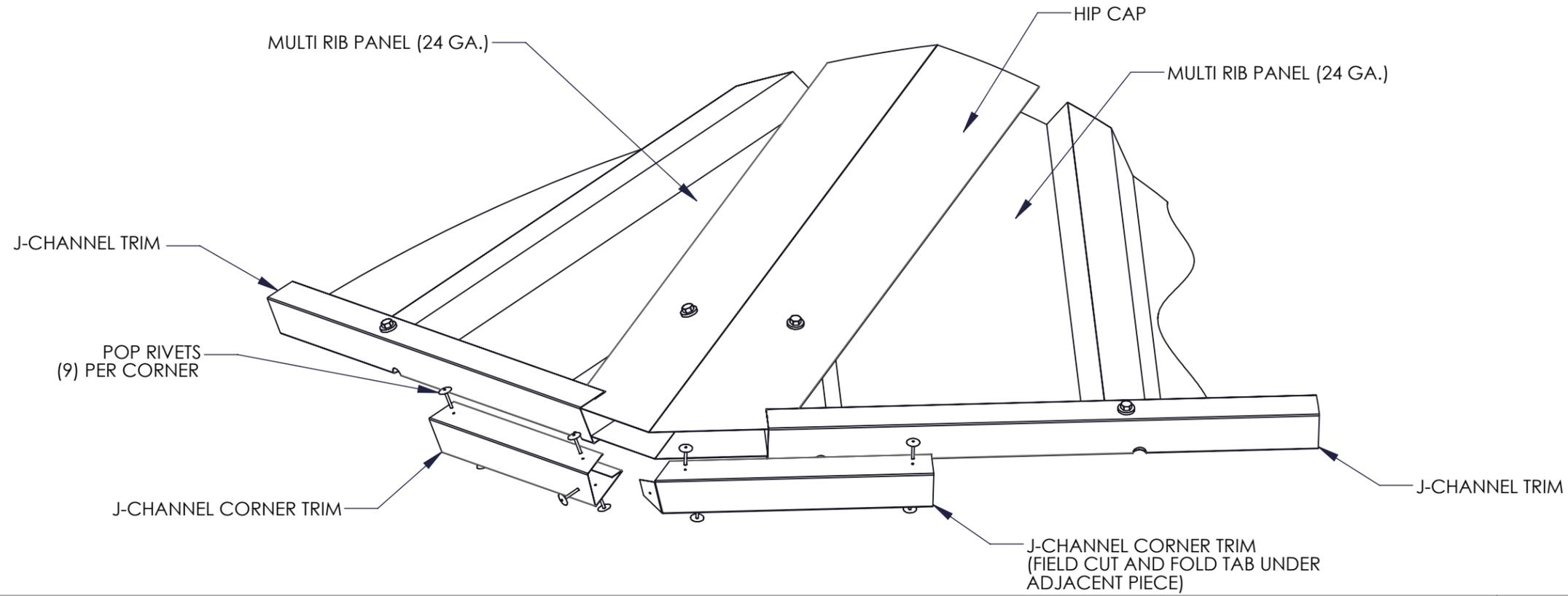


2022A

ROOF PEAK DETAIL

MR-800

PROJECT: STORY COUNTY CONSERVATION PROJECT LOCATION: AMES, IA DRAWING: ROOF CONNECTION DETAILS	CREATION DATE: 11/15/2016 ORDER NO: 77841 CAD MODEL: ~P18237	DRAWN BY: nathan.kellicut REV LEVEL: A	PRINT DATE: 12/6/2023 SCALE: NTS
	poligon by PORTER CORP WWW.POLIGON.COM MAIN: (616) 888-3500 FIELD SUPPORT: (616) 888-3504		
SHEET 7.1		IF THESE DRAWINGS ARE SEALED, THE SEAL APPLIES ONLY TO BUILDING COMPONENTS (AND FOUNDATION DESIGN IF APPLICABLE) DETAILED WITHIN THESE DRAWINGS.	



2022A

CORNER DETAIL

MR-900

PRINT DATE: 12/6/2023
SCALE: NTS

DRAWN BY: nathan.kellicut
REV LEVEL: A

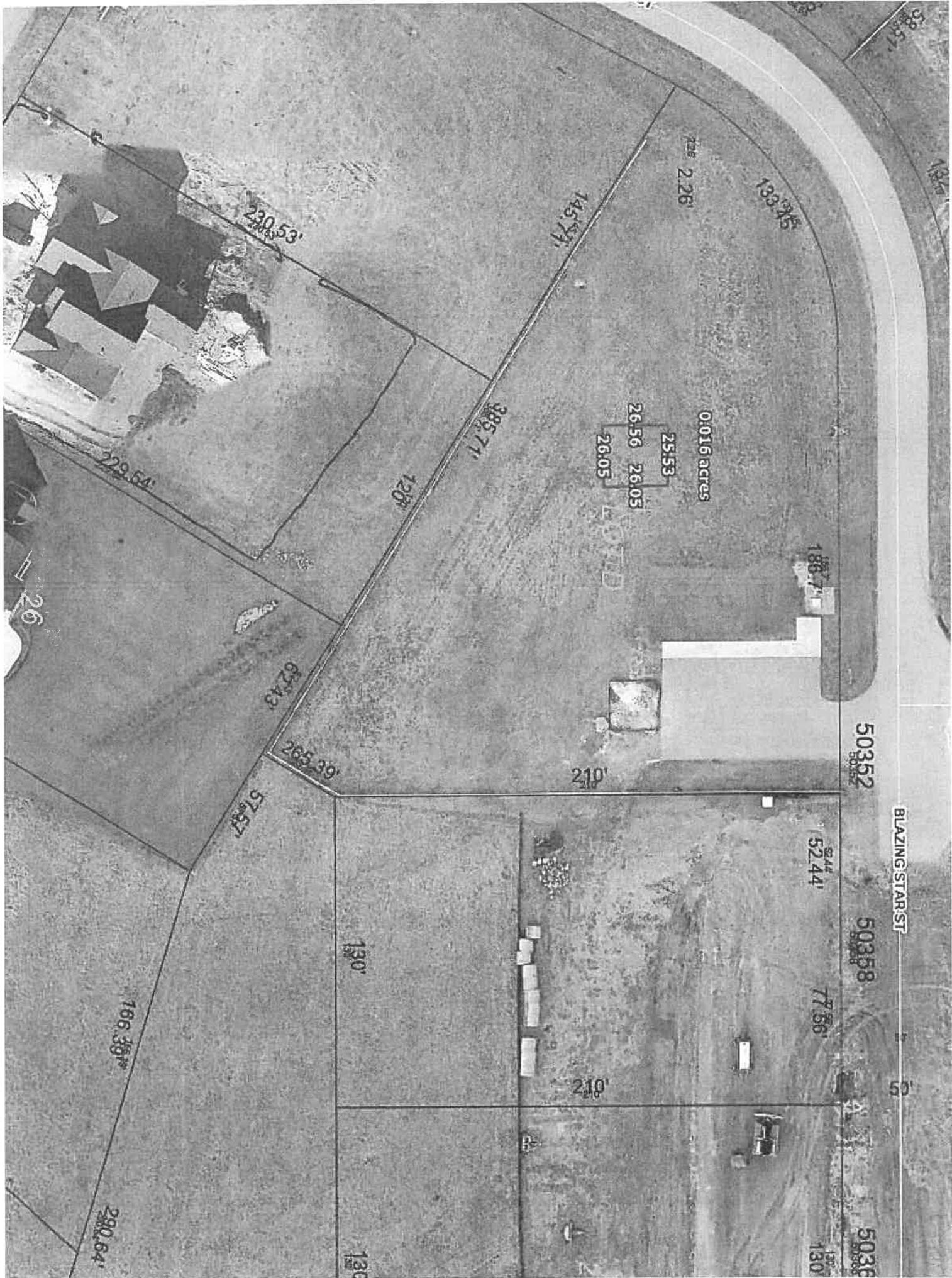
CREATION DATE: 11/15/2016
ORDER NO: 77841
CAD MODEL: ~P18237

PROJECT: STORY COUNTY CONSERVATION
PROJECT LOCATION: AMES, IA
DRAWING: ROOF CONNECTION DETAILS

SHEET

7.2

IF THESE DRAWINGS ARE SEALED, THE SEAL APPLIES ONLY TO BUILDING COMPONENTS (AND FOUNDATION DESIGN IF APPLICABLE) DETAILED WITHIN THESE DRAWINGS.



58.57'

132.05'

133.85'

2.26'

145.71'

230.53'

0.016 acres
26.56
25.53
26.05

385.71'

120'

229.54'

188.71'

26'

67.43'

210'

50352

BLAZING STAR ST

BLAZING STAR ST

52.44'

50358

BLAZING STAR ST

77.56'

130'

210'

25'

166.39'

5036

BLAZING STAR ST

130'

130'

280.64'

Applicant

Help

Name of Legal Entity : KJ AND A 1974 LLC
Business Name (DBA) : SLIMS COUNTRY MARKET
Business Type : Limited Liability Company
Insurance Company :

Premises Address

Street : 11563 US
HWY69
Suite/Apt :
City : STORY CITY
County : STORY
State : IOWA
ZIP : 50248-
0000

Mailing Address

Street : 11563 US
HWY69
Suite/Apt :
City : STORY CITY
County : STORY
State : IOWA
ZIP : 50248-
0000

License Information

License Number : LG0001269

License/Permit Type : Class "B" Retail Alcohol License (LG)

Current Status : Active

Premises Type : Grocery Store

Term : 12 months

Effective Date : 08-Apr-2025 *2026*

Expiration Date : 07-Apr-2026 *2027*

Contact Information

Name : KENT ALLEN

Phone Number : (641) 203-3823

Email : jmcdonaldallen@yahoo.com

- ⓘ License status history that predates November of 2022 is not accessible online. Please make a Public Records Request for this information.

License Status History

Date	Status
01-Nov-2025	Active
04-May-2022	Call for Status

- ⓘ Application history that predates November of 2022 is not accessible online. Please make a Public Records Request for this information.

Application History

Application ID	Application Type	Stage	Date
No application history found.			

Ownership

Name : ALLEN, KENT

% of Ownership : 100.0000

Position : owner

Applicant

Help

Name of Legal Entity : LOYAL ORDER OF MOOSE

Business Name (DBA) : LOYAL ORDER OF MOOSE, AMES LODGE NO. 520

Business Type : Non-Profit

Insurance Company : ENDURANCE AMERICAN SPECIALTY INSURANCE CO

r

Premises Address

Street : 644 W
190TH ST

Suite/Apt :

City : AMES

County : STORY

State : IOWA

ZIP : 50010-
9214

Mailing Address

Street : 644 W
190TH ST

Suite/Apt :

City : AMES

County : STORY

State : IOWA

ZIP : 50010-
9214

License Information

License Number : LF0001207

License/Permit Type : Class "F" Retail Alcohol License (LF)

Current Status : Active

Premises Type : Private Club

Term : 12 months

Effective Date : 01-May-2025 *2026*

Expiration Date : 30-Apr-2026 *2027*

Contact Information

Name : MICHAEL BEARDSLEY

Phone Number : (515) 232-2205

Email : lodge520@mooseunits.org

- ⓘ License status history that predates November of 2022 is not accessible online. Please make a Public Records Request for this information.

License Status History

Date	Status
01-Nov-2025	Active
02-Mar-2017	Call for Status

- ⓘ Application history that predates November of 2022 is not accessible online. Please make a Public Records Request for this information.

Application History

Application ID	Application Type	Stage	Date
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No application history found.

Ownership

Name : BEARDSLEY, MICHAEL

% of Ownership : 0.0000

Position : Treasurer

Name : CLATT, CHARLES

% of Ownership : 0.0000

Position : Administrator

Name : SAINGA, SCOTT

% of Ownership : 0.0000

Position : President

Applicant

Help

Name of Legal Entity : LAWNPRO LC

Business Name (DBA) : TWIN ANCHORS GOLF

Business Type : Limited Liability Company

Insurance Company : FOUNDERS INSURANCE COMPANY

Premises Address

Street : 68030 US
HIGHWAY
30

Suite/Apt :

City : COLO

County : STORY

State : IOWA

ZIP : 50056-
8576

Mailing Address

Street : 68030 US
HIGHWAY
30

Suite/Apt :

City : COLO

County : STORY

State : IOWA

ZIP : 50056-
8576

License Information

License Number : LC0033833

License/Permit Type : Class "C" Retail Alcohol License (LC)

Current Status : Active

Premises Type : Golf Course

Term : 12 months

Effective Date : 05-May-~~2025~~ 2026

Expiration Date : 04-May-~~2026~~ 2027

Contact Information

Name : SAM JURGENS

Phone Number : (515) 291-3759

Email : twinanchorsgolf@hotmail.com

ⓘ License status history that predates November of 2022 is not accessible online. Please make a Public Records Request for this information.

License Status History

Date	Status
01-Nov-2025	Active
15-Mar-2017	Call for Status

ⓘ Application history that predates November of 2022 is not accessible online. Please make a Public Records Request for this information.

Application History

Application ID	Application Type	Stage	Date
----------------	------------------	-------	------

No application history found.

Ownership

Name : JURGENS, SAM

% of Ownership : 37.0000

Position : Owner

Name : LEWIS, BRIAN

% of Ownership : 25.0000

Position : Owner

Name : PHILLIPS, DAN

% of Ownership : 37.0000

Position : Owner

Applicant

Help

Name of Legal Entity : AYA RANCH LC

Business Name (DBA) : PRAIRIE MOON WINERY AND VINEYARDS

Business Type : Limited Liability Company

Insurance Company : SECURA INSURANCE COMPANY

Premises Address

Street : 3801 W
190TH ST

Suite/Apt :

City : AMES

County : STORY

State : IOWA

ZIP : 50014-
9398

Mailing Address

Street : 3801 W
190TH ST

Suite/Apt :

City : AMES

County : STORY

State : IOWA

ZIP : 50014-
9398

License Information

License Number : LC0049686

License/Permit Type : Class "C" Retail Alcohol License (LC)

Current Status : Active

Premises Type : Vintner

Term : 12 months

Effective Date : 15-May-~~2025~~ 2026

Expiration Date : 14-May-~~2026~~ 2027

Contact Information

Name : MATTHEW NISSEN

Phone Number : (515) 231-9419

Email : mattnissen@prairiemoonwinery.com

- ⓘ License status history that predates November of 2022 is not accessible online. Please make a Public Records Request for this information.

License Status History

Date	Status
01-Nov-2025	Active
19-Oct-2022	Call for Status

- ⓘ Application history that predates November of 2022 is not accessible online. Please make a Public Records Request for this information.

Application History

Application ID	Application Type	Stage	Date
----------------	------------------	-------	------

No application history found.

Ownership

Name : NISSEN, HOLYCE

% of Ownership : 100.0000

Position : Owner



LATCF Annual Report

Project Summary (* denotes an Infrastructure Project)

Category 1: Government Services

Category	Cumulative Obligations	Cumulative Expenditures	Current Period Obligations	Current Period Expenditures
1.1 Healthcare	\$0.00	\$0.00	\$0.00	\$0.00
1.2 Education	\$0.00	\$0.00	\$0.00	\$0.00
1.3 Public Safety	\$0.00	\$0.00	\$0.00	\$0.00
1.4 Social Services	\$0.00	\$0.00	\$0.00	\$0.00
1.5 Economic Development	\$0.00	\$0.00	\$0.00	\$0.00
1.6 General Government Operations	\$0.00	\$0.00	\$0.00	\$0.00
1.7 Other Services	\$0.00	\$0.00	\$0.00	\$0.00

Category 2: Capital Expenditures

Category	Cumulative Obligations	Cumulative Expenditures	Current Period Obligations	Current Period Expenditures
2.1 Healthcare	\$0.00	\$0.00	\$0.00	\$0.00
2.2 Education	\$0.00	\$0.00	\$0.00	\$0.00
2.3 Public Safety	\$0.00	\$0.00	\$0.00	\$0.00
2.4 Community Development	\$0.00	\$0.00	\$0.00	\$0.00
2.5 Housing	\$0.00	\$0.00	\$0.00	\$0.00
2.6 Government Administration	\$0.00	\$0.00	\$0.00	\$0.00
2.7 Economic Development	\$0.00	\$0.00	\$0.00	\$0.00
2.8 Other Capital Expenditures	\$0.00	\$0.00	\$0.00	\$0.00

Category 3: Transportation/Water/Sewer/Technology

Category	Cumulative Obligations	Cumulative Expenditures	Current Period Obligations	Current Period Expenditures
3.1 Transportation	\$0.00	\$0.00	\$0.00	\$0.00
3.2 Water/Sewer	\$0.00	\$0.00	\$0.00	\$0.00
3.3 Technology Development	\$0.00	\$0.00	\$0.00	\$0.00
3.4 Other Infrastructure	\$0.00	\$0.00	\$0.00	\$0.00

Category 4: Other Governmental Purposes

Category	Cumulative Obligations	Cumulative Expenditures	Current Period Obligations	Current Period Expenditures
4.1 Non-Federal Match/Cost Sharing	\$0.00	\$0.00	\$0.00	\$0.00
4.2 LATCF Program Administration	\$0.00	\$0.00	\$0.00	\$0.00
4.3 Other Purposes Not Listed Above	\$0.00	\$0.00	\$0.00	\$0.00

Grand Total

Cumulative Obligations	Cumulative Expenditures	Current Period Obligations	Current Period Expenditures
\$0.00	\$0.00	\$0.00	\$0.00

Has the recipient has spent any LATCF funds on lobbying activities as outlined in the ineligible uses section of Treasury’s guidance for the Local Assistance and Tribal Consistency Fund?: **No**

FAC Audit

Have you expended \$750,000 or more in federal award funds during your most recently completed fiscal year?

Yes

Have you submitted a single audit or program specific audit report to the Federal Audit Clearinghouse (FAC)?

Yes

Certification

Authorized Representative Name: **Lisa Markley**

Authorized Representative Title: **Assistant Auditor**

Authorized Representative Phone:

Authorized Representative Email: **lmarkley@storycountyiowa.gov**

Submission Date: **03/04/26**

RESOLUTION TO VACATE A COUNTY ROAD

Story County
Resolution No. 26-60

WHEREAS, on March 3rd, 2026 at 10:00 a.m., a public hearing was held in the Board Room at the Story County Administration Building in Nevada, Iowa, on the proposed vacation to clear the record of a portion of Story County Secondary Road 580th Avenue (Co. Rd. R70), described as follows:

- 1. A part of 580th Ave., originally established on June 11th, 1858 (See Road Record Book A, page 148), and widened in 1987 (See Instrument Numbers 07871 and 08382), on the west line of Section 16, Township 83 North, Range 23 West of the 5th P.M., Story County, Iowa. The intention is to vacate a portion of 580th Ave. from the NW Corner of the SW 1/4 of the NW 1/4 of section 16 Township 83 North Range 23 West approximately 876.01 feet South, said road being 120 feet in width, centered on the west line of said Section 16.**

WHEREAS, there were no objections or claims for damages filed on or before March 3rd, 2026.

NOW, THEREFORE BE IT RESOLVED by the Story County Board of Supervisors that the subject section of road be ordered vacated and closed, and do hereby Quit Claim unto the adjoining property owners, all our right, title, interest, estate, claim and demand, the vacated property listed above subject to the right of utilities to continue in possession of any easement existing at the time of vacation. See Exhibit "A" attached.

Adopted this 10th day of March, 2026.

Recommended by:

 3-4-26
Darren R Moon, P.E. Date
County Engineer

Chairperson, Board of Supervisors

Attest:

County Auditor

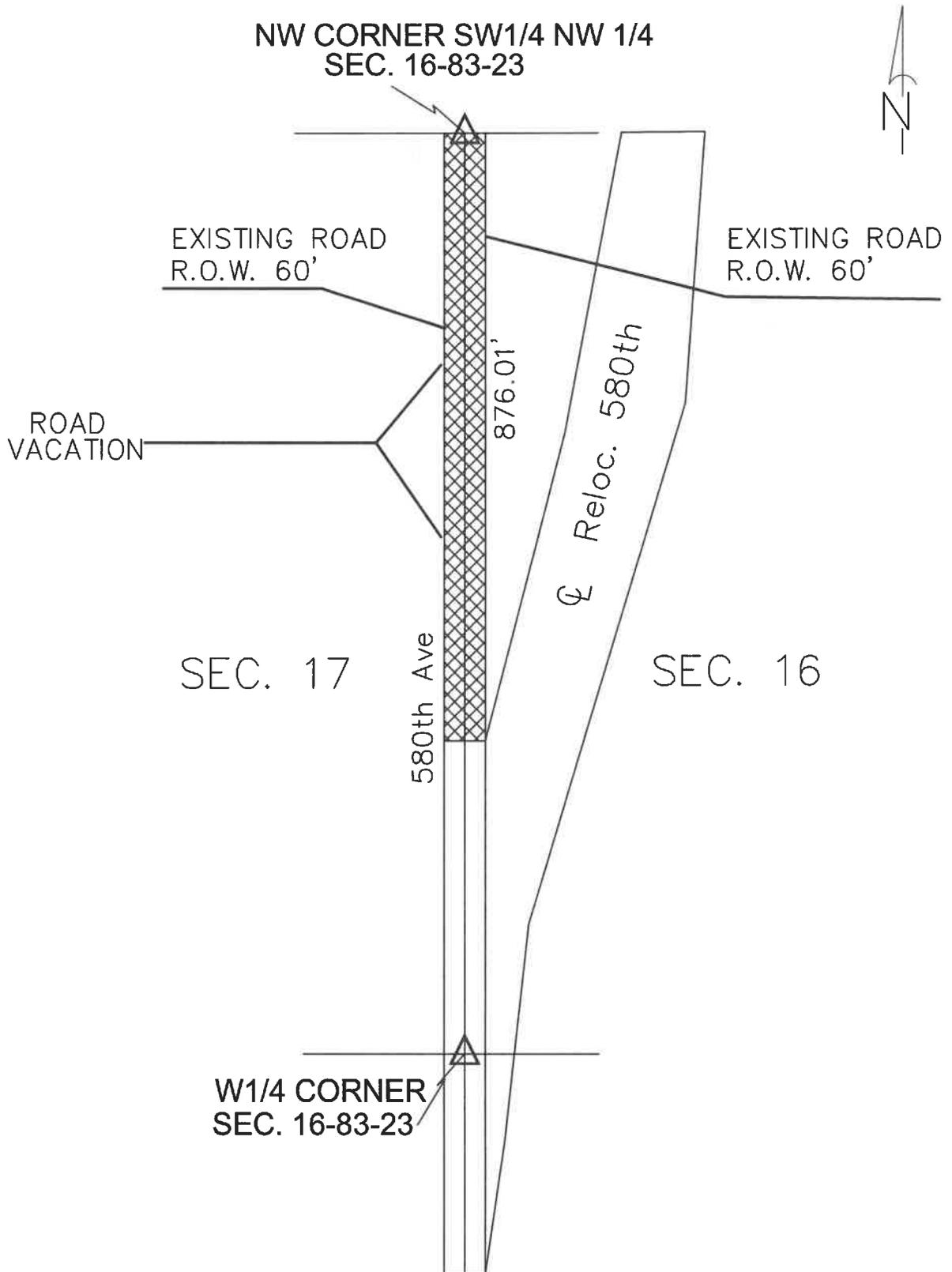
ROLL CALL	Latifah Faisal	Yea	___	Nay	___	Absent	___
FOR ALLOWANCE	Lisa Heddens	Yea	___	Nay	___	Absent	___
	Linda Murken	Yea	___	Nay	___	Absent	___

ALLOWED BY VOTE OF BOARD Yea ___ Nay ___ Absent ___

CHAIRPERSON Above tabulation made by _____

EXHIBIT A

A part of 580th Ave., originally established on June 11th, 1858 (See Road Record Book A, page 148), and widened in 1987 (See Instrument Numbers 07871 and 08382), on the west line of Section 16, Township 83 North, Range 23 West of the 5th P.M., Story County, Iowa. The intention is to vacate a portion of 580th Ave. from the NW Corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of section 16 Township 83 North Range 23 West approximately 876.01 feet South, said road being 120 feet in width, centered on the west line of said Section 16.



Prepared by and return to: The Story county Engineer's Office, 837 N Ave, Nevada Iowa 50201 Phone 515-382-7355

RESOLUTION #26-67

Story County Board of Supervisors

Award of Bid for Projects LFM-L25--7X-85 and L-U28S--73-85

LFM-L25--7X-85 - RCB Culvert New - On 730th Ave. over unnamed stream, S25-T85-R21, for the cost of \$81,921.31.

L-U28S--73-85 - Culvert Replacement - On 580th Ave.; over small stream; S29-T82N-R23-W, for the cost of \$88,155.80.

BE IT RESOLVED, by the Story County Board of Supervisors, as follows:

Section 1: That bid for LFM-L25--7X-85 and L-U28S--73-85 be awarded to the low bidder, PETERSON CONTRACTORS INC., REINBECK, IA for the total cost of \$170,077.11.

Section 2: That the Story County Engineer be authorized to sign the contract documents on behalf of the board.

Section 3: That this resolution shall take effect immediately.

Adopted this 10th day of March, 2026

Recommended Approval by:

 3-4-26
Darren R Moon, P.E. Date
County Engineer

Chair, Board of Supervisors

Attest: _____
County Auditor

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

ALLOWED BY VOTE OF THE BOARD Yea ___ Nay ___ Absent ___

CHAIRPERSON Above tabulation made by _____

Prepared by and return to: The Story county Engineer's Office, 837 N Ave, Nevada Iowa 50201 Phone 515-382-7355

RESOLUTION #26-68

Story County Board of Supervisors

Award of Bid for Projects L-COL20--73-85 and L-M22--73-85

L-COL20--73-85 - RCB Culvert New - On 310th St. Over Drainage, S20 T82 R21, for the cost of \$168,056.40.

L-M22--73-85 - RCB Culvert New - On 590th Ave.; over overflow of Milford 13, in S21-T84-R23., for the cost of \$146,699.80.

BE IT RESOLVED, by the Story County Board of Supervisors, as follows:

Section 1: That bid for L-COL20--73-85 and L-M22--73-85 be awarded to the low bidder, PROGRESSIVE STRUCTURES, LLC, LUXEMBURG, IA for the total cost of \$314,756.20.

Section 2: That the Story County Engineer be authorized to sign the contract documents on behalf of the board.

Section 3: That this resolution shall take effect immediately.

Adopted this 10th day of March, 2026

Recommended Approval by:



3-4-26

Darren R Moon, P.E.

Date

County Engineer

Attest: _____

Chair, Board of Supervisors

County Auditor

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

ALLOWED BY VOTE OF THE BOARD	Yea	___	Nay	___	Absent	___
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Above tabulation made by _____

CHAIRPERSON

DO NOT WRITE IN THE SPACE ABOVE, RESERVED FOR RECORDER
Prepared By: Leanne Lawrie Harter, Story County Planning and Development Department
900 6th Street, Nevada, Iowa 50201 | 515-382-7245

**STORY COUNTY, IOWA
RESOLUTION OF THE BOARD OF SUPERVISORS
RESOLUTION NO. 26-70**

**A RESOLUTION TO ADOPT FEE AND FINE SCHEDULES FOR STORY COUNTY
PLANNING AND DEVELOPMENT DEPARTMENT EFFECTIVE MARCH 10, 2026,
AND REPEAL PREVIOUSLY SET FEE AND FINE SCHEDULES**

WHEREAS, the Board of Supervisors of Story County, Iowa, determines that fees and fines collected and enforced by the Story County Planning and Development Department are in need of review and revision and to that end the following findings and resolution are made and adopted; and

WHEREAS, the current regulations outlined in Chapter 32 – Road Identification and Address Numbering System, Chapter 80 – Floodplain Management Program, Chapter 83 – Special Events, and the Land Development Regulations (Chapters 85, 86, 87, 88, 89, 90, 91, 92, and 93) require the submittal of application and filing fees and reference that the amount of the application fee shall be as established by the Board of Supervisors.

WHEREAS, the fees and fines collected and enforced by the Story County Planning and Development Department were last amended in December 2024; and

WHEREAS, the Story County Planning and Development Department fee and fine schedules attached hereto as Exhibit "A", are recommended by the Planning and Development Department and appear in all respects to be reasonable and necessary.

NOW, THEREFORE, BE IT RESOLVED that the schedule of fees and fines attached hereto as Exhibit "A", as well as all other costs and/or fees which may be lawfully claimed by the Story County Planning and Development Department are hereby adopted and shall become effective on March 10, 2026, upon passage of this Resolution. All other fee and fine schedules collected and enforced by the Story County Planning and Development Department, whether adopted by resolution or not, shall become void and held for naught at such time.

IT IS FURTHER RESOLVED that the Chairperson of the Board of Supervisors and the Clerk to the Board of Supervisors are authorized and they are hereby directed to certify a copy of this Resolution as the voluntary act and deed of the Board of Supervisors of Story County, Iowa.

Dated this _____ day of _____, 2026.

Chairperson, Board of Supervisors

Attest:

County Auditor

ROLL CALL
FOR ALLOWANCE

Latifah Faisal Yea___ Nay___ Absent___
Lisa Heddens Yea___ Nay___ Absent___
Linda Murken Yea___ Nay___ Absent___

ALLOWED BY VOTE
OF BOARD

Yea___ Nay___ Absent___

CHAIRPERSON Above tabulation made by _____

EXHIBIT A

Story County Planning and Development Fee Schedule

Fees are required for submittal of a complete application and all incomplete applications will be refused.

All fees are non-refundable.

Effective March 10, 2026

AMENDMENTS	
Code of Ordinances (Text)	\$400
Cornerstone to Capstone (C2C) Plan Amendment	\$400
Official Zoning Map (Rezoning)	\$400
BOARD OF ADJUSTMENT	
Appeal of Director's Decision	\$200
Variance	\$200
Floodplain Variance	\$400
CONDITIONAL USE PERMITS	
New Conditional Use Permit not subject to Supplemental Standards as identified in Table 90-1 – Table of Conditional Uses	\$400
New Conditional Use Permit subject to Supplemental Standards as identified in Table 90-1 – Table of Conditional Uses	
Communication towers and facilities	\$1,000
Commercial campgrounds and travel trailer parks *	\$500
Mineral extraction and primary mineral processing	\$1,000
Adaptive reuse of abandoned schools, churches or buildings or other structures listed on the National Register of Historic Places or those designated as local landmarks that contribute to a historic district, or other institutional, commercial or industrial buildings where a proposed use or proposed combination of two or more principal uses, on one lot within one building, is not otherwise permitted	\$450
Rural salvage yard in conjunction with an owner-occupied single-family dwelling	\$450
Bed and breakfast inn	\$450
Commercial Wind Energy Conversion Systems (C-WECS)	\$5,000
Commercial Solar Energy Systems (C-SES)	\$5,000
Semi, Tractor, Trailer, and RV Repair and Service Garages	\$450
Utility-Scale Battery Energy Storage Site	\$5,000
Minor Modification	\$200
Insignificant Modification	\$100

911 ADDRESSING	
New Address Marker	\$150
Replacement Address Marker	\$115
Street Corner Marker	\$150
Road Renaming	\$400

PERMITS	
Change in Use	\$100
Home Business	\$100
Sign	\$75
Temporary Mobile Home	\$100
Grading	\$75
Site Plan	\$100
Floodplain (Structural)	\$200
Floodplain (Non Structural)	\$100
Special Events	\$100
Zoning (Building) - Value <u>up to</u> \$20,000	\$50
Zoning (Building) -Value <u>above</u> \$20,000	0.15 % of Value

SUBDIVISIONS	
Agricultural	\$250
Residential Parcel	\$250
Minor	\$350
Major-Preliminary	\$350
Major-Final	\$350
Vacation (Plat and ROW)	\$275
Waiver	\$275

OTHER	
Copies (Per Page) (Black and White)	\$0.50
Copies (Per Page) (Color)	\$1.00
Property Research (Per Parcel)	\$50
Re-Inspection Fee	\$75

Story County Planning and Development Fine Schedule

Effective March 10, 2026

<i>Violation of Story County Land Development Regulations</i>	
Failure to obtain proper permits prior to erection, construction, reconstruction, enlargement, change of use of any building, structure or land, including operating a home business, <u>grading, conditional use permits, and placement of signage</u> , if deemed applicable, or developing in the floodplain without required permits issued through Story County Planning and Development.*	Amount of original permit <u>application</u> fee multiplied by 1.25 (plus the payment of the original permit <u>application</u> fee)**
Failure to obtain a Foundation Location Inspection [^]	
First offense	\$500**
Second and subsequent offenses	\$1,000**
Re-Inspection Fee	\$75
* According to Chapter 80, Floodplain Management, “Development” means any manmade change to improved or unimproved real estate, including (but not limited to) building or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations, or storage of materials and/or equipment. “Development” does not include minor projects or routine maintenance of existing structures and facilities, as defined this section.	
**Fine and violation is issued to the party listed as “Applicant” on the application form(s).	
[^] “Foundation location inspection” means inspection of a structure’s setbacks from property lines after forms have been placed, prior to the pouring of concrete or similar materials. In the case of uses without a foundation, such as co-locations and similar uses, the foundation location inspection is scheduled prior to completing any site improvements and may require the applicant to flag (or by some other means) define the area of proposed improvements.	
<i>Violation of Chapter 32 - Road Identification and Address Numbering System</i>	
If nuisance is not abated, the Planning and Development Director or designated agent shall perform, either directly or by contract, the required action.	The costs of the abatement shall be a special assessment against the property for collection in the same manner as a property tax, pursuant to Code of Iowa Section 331.384.



Story County Conservation Board - McFarland Park 56461 180th St. - Ames, Iowa 50010-9451
Phone (515) 232-2516 - Fax (515)232-6989 - Email: conservation@storycounty.com
www.storycountyconservation.org

Memorandum

To: Story County Board of Supervisors
Through: Michael D. Cox, Director
From: Ryan Wiemold, Park Superintendent
Date: March 10, 2026
Re: Consideration of Amendment #2 of Professional Services Agreement with Shive Hattery for Tedesco Environmental Learning Corridor Shelter Project to Include Construction Observation and Construction Administration for a Not to Exceed Amount of \$45,000.00.

The attached Agreement secures the services of Shive Hattery for construction administration and oversight for the Tedesco Environmental Learning Corridor Shelter project. This total can be amended into the original design contract, which is currently at \$117,800.00 after Amendment 1. This is an hourly fee cost basis with a not to exceed price of \$45,000.00, bringing this total contract to \$162,800.00.

Funding for this Agreement is included in the FY26 budget from the SCWLL, TIF and Conservation Trust Funds.

The Story County Conservation Board urges your approval.

Approval

Disapproval

Date

Date

AMENDMENT TO AGREEMENT
between SHIVE-HATTERY, INC. AND THE CONSULTANT

ATTN: Michael Cox

CONSULTANT: Story County Conservation Board
McFarland Park
56461 180th Street
Ames, IA 50010-9451

PROJECT: Story CCB – TELC Phase 4

PROJECT LOCATION: Ames, IA

ORIGINAL AGREEMENT DATE: July 2, 2025

AMENDMENT NO.: 2

AMENDMENT DATE: January 14, 2026

Story County Conservation and Shive-Hattery, Inc. (S-H) agree to amend the Original Agreement as follows:

PROJECT DESCRIPTION

No changes.

SCOPE OF SERVICES

The services and tasks for the project are added/deleted or revised as follows:

ADD

1. Construction Phase Services

- A. Review contractor-provided submittals (up to two reviews per submittal).
- B. Review and respond to Requests For Information.
- C. Review Contractor-prepared Change Order Requests and Pay Applications. Coordinate changes with Contractor and Advise Owner regarding approvals.
- D. Attend pre-construction meeting (On Site).
- E. Perform routine construction observation site visits and produce observation reports to Owner and Contractor (up to eight (8)). At least one representative from Shive-Hattery will be present at each site visit. Representatives may vary depending on the work being done.
- F. Attend Owner-Architect-Contractor (OAC) meetings (once every two weeks at most; Virtual Meetings; up to twelve (12)).
- G. Review Contractor-Provided punch list and perform site visit to further develop punch list. Provide revised punch list to Owner and Contractor.
- H. Perform final punch list review site visit once Contractor has completed all punch list items.
- I. Track plan changes throughout construction and provide Record Documents to Owner at close of project.



CLIENT RESPONSIBILITIES

No changes.

SCHEDULE

The Schedule is revised as follows:

ADD

- Bidding is anticipated to occur in Q1 of 2026, with final completion achieved prior to 2027.

COMPENSATION

The previous Compensation was as follows:

Description	Fee Type	Fee	Estimated Expenses	Total
Base Services - Design & Bidding	Hourly	\$93,800	Included	\$93,800
Amendment 1 – Signage + Shelter Design	Hourly	\$24,000	Included	\$24,000
TOTAL				\$117,800

The Compensation is revised as follows:

Description	Fee Type	Fee	Estimated Expenses	Total
Base Services - Design & Bidding	Hourly	\$93,800	Included	\$93,800
Amendment 1 – Signage + Shelter Design	Hourly	\$24,000	Included	\$24,000
Amendment 2 – Construction Phase Services	Hourly	\$45,000	Included	\$45,000
TOTAL				\$162,800

Fee Types:

- Hourly - We will provide the Scope of Services on an hourly rate basis at our Standard Hourly Fee Schedule in effect at the time that the services are performed. We will not exceed the estimated amounts above without your prior authorization.

Expenses:

- Included - Expenses have been included in the Fee amount.

ADDITIONAL SERVICES

No changes.

AGREEMENT

When accepted by both parties, this Amendment will amend the Original Agreement and is subject to all other terms and conditions of the Original Agreement. Original, facsimile, electronic signatures or other electronic acceptance by the parties (and returned to Shive-Hattery) are deemed acceptable for binding the parties to the Amendment. The Client representative signing this Amendment warrants that he or she is authorized to enter into this Amendment on behalf of the Client.

Sincerely,
SHIVE-HATTERY, INC.



Anthony Harbaugh, PE
Civil Engineer, Project Manager
aharbaugh@shive-hattery.com



Luke Monat, PE
Water & Environment Market Leader
lmonat@shive-hattery.com

AGREEMENT ACCEPTED AND SERVICES AUTHORIZED TO PROCEED

CLIENT: Story County Conservation Board / Story County Board of Supervisors

STORY COUNTY CONSERVATION

BY: _____ **TITLE:** _____
(signature)

PRINTED NAME: _____ **DATE ACCEPTED:** _____

STORY COUNTY BOARD OF SUPERVISORS

BY: _____ **TITLE:** _____
(signature)

PRINTED NAME: _____ **DATE ACCEPTED:** _____

Prepared by and return to: The Story County Conservation, 56461 180th St., Ames Iowa 50010 Phone 515-232-2516

RESOLUTION #26-71

Story County Board of Supervisors

Award of Bid for Tedesco Environmental Learning Corridor Phase 4 Project, for the cost of \$879,600.00.

BE IT RESOLVED, by the Story County Board of Supervisors, as follows:

Section 1: That bid for Tedesco Environmental Learning Corridor Phase 4 be awarded to the low bidder, GIARDINO CONSTRUCTION, POLK CITY, IA. for the total cost of \$879,600.00.

Section 2: That the Story County Conservation Director be authorized to sign the contract documents on behalf of the board.

Section 3: That this resolution shall take effect immediately.

Adopted this 10th day of March, 2026

Recommended Approval by:

Chair, Board of Supervisors

Attest: _____
County Auditor

ROLLCALL	Latifah Faisal	Yea	Nay	Absent
FOR ALLOWANCE	Lisa Heddens	Yea	Nay	Absent
	Linda Murken	Yea	Nay	Absent

ALLOWED BY VOTE OF THE BOARD		Yea	Nay	Absent
---------------------------------	--	-----	-----	--------

CHAIRPERSON

Above tabulation made by _____



Story County Conservation Board - McFarland Park 56461 180th St. - Ames, Iowa 50010-9451
Phone (515) 232-2516 - Fax (515)232-6989 - Email: conservation@storycounty.com
www.storycountyconservation.org

Memorandum

To: Story County Board of Supervisors
From: Michael D. Cox, Director
Date: March 10, 2026
Re: Consideration of Bid Award and Construction Contract to Giardino Construction for \$879,600.00 and Authorize the Conservation Director, Michael Cox, to Sign the Contract.

Bids for the Tedesco Environmental Learning Corridor Phase 4 – Shelter and parking lot construction were opened on March 3 at the Story County Board of Supervisors meeting. Three bids were received.

<u>Contractor</u>	<u>Base Bid</u>
Giardino Construction	\$879,600.00
R.H. Graham Construction	\$890,000.00
GTG LLC	\$921,890.00

The engineer’s cost estimate was \$775,660.00. Our engineer has reviewed the bids and advises that they are correct and an accurate representation of the market. There are no indicators that rebidding would result in a lower bid. Funding for this project is available in the Story County Water and Land Legacy, the Conservation Trust Fund, and remaining Tax Increment Financing funds.

The Story County Conservation Board recommends an award to the low responsive, responsible bidder, Giardino Construction, and authorization for Michael Cox, Conservation Director, to sign the contract.

Approval

Disapproval

Date

Date



Memorandum

To: Story County Board of Supervisors
Through: Michael D. Cox, Director
From: Patrick Shehan, Special Projects Ranger
Date: March 10, 2026
Re: Consideration of Supplemental Agreement with Bolton & Menk Inc. for Final Design Services for the Deppe Family Recreation Area for \$5,500.

The attached professional services supplemental agreement with Bolton & Menk Inc. is for final design services for the Deppe Family Recreation Area.

The scope of this agreement is for final design through the bid process for items such as parking lot, large shelter, repurposing the existing grain bin, grading plan and stormwater items.

This contract is for \$5,500 and will be funded through a Land and Water Conservation Fund Grant and SCWLL Bond funds.

The Story County Conservation Board recommends approval.

Approval

Disapproval

Date

Date

**AMENDMENT #001 TO AGREEMENT FOR PROFESSIONAL SERVICES
BETWEEN STORY COUNTY CONSERVATION, INC. AND BOLTON & MENK, INC.**

This AMENDMENT #001 (“Amendment”) to the original Agreement for Professional Services between STORY COUNTY BOARD OF SUPERVISORS, Inc. (“OWNER”) and Bolton & Menk, Inc. (“ENGINEER”) dated July 2, 2025 (the “Agreement”) is made and entered into on this 10th day of March, 2026.

WHEREAS, OWNER has engaged ENGINEER, pursuant to the Agreement, to furnish OWNER with engineering, design, and bidding, in connection with the Deppe Family Conservation Area Improvement Project (the “Project”);

WHEREAS, OWNER and ENGINEER have agreed to amend the Agreement as set forth in this Amendment and subject to the terms and conditions of this Amendment; and,

NOW THEREFORE, for good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties agree as follows:

1. SCOPE. The Scope below incorporated herein. If the OWNER requests or ENGINEER performs additional services for the Project, ENGINEER shall make such request to OWNER in writing, setting forth any changes or additions to the Scope of the Agreement, including any additional deliverables requested for the Project.

- a. Utilize the plans developed for the preliminary plan as the basis for developing public bid documents.
- b. Develop a cover sheet, notes sheet, and site demolition plan.
- c. Sub-contract with Brian Brewer, PE, for electrical coordination and to provide clarity for bidders regarding the electrical services.
- d. Develop front-end specifications and coordinate with Story County Conservation staff for the development of public notices and publishing requirements.
- e. Technical specification shall be provided as on-plan notes.
- f. Assume the owner will open bids.
- g. Tabulate bids and make a recommendation for award to the Story County Conservation Board.

2. FEE. The fee for these services shall be a lump sum fee of \$5,500. If the ENGINEER requests additional fees for the services for the Project, ENGINEER shall make such request to OWNER in writing, setting forth any changes in fees and all fees associated with such additional services. If OWNER agrees to the change in scope or fees proposed by ENGINEER in writing, the parties will adjust the Maximum Fee to account for such changes. No claim for extra services performed by ENGINEER will be allowed by OWNER except as provided in this Amendment nor will ENGINEER perform any services or work not previously approved by OWNER except upon receipt of a written amendment.

3. Additional Forms. None.

4. All Other Terms and Conditions of the Agreement. Any conflict on inconsistency as to terms set forth in this Amendment and the Agreement or other writing will be governed by this Amendment.

IN WITNESS WHEREOF, the parties have caused this AMENDMENT #001 to be executed by their duly authorized representatives on the dates written below.

STORY COUNTY BOARD OF SUPERVISORS

SIGNED: _____

NAME: _____

TITLE: _____

DATE: _____

BOLTON & MENK, INC.

SIGNED:  _____

NAME: Casey Byers

TITLE: Principal Landscape Architect

DATE: 3/5/2026

Closure No. 26-16

Date March 5, 2026

Resolution

BE IT RESOLVED

By the Board of Supervisors of Story County, Iowa, to approve the Road Closure(s) for the purpose of Bridge construction

Section 1/5/8/12 Palestine/Union Twsp Bridge Closure on 290th St over I-35

_____ Attest: _____

Chair, Board of Supervisors

County Auditor

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

ALLOWED BY VOTE OF THE BOARD	Yea	___	Nay	___	Absent	___
---------------------------------	-----	-----	-----	-----	--------	-----

_____ Above tabulation made by _____
CHAIRPERSON

STORY COUNTY UTILITY PERMIT

Date 3/3/26

To the Board of Supervisors, Story County, Iowa:

The MidAmerican Energy Company Company, incorporated under the laws of authorize to do business within the State of Iowa, with its principal place of business at 2595 34th Ave NW, does hereby make application requesting permission to occupy certain portions of public right-of-way and that the County Engineer be directed to establish the location of lines of transmission of electrical utility equipment on secondary route 340th Ave, from 2nd utility pole from intersection to 3rd utility pole from intersection, a distance of 0.25 miles.

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

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

we will be replacing 2x - 35' electric wood poles in the same location with 40' electric wood poles

2. The installation shall meet the requirements of county, state, and federal laws, franchise rules, and of the Iowa State Commerce Commission Regulations and Directives, Utilities Division, the Iowa State Department of Health, and any other laws or regulations applicable. Utility depth requirements shall meet Iowa Administrative Code 761—115.13(306A).

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

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

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

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

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

8. The Permittee shall indemnify and save harmless Story County from any and all causes of action, suits at law or in equity, or losses, damages, claims, or demands, and from any and all liability and expense of whatsoever nature for, on account of or due to the acts or omissions of said Permittee's officers, members, agents, representatives, contractors, employees or assigns arising out of or in connection with its (or their) use or occupancy of the public highway under this permit.

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

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

Whenever the route of the proposed cable line runs along a paved secondary highway, the location of said cable shall be constructed in the ditch bottom near the backslope or on top of the backslope near the r.o.w. line.

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

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

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

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

Date 3/2/2026

MidAmerican Energy
Name of Company (Applicant - Permittee)

Nicholas Salazar 515-323-1306
by Phone no.

Recommended for Approval:

Date 3-3-26

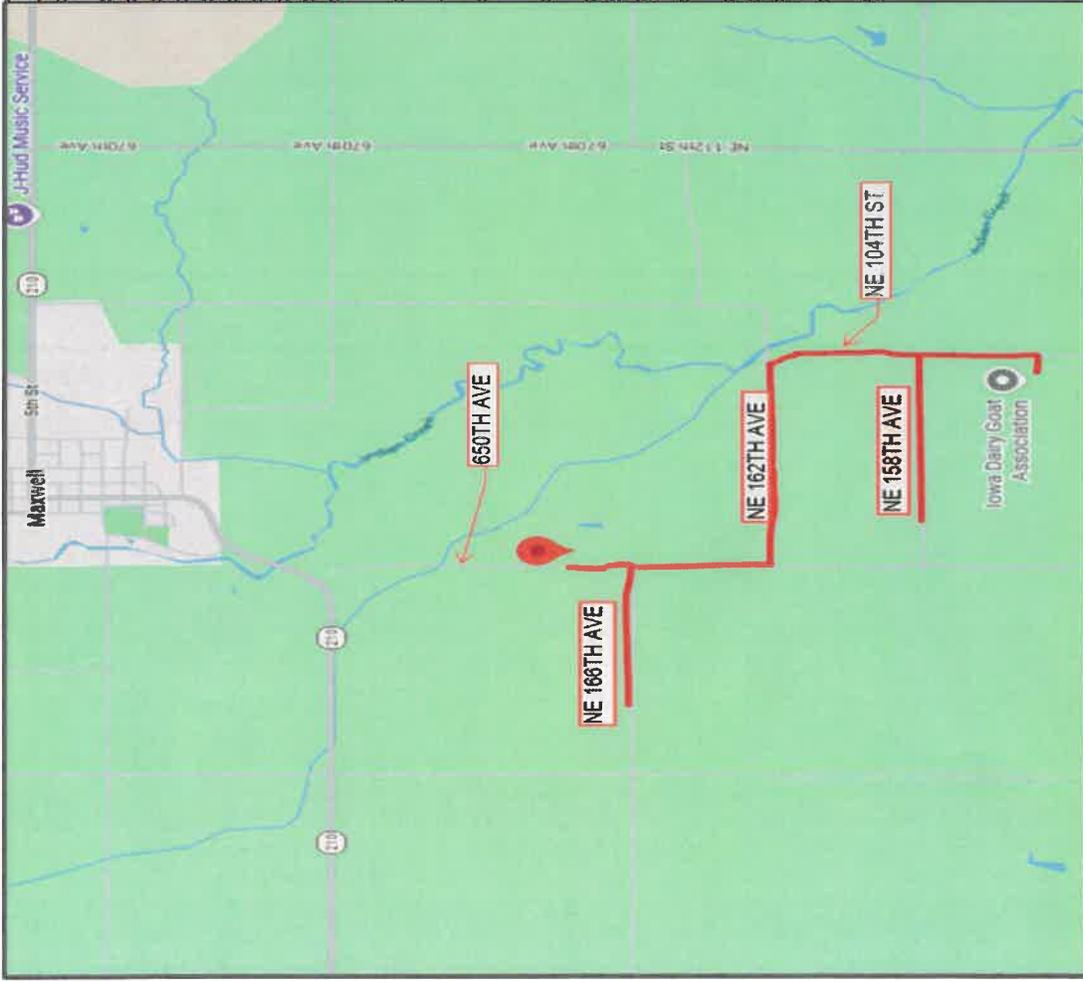

County Engineer 515-382-7355
Phone no.

Approved:

Date _____

Chair, Board of Supervisors
Story County, Iowa

A plat shall be attached to the copy submitted.



GRAPHIC	DESCRIPTION
[Symbol]	EXISTING OVERHEAD 1-PHASE CONDUCTOR
[Symbol]	EXISTING OVERHEAD 2-PHASE CONDUCTOR
[Symbol]	EXISTING OVERHEAD 3-PHASE CONDUCTOR
[Symbol]	EXISTING OVERHEAD FEEDER
[Symbol]	EXISTING OVERHEAD TRANSMISSION
[Symbol]	EXISTING UNDERGROUND 1-PHASE CABLE
[Symbol]	EXISTING UNDERGROUND 2-PHASE CABLE
[Symbol]	EXISTING UNDERGROUND 3-PHASE CABLE
[Symbol]	EXISTING UNDERGROUND FEEDER
[Symbol]	EXISTING UNDERGROUND SECONDARY CONDUCTOR
[Symbol]	EXISTING UNDERGROUND STREET LIGHT CONDUCTOR
[Symbol]	EXISTING UNDERGROUND SECONDARY CABLE
[Symbol]	EXISTING UNDERGROUND STREET LIGHT CABLE
[Symbol]	EXISTING CUSTOMER OWNED SECONDARY
[Symbol]	EXISTING OVERHEAD TRANSFORMER
[Symbol]	EXISTING OVERHEAD TRANSFORMER BANK
[Symbol]	EXISTING OVERHEAD FUSE
[Symbol]	EXISTING OVERHEAD SWITCH
[Symbol]	EXISTING OVERHEAD CAPACITOR BANK
[Symbol]	EXISTING VOLTAGE REGULATOR
[Symbol]	EXISTING RECLOSER
[Symbol]	EXISTING OVERHEAD FAULT INDICATOR
[Symbol]	EXISTING 1-PHASE PADMOUNT TRANSFORMER
[Symbol]	EXISTING 3-PHASE PADMOUNT TRANSFORMER
[Symbol]	EXISTING 4-BAY SWITCHGEAR
[Symbol]	EXISTING 8-BAY SWITCHGEAR
[Symbol]	EXISTING FUSED ENCLOSURE
[Symbol]	EXISTING PRIMARY ENCLOSURE
[Symbol]	EXISTING PAD MOUNT CAPACITOR BANK
[Symbol]	EXISTING SECONDARY FEEDER
[Symbol]	EXISTING SECONDARY HANDHOLE
[Symbol]	EXISTING MEC TRANSMISSION POLE
[Symbol]	EXISTING MEC DISTRIBUTION POLE
[Symbol]	CUSTOMER OWNED POLE
[Symbol]	EXISTING DOWN-GUY
[Symbol]	EXISTING STREET LIGHT
[Symbol]	EXISTING SECURITY LIGHT
[Symbol]	EXISTING FLOOD LIGHT
[Symbol]	EXISTING PRIMARY RIBBER
[Symbol]	EXISTING PRIMARY SPLICE
[Symbol]	EASEMENT
[Symbol]	CUSTOMER INSTALLED DUCT
[Symbol]	INSTALLATIONS ARE DISPLAYED IN RED
[Symbol]	REMOVALS ARE DISPLAYED IN GREEN

- CUSTOMER SHALL PROVIDE THE FOLLOWING**
- [X] EIT ADDRESSES
 - [X] EASEMENTS & EASEMENT DESCRIPTIONS (METES & BOUNDS) MUST STAKE EASEMENTS PRIOR TO CONSTRUCTION
 - [X] STAKING FOR STREET LIGHT PLACEMENT
 - [X] STAKED LOT CORNERS & LOT INTERPOINTS
 - [X] TRANSFORMER PAD(S) - REFER TO ELECTRIC SERVICE MANUAL
 - [X] FINAL GRADE BEFORE CONSTRUCTION
 - [X] CLEARING & GRUBBING IN EASEMENT WORK ROW
 - [X] UNOBTAINED PATH FOR TRENCHER
 - [X] TOP LEVEL & CLEAR AREA IN FRONT OF MEC EQUIPMENT DOORS
 - [X] SERVICE CABLES ON COMMERCIAL & APARTMENT BUILDINGS
 - [X] TRANSFORMER FIRE BARRIER WALL IF REQUIRED BY AUTHORITIES
 - [X] ASSESSMENT & IMPLEMENTATION OF SOIL PREVENTION CONTROL & COUNTERMEASURE (SPCC) & OIL CONTAINMENT PLANS SEE APPENDIX B-1, PAGE 69 IN 2014 ELECTRIC SERVICE MANUAL
- CUSTOMER CONDUIT INSTALLATION**
- [X] CONDUIT SHALL BE SUCH AS RIGID PVC PER NEMA TC2 OR SCH 40 RIGID POLYCARBONATE IN GRAY OR BLACK W/ RED STRIPE
 - [X] ALL SHEEPS 8" OR LESS IN DIAMETER SHALL BE STANDARD WALL FIBERGLASS PER NEMA TCH4 W/ FACTORY ASSEMBLED PLASTIC COUPLINGS ON EA. END TO MATE PVC R/1 HOPE SCH 40 CONDUIT
 - [X] ALL SHEEPS GREATER THAN 1" IN DIAMETER SHALL BE METAL WITH GROUND LUGS & MUST BE BONDED WHERE EXPOSED
 - [X] ALL 1/2" SHEEPS MUST HAVE A MINIMUM 48" BEND RADIUS
 - [X] ALL PRIMARY CONDUIT SHALL HAVE A MINIMUM COVER DEPTH OF 42" & MAXIMUM DEPTH OF 48"
 - [X] ALL SECONDARY CONDUIT SHALL HAVE A MINIMUM COVER DEPTH OF 30" & MAXIMUM COVER DEPTH OF 36"
 - [X] NO CONDUIT SYSTEM SHALL HAVE MORE THAN 210' IN ONE PULL
 - [X] CUSTOMER TO INSTALL SYNTHETIC SOFT TEST PULL TAPE IN DUCT
 - [X] CONTACT CUSTOMER PROJECT COORDINATOR WHEN CONDUIT INSTALLATION IS COMPLETE
- END ELECTRIC SERVICE MANUAL AT:**
<http://www.midamericanelectric.com/technical-specifications/>

WMS REV:6032063-1
 Date: 2/17/2026
 Scale: 1 IN = X FT
 Designer: NICHOLAS SALAZAR

SUFF
 X = #MapFrame1:8989_X\WMSsing#

MIDAMERICAN ENERGY COMPANY
 Cust: 2026 DM CAP ITS - DM011
 Addr: STORY CO/POLK CO
 City: STORY CO/POLK CO

Crew HQ: DMATN
 Job Desc: WMS Work Request Description

NOTE: This drawing reflects facilities in place at the time of its preparation and is subject to change at any time. For current facility information, please contact MidAmerican Energy Company. Further, MidAmerican Energy Company disclaims all liability and responsibility for all claims and damages including but not limited to, personal injury, death and property damage, resulting from any authorized or unauthorized use of, or reliance upon, this drawing for any purpose.

DISCLAIMER OF LIABILITY



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

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

MEMORANDUM

TO: Story County Board of Supervisors
FROM: Leanne Harter, Director
RE: Second Consideration Of Ordinance No. 329, Amending Chapter 85, General Provisions And Definitions And Chapter 86, District Requirements Of The Story County Code Of Ordinances—Land Development Regulations For A Text Amendment To Rescind Ordinance No. 311 - Leanne Harter
MEETING: March 10, 2026

The request is to amend Chapter 85, General Provisions and Definitions and Chapter 86, District Requirements as necessary to formally rescind Ordinance No. 311 adopted by the Story County Board of Supervisors as permitted in Section 92.07 Amending the Text of the Land Development Regulations of the Story County Code of Ordinances.

Upon first consideration on March 3, 2026, the Board of Supervisors moved to approve Ordinance 329 to approve the Code of Ordinance Text Amendment as put forth in case TA26-000001, as presented by staff and recommended by the Planning and Zoning Commission. The Board set second consideration for March 10, 2026.

No public comment raising concerns was received at either the Planning and Zoning Commission meeting or during the Board of Supervisors first consideration. Planning and Development staff has not received any public comments in the interim. Staff requests that the Board of Supervisors waive third consideration.

A copy of Ordinance 329 is posted to the agenda center in addition to this memo. The original staff report from the March 3rd Board meeting is also included.

Staff recommends that the Story County Board of Supervisors approves Ordinance 329 approving the Code of Ordinance Text Amendment as put forth in case TA26-000001, as presented by staff and recommended by the Planning and Zoning Commission and waives third consideration (alternative 1).

- 1) **The Story County Board of Supervisors approves Ordinance 329, approving the Code of Ordinance Text Amendment, as put forth in case TA26-000001 on second consideration and waives third consideration.**
- 2) The Story County Board of Supervisors approves Ordinance 329, approving the Code of Ordinance Text Amendment as put forth in case TA26-000001, as presented by staff and recommended by the Planning and Zoning Commission and sets third consideration for March 17, 2026.



- 3) The Story County Board of Supervisors denies the Code of Ordinance Text Amendment, as put forth in case TA26-000001 on second consideration and schedules third consideration for March 17, 2026.
- 4) The Story County Board of Supervisors defers action on the second consideration of Ordinance 329 approving the Code of Ordinance Text Amendment, as put forth in case TA26-000001, and requests the applicant to further review and/or modify the application, and directs staff to place this item on a future Board of Supervisors meeting.



DO NOT WRITE IN THE SPACE ABOVE, RESERVED FOR RECORDER

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

**Please return to:
Planning & Development**

STORY COUNTY IOWA
ORDINANCE NO. 329
AN ORDINANCE AMENDING CHAPTER 85, GENERAL PROVISIONS AND
DEFINITIONS AND CHAPTER 86, DISTRICT REQUIREMENTS OF THE STORY
COUNTY CODE OF ORDINANCES – LAND DEVELOPMENT REGULATIONS FOR A
TEXT AMENDMENT TO RESCIND ORDINANCE NO. 311

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

Section 1. Purpose. An Ordinance Amending Chapter 85, General Provisions and Definitions and Chapter 86, District Requirements Of The Story County Code of Ordinances—Land Development Regulations For A Text Amendment To Rescind Ordinance No. 311.

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

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

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

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

Action upon FIRST Consideration: _____
DATE: March 3, 2026

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

Action upon SECOND Consideration: _____
DATE: March 10, 2026

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

Action upon THIRD Consideration: _____
DATE: March 17, 2026

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

ADOPTED THIS ____ day of _____, _____.

Chairperson, Board of Supervisors

Attest:

County Auditor

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

ALLOWED BY VOTE
OF BOARD

Yea ___ Nay ___ Absent ___

CHAIRPERSON

Above tabulation made by _____

ATTACHMENT A

**CHAPTER 85
LAND DEVELOPMENT REGULATIONS: GENERAL PROVISIONS AND DEFINITIONS**

85.07 EXEMPTIONS.

3. Public Utilities Exempt. No requirement, restriction, or regulation contained in the Ordinance shall be construed to control the type or location of any poles, towers, wires, water or sewer lines, gas mains, cables, or any other similar distributing equipment of a public utility. County, state, and federal road projects for the maintenance and/or construction of public roads and public road right-of-way shall also be considered exempt.

85.08 DEFINITIONS.

~~“Hazardous Liquid” means the same as defined in Iowa Code § 479B.2, as amended, and includes crude oil, refined petroleum products, liquefied petroleum gases, anhydrous ammonia, liquid fertilizers, liquefied carbon dioxide, alcohols, and coal slurries.~~

“Hazardous Materials” means those materials listed on the Hazardous Materials Table in 49 Code of Federal Regulations (CFR) §172.101.

~~“Pipeline” means the same as defined in Iowa Code § 479B.2, as amended, and includes an interstate pipe or pipeline and necessary appurtenances used for the transportation or transmission of hazardous liquid.~~

“Public Utility” means a public utility as defined in the Iowa Code Chapter 476.1 and municipally owned waterworks or wastewater facilities, waterworks having less than two thousand customers, joint water utilities established pursuant to Iowa Code Chapter 389, rural water districts incorporated and organized pursuant to Iowa Code Chapters 357A and 504, cooperative water associations incorporated and organized pursuant to Iowa Code Chapter 499, districts organized pursuant to Iowa Code Chapter 468, or a person furnishing electricity to five or fewer customers either by secondary line or from an alternate energy production facility or small hydro facility, from electricity that is produced primarily for the person’s own use.

**CHAPTER 86
LAND DEVELOPMENT REGULATIONS: DISTRICT REQUIREMENTS**

86.04 A-1 AGRICULTURAL DISTRICT

2. Principal Permitted Uses. Only the use of structures and/or land listed in this section shall be permitted in the A-1 Agricultural District.

~~—G. Hazardous Liquid Pipelines meeting the supplemental standards in [86.16](#).~~

~~**86.15 (Repealed by Ord. 310 – Oct. 23 Supp.)**~~

~~**86.16 SUPPLEMENTAL STANDARDS FOR CERTAIN PRINCIPAL AND ACCESSORY USES.**~~

~~—1. Hazardous Liquid Pipelines. Proposed hazardous liquid pipelines shall meet the following standards. These standards do not apply to existing pipelines.~~

~~—A. Setbacks Required.~~

~~—(1) A setback of one quarter mile shall be required from dwellings, areas zoned A-R Agricultural Residential, R-1 Transitional Residential, R-2 Urban Residential, RMH Residential Manufactured Housing District, C-LI Commercial/Light Industrial District, HI Heavy Industrial District, retirement and nursing homes, family homes, schools, childcare homes and centers, group homes, hospitals, detention facilities, human service facilities, campgrounds, day camps, cemeteries, stables, amphitheaters, shooting ranges, golf courses, stadiums, parks, houses of worship, and auditoriums.~~

~~—(2) A setback of one quarter mile shall also be required from city boundaries and areas identified as Urban Expansion by the C2C Plan Future Land Use Map.~~

~~—(3) The setback shall be measured from the pipeline to the closest point of the building or property line, depending on the identified use type.~~

~~—B. Critical Natural Resource Area Protections Required. If installation of a hazardous liquid pipeline is permitted by Chapter [88.05](#), only trenchless construction methods shall be permitted including in required buffer areas from a critical natural resource.~~

~~—C. Emergency Plan. A copy of an emergency response or preparedness plan shall be submitted to assist with the County's emergency response planning. The plan may be a preliminary or draft version of an emergency response plan that would meet the requirements of the federal Pipeline and Hazardous Materials Safety Administration. The County will determine whether the information in the plan is sufficient for the County to plan its own emergency response and may request additional information.~~

~~—D. Authorizations Required. Any person proposing to construct a hazardous liquid pipeline shall obtain all required federal, state, and local permits and any private easements or other land use permissions prior to commencing construction and submit documentation of such authorizations with the permit application.~~

Staff Report

Story County Board of Supervisors



Date of Meeting: March 3, 2026

Staff Project Manager: Leanne Harter

Case Number: TA26-000001*

Name of Text Amendment Case: Text Amendment to Rescind Ordinance No. 311

Applicant(s): Story County Planning and Development

REQUESTED ACTION

The request is to amend Chapter 85, General Provisions and Definitions and Chapter 86, District Requirements as necessary to formally rescind Ordinance No. 311 adopted by the Story County Board of Supervisors as permitted in Section 92.07 Amending the Text of the Land Development Regulations of the *Story County Code of Ordinances*.

RECOMMENDATION

All requirements for a Text Amendment request are met. Planning and Development staff recommend approval. The Story County Planning and Zoning Commission reviewed the proposed text amendment on Wednesday, February 25, 2026, and voted 4-0 to recommend approval of the proposed text amendment to the Story County Board of Supervisors.

Background

Description of Proposed Text Amendment

The application is to Amend Chapter 85, General Provisions and Definitions and Chapter 86, District Requirements of the Story County Code of Ordinances - Land Development Regulations for a Text Amendment to rescind Ordinance No. 311.

Ordinance No. 311 was approved by the Story County Board of Supervisors on May 16, 2023, and is attached to this staff report. The stated intent of said Ordinance included:

WHEREAS, the County intends to amend the Ordinance to adopt standards, including setbacks, for hazardous liquid pipelines consistent with (1) historic patterns of development; (2) goals of the Plan for protection of (a) the County's rural character, (b) reduction of incompatibilities between land uses including utilities, (c) intergovernmental coordination related to future urban development, (d) appropriate siting of new development, (e) preservation of existing rural residential development, (f) communication and collaboration with partnering agencies and organizations on emergency preparedness; and (3) to achieve the intent and purpose of the Ordinance to ensure orderly growth and development and address social, economic, and environmental concerns related to conflicts between different uses of land.

The Eighth Circuit rendered a decision deemed final and controlling wherein Story County is subject to a permanent injunction prohibiting enforcement of Ordinance No. 311. Given that Ordinance No. 311 is



preempted and unenforceable, staff is proceeding with this text amendment to rescind actions outlined in Ordinance No. 311 and revert to former definitions and regulations, as applicable.

The applicable requirements are outlined below.

Analysis

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

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

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

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

The proposed Text Amendments are attached to this staff report.

Commentary

The following comments are part of the official record of the proposed text amendment, Case No. TA26-000001* If necessary, conditions of approval may be formulated based on these comments.

Comments from the General Public

No public commentary was received or recorded at the time this report was published. Notice of the proposed text amendment was published in the three Story County newspapers on February 19, 2026.

Comments from the Planning and Zoning Commission Meeting on February 25, 2026

One individual addressed the Commission questioning items related to a separate agenda item.

Alternatives

Planning and Zoning Commission recommended approval of the text amendment.

The Story County Board of Supervisors may consider the following alternatives for the text amendment request:

1. **The Story County Board of Supervisors approves the Code of Ordinances Text Amendment, Ordinance 329, as put forth in case TA26-000001* and sets second consideration for Tuesday, March 10, 2026.**
2. The Story County Board of Supervisors approves the Code of Ordinances Text Amendment, Ordinance 329, as put forth in case TA26-000001* as modified and sets second consideration for Tuesday, March 10, 2026.

*TA26-000001- Story County is currently transitioning application platforms. At some point in the future, this case number may be revised to reflect the new numbering sequence, as applicable.



3. The Story County Board of Supervisors denies the Code of Ordinances Text Amendment, Ordinance 329, as put forth in case TA26-000001* and sets second consideration for Tuesday, March 10, 2026.
4. The Story County Board of Supervisors defers action on the Code of Ordinances Text Amendment, as put forth in case TA26-000001*, and requests staff to further review and/or modify the application and directs staff to place this item on a future Board of Supervisors Agenda.

Attachments to the Staff Report

- Submitted application, narrative and plans
- Public Comments
- Written responses from applicants to comments (if applicable)
- Legal Description
- Other **Attachment A - Draft regulations; Attachment B – Adopted Ordinance No. 311**



ATTACHMENT A



CHAPTER 85

LAND DEVELOPMENT REGULATIONS: GENERAL PROVISIONS AND DEFINITIONS

85.07 EXEMPTIONS.

3. Public Utilities Exempt. No requirement, restriction, or regulation contained in the Ordinance shall be construed to control the type or location of any poles, towers, wires, water or sewer lines, gas mains, cables, or any other similar distributing equipment of a public utility. County, state, and federal road projects for the maintenance and/or construction of public roads and public road right-of-way shall also be considered exempt.

85.08 DEFINITIONS.

~~“Hazardous Liquid” means the same as defined in Iowa Code § 479B.2, as amended, and includes crude oil, refined petroleum products, liquefied petroleum gases, anhydrous ammonia, liquid fertilizers, liquefied carbon dioxide, alcohols, and coal slurries.~~

“Hazardous Materials” means those materials listed on the Hazardous Materials Table in 49 Code of Federal Regulations (CFR) §172.101.

~~“Pipeline” means the same as defined in Iowa Code § 479B.2, as amended, and includes an interstate pipe or pipeline and necessary appurtenances used for the transportation or transmission of hazardous liquid.~~

“Public Utility” means a public utility as defined in the Iowa Code Chapter 476.1 and municipally owned waterworks or wastewater facilities, waterworks having less than two thousand customers, joint water utilities established pursuant to Iowa Code Chapter 389, rural water districts incorporated and organized pursuant to Iowa Code Chapters 357A and 504, cooperative water associations incorporated and organized pursuant to Iowa Code Chapter 499, districts organized pursuant to Iowa Code Chapter 468, or a person furnishing electricity to five or fewer customers either by secondary line or from an alternate energy production facility or small hydro facility, from electricity that is produced primarily for the person’s own use.



**CHAPTER 86
LAND DEVELOPMENT REGULATIONS: DISTRICT REQUIREMENTS
86.04 A-1 AGRICULTURAL DISTRICT**

2. Principal Permitted Uses. Only the use of structures and/or land listed in this section shall be permitted in the A-1 Agricultural District.

~~— G. Hazardous Liquid Pipelines meeting the supplemental standards in [86.16](#).~~

~~**86.15 (Repealed by Ord. 310 – Oct. 23 Supp.)**~~

~~**86.16 SUPPLEMENTAL STANDARDS FOR CERTAIN PRINCIPAL AND ACCESSORY USES.**~~

~~— 1. Hazardous Liquid Pipelines. Proposed hazardous liquid pipelines shall meet the following standards. These standards do not apply to existing pipelines.~~

~~— A. Setbacks Required.~~

~~— (1) A setback of one quarter mile shall be required from dwellings, areas zoned A-R Agricultural Residential, R-1 Transitional Residential, R-2 Urban Residential, RMH Residential Manufactured Housing District, C-LI Commercial/Light Industrial District, HI Heavy Industrial District, retirement and nursing homes, family homes, schools, childcare homes and centers, group homes, hospitals, detention facilities, human service facilities, campgrounds, day camps, cemeteries, stables, amphitheaters, shooting ranges, golf courses, stadiums, parks, houses of worship, and auditoriums.~~

~~— (2) A setback of one quarter mile shall also be required from city boundaries and areas identified as Urban Expansion by the G2C Plan Future Land Use Map.~~

~~— (3) The setback shall be measured from the pipeline to the closest point of the building or property line, depending on the identified use type.~~

~~— B. Critical Natural Resource Area Protections Required. If installation of a hazardous liquid pipeline is permitted by Chapter [88.05](#), only trenchless construction methods shall be permitted including in required buffer areas from a critical natural resource.~~

~~— C. Emergency Plan. A copy of an emergency response or preparedness plan shall be submitted to assist with the County’s emergency response planning. The plan may be a preliminary or draft version of an emergency response plan that would meet the requirements of the federal Pipeline and Hazardous Materials Safety Administration. The County will determine whether the information in the plan is sufficient for the County to plan its own emergency response and may request additional information.~~

~~— D. Authorizations Required. Any person proposing to construct a hazardous liquid pipeline shall obtain all required federal, state, and local permits and any private easements or other land use permissions prior to commencing construction and submit documentation of such authorizations with the permit application.~~

*TA26-000001- Story County is currently transitioning application platforms. At some point in the future, this case number may be revised to reflect the new numbering sequence, as applicable.



ATTACHMENT B

DO NOT WRITE IN THE SPACE ABOVE, RESERVED FOR RECORDER

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

**Please return to:
Planning & Development**

STORY COUNTY IOWA
ORDINANCE NO. 311
AN ORDINANCE AMENDING CHAPTER 85, GENERAL PROVISIONS AND DEFINITIONS,
AND CHAPTER 86, DISTRICT REQUIREMENTS OF THE STORY COUNTY LAND
DEVELOPMENT REGULATIONS, OF THE STORY COUNTY CODE OF ORDINANCES.

WHEREAS, under Section 335.3, Code of Iowa, the Board of Supervisors may by ordinance regulate and restrict the location and use of buildings, structures, and land for trade, industry, residence, or other purposes, located within the county but lying outside of the corporate limits of any city; and

WHEREAS, under Section 335.4, Code of Iowa, the Board of Supervisors may divide the county, or any area or areas within the county, into districts of such number, shape, and area as may be deemed best suited to carry out the purposes of the chapter; and within such districts it may regulate and restrict the erection, construction, reconstruction, alteration, repair, or use of buildings, structures, or land; and

WHEREAS, on September 2, 1958, the Board of Supervisors of Story County, Iowa, adopted a Land Development Regulations Ordinance ("the Ordinance") in accordance with a comprehensive plan and as permitted and specifically authorized in Chapter 335 and Chapter 354 of the Code of Iowa; and

WHEREAS, the Ordinance is intended and designed to meet the specific objectives of Section 335.5, Code of Iowa, including to encourage efficient urban development patterns and to prevent the overcrowding of land; and

WHEREAS, under Section 85.02 Scope and Purpose of the Ordinance, it is the purpose of the Ordinance to provide for a balance between the review and regulation authority of Story County governmental agencies concerning the division and subdivision of land and the rights of landowners; and

WHEREAS, under Section 85.02 Scope and Purpose of the Ordinance, it is, therefore, determined to be in the public interest to provide for a balance between the land use rights of individual landowners and the economic, social, and environmental concerns of the public when a city or the county is developing or enforcing land use regulations outside corporate limits; and

WHEREAS, under Section 85.02 Scope and Purpose of the Ordinance, it is, therefore, determined to be in the public interest to insure orderly development and provide for the regulation and control of the extension of public improvements, public services, and utilities, the improvement of land, and the design of subdivisions, consistent with approved comprehensive and/or other specific area plans outside corporate limits; and

WHEREAS, in order to carry out the purpose and intent of the Ordinance, the unincorporated area of Story County, Iowa, is divided into the following base district classifications:

- A-1 Agricultural District
- A-2 Agribusiness District
- A-R Agricultural/Residential District
- R-1 Transitional Residential District
- R-2 Urban Residential District
- RMH Residential Manufactured Housing District
- C-LI Commercial/Light Industrial District
- HI Heavy Industrial
- GB-C Greenbelt-Conservation District; and

WHEREAS, 98% of the unincorporated area of Story County is zoned A-1 Agricultural; and

WHEREAS, on May 18, 1785, the United States Continental Congress adopted what is known as the Land Ordinance of 1785 to lay out the process by which the lands west of the Appalachian Mountains, were to be surveyed and sold, known as the Public Land Survey System; and

WHEREAS, the Public Land Survey System divided land into townships of six square miles, each township divided respectively into thirty-six sections of one-square mile, and each section further divided by half and quarter sections, and each quarter section further divided by half and quarter sections, resulting in the smallest division of land being a quarter-quarter of a section or one-quarter mile by one-quarter mile (40-acres); and

WHEREAS, recognizing this established, historic pattern of land division, on June 30, 1977, the Board of Supervisors of Story County, Iowa, amended the Ordinance and adopted a 35 net-acre minimum lot size in the A-1 Agricultural Zoning District; and

WHEREAS, under Section 85.02 Scope and Purpose of the Ordinance, the Ordinance is also intended and designed to meet, to the greatest extent possible within its scope, the vision, goals, objectives, principles and policies of the Cornerstone to Capstone (C2C) Comprehensive Plan (“the Plan”); and

WHEREAS, the Board of Supervisors adopted the Cornerstone to Capstone (C2C) Comprehensive Plan on June 7, 2016, for orderly growth and development in the unincorporated areas of Story County including through the Plan’s goals and strategies for Story County to guide future actions and decisions, provide predictability and consistency over time, and create and delineate future land use designations for unincorporated areas of the County; and

WHEREAS, to facilitate the orderly development, use, and preservation of land in unincorporated Story County, the Board of Supervisors established a Future Land Use Map with a set of land use designations and strategies specific to each designation as part of the adoption of the Plan; and

WHEREAS, the Plan has adopted the areas identified by communities in Story County for future

growth and identified them with the Urban Expansion Area Designation on the Future Land Use Map; and

WHEREAS, the Plan has also adopted areas known as Agricultural Conservation Areas to preserve prime farmland, identified them on the Future Land Use Map, and adopted principles for the designation including “design areas identified for development to limit conflicts between agricultural uses and rural residences and other types of land uses. Through development practices preserve and protect prime agricultural lands and the ability to engage in agricultural activities;” and

WHEREAS, the Plan has also adopted areas known as Rural Residential Areas and identified them on the Future Land Use Map to offer rural housing market choices and identify existing residential land uses that “provide a desirable housing market worthy of both protection and cultivation; and

WHEREAS, the Plan’s goals provide for emergency planning, and an associated strategy, to collaborate with local agencies and organizations to inform Story County about disaster preparedness; and

WHEREAS, the State of Iowa through Iowa Code chapter 29C requires the County and cities within the County to participate in and fund county-level emergency response planning for natural and human-caused disasters through the emergency management commission and agency, to support disaster response and establish emergency communication measures to alert County residents of threats to their lives and wellbeing; and

WHEREAS, the Plan’s adopted goals for cultural resources include “new development in the unincorporated areas of Story County respects and enhances the area’s rural character” and an associated strategy is to “encourage utilities to be sited and designed to minimize impacts on adjacent uses;” and

WHEREAS, the Plan’s adopted goals for infrastructure and utilities are to “ensure utility infrastructure protects public health, as well as the county’s natural and agricultural resources and rural character;” and

WHEREAS, the Plan’s adopted goals include those for intergovernmental coordination, to coordinate with cities’ long-term growth plans and to “identify existing and potential conflicts, especially regarding land use planning, and establish procedures to address them” and a related strategy to “encourage an efficient and compatible land use pattern that minimizes conflicts between land uses across municipal boundaries and preserves farming and natural resources in mutually agreed areas;” and

WHEREAS, under Section 354.9, Code of Iowa, cities may review divisions of land within two miles of their boundaries; and

WHEREAS, the Plan recognizes this two mile extraterritorial review authority area on the Future Land Use Map to facilitate intergovernmental coordination, future land use planning, orderly city growth; and

WHEREAS, the Plan’s adopted goals include for land use and to “ensure that land use transitions are gradual or designed to reduce potential incompatibilities among land uses” with an associated strategy to “establish design and development standards to enhance collaboration between development, agriculture, and natural and recreation resources;” and

WHEREAS, the Plan’s adopted goals for land use also include an associated strategy to

“ensure new development is setback an adequate distance from existing and proposed major utility transmission lines and pipelines;” and

WHEREAS, the federal Pipeline Safety Act in 49 U.S.C. § 60101 et seq. authorizes the United States Department of Transportation to regulate safety standards for the design, construction, operation, and maintenance of hazardous liquid pipelines, including those that transport supercritical carbon dioxide, but § 60104(e) of this law states that “[t]his chapter does not authorize the Secretary of Transportation to prescribe the location or routing of a pipeline facility,” such that no federal regulation determines the location or route of a hazardous liquid pipeline; and

WHEREAS, in Iowa, the Iowa Utilities Board (“the IUB”) has authority pursuant 49 U.S.C. § 60104(e) of the Hazardous Liquid Pipeline Safety Act and under Iowa Code chapter 479B to implement certain controls over hazardous liquid pipelines, including the authority to approve the location and routing of hazardous liquid pipelines; and

WHEREAS, under Iowa Code § 479B.4, a pipeline company must file a verified petition with the IUB asking for a permit to construct, maintain, and operate a new pipeline along, over, or across the public or private highways, grounds, waters, and streams of any kind in this state; and

WHEREAS, Iowa Code § 479B.5 requires that each petition for a permit must state the relationship of the proposed project to the present and future land use and zoning ordinances; and

WHEREAS, Story County’s zoning regulations in effect prior to October 2022 did not provide that a hazardous liquid pipeline is a principal permitted use in A-1 Agricultural or other zoning districts; and

WHEREAS, the County intends to amend the Ordinance to adopt standards, including setbacks, for hazardous liquid pipelines consistent with (1) historic patterns of development; (2) goals of the Plan for protection of (a) the County’s rural character, (b) reduction of incompatibilities between land uses including utilities, (c) intergovernmental coordination related to future urban development, (d) appropriate siting of new development, (e) preservation of existing rural residential development, (f) communication and collaboration with partnering agencies and organizations on emergency preparedness; and (3) to achieve the intent and purpose of the Ordinance to ensure orderly growth and development and address social, economic, and environmental concerns related to conflicts between different uses of land.

NOW THEREFORE, BE IT ENACTED BY THE SUPERVISORS OF STORY COUNTY, IOWA:

Section 1. Purpose. An Ordinance amending Chapter 85, General Provisions and Definitions, and Chapter 86, District Requirements, of the Story County Code of Ordinances – Land Development Regulations to establish setback requirements for hazardous liquid pipelines.

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

Chapter 85.08: Definitions: Striking definitions related to hazardous materials pipelines, adopting a new definition of pipeline, and adopting a definition of hazardous liquid.

Chapter 86: Adopting hazardous liquid pipelines as a principal permitted use in the A-1 Agricultural District and striking hazardous materials pipelines as a principal permitted use. Adopting supplemental standards for hazardous liquid pipelines including a quarter-mile setback and a requirement to submit a copy of any emergency response or preparedness

plan, if required by the Pipeline and Hazardous Materials Safety Administration.

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

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

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

Action upon FIRST Consideration: _____
DATE: May 9, 2023

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

Action upon SECOND Consideration: _____
DATE: May 16, 2023

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

Action upon THIRD Consideration: _____
DATE: May 23, 2023

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

ADOPTED THIS ____ day of _____, 2023.

Chairperson, Board of Supervisors

Attest:

County Auditor

ROLL CALL Latifah Faisal Yea___ Nay___ Absent___
FOR ALLOWANCE Lisa Heddens Yea___ Nay___ Absent___

Linda Murken Yea___Nay___Absent___

ALLOWED BY VOTE
OF BOARD

Yea___Nay___Absent___

CHAIRPERSON

Above tabulation made by _____

Attachment A

CHAPTER 85

LAND DEVELOPMENT REGULATIONS: GENERAL PROVISIONS AND DEFINITIONS

85.07 EXEMPTIONS.

The following exemptions may apply to certain types of development located in unincorporated Story County; however, such uses shall not be exempt from the standards set forth in Chapter 87 – Land Division Requirements, or exempt from adopted Floodplain Management Ordinance (codified in Chapter 80 of this Code of Ordinances).

3. Public Utilities Exempt. No requirement, restriction, or regulation contained in the Ordinance shall be construed to control the type or location of any poles, towers, wires, water or sewer lines, gas mains, cables, or any other similar distributing equipment of a public utility. County, state, and federal road projects for the maintenance and/or construction of public roads and public road right-of-way shall also be considered exempt.

85.08 DEFINITIONS.

~~“Hazardous Materials” means those materials listed on the Hazardous Materials Table in 49 Code of Federal Regulations (CFR) § 172.101.~~

“Hazardous Liquid” means the same as defined in Iowa Code § 479B.2, as amended, and includes crude oil, refined petroleum products, liquefied petroleum gases, anhydrous ammonia, liquid fertilizers, liquefied carbon dioxide, alcohols, and coal slurries.

“Pipeline” means the same as defined in Iowa Code § 479B.2, as amended, and includes an interstate pipe or pipeline and necessary appurtenances used for the transportation or transmission of hazardous liquid. ~~means all parts of those physical facilities through which a gas or liquid moves in transportation, including pipe, valves, and other appurtenance attached to pipe, compressor units, metering stations, regulator stations, delivery stations, holders, and fabricated assemblies.~~

~~“Immediately Dangerous to Life or Health” means an atmospheric concentration of any toxic, corrosive, or asphyxiant substance that poses an immediate threat to life or would cause irreversible or delayed adverse health effects or would interfere with an individual's ability to escape from a dangerous atmosphere, as determined by the National Institute for Occupational Safety and Health or other professionally accepted source.~~

~~“Professionally accepted level of concern threshold” means those levels of a hazardous material that federal regulatory agencies, such as the Occupational Safety and Health Administration (OSHA), National Institute for Occupational Safety and Health (NIOSH), or industry professionals have recognized as the threshold for being immediately dangerous to life or health. If industry professionals or federal regulatory agencies differ on a recognized threshold, whichever threshold is stricter shall apply.~~

“Public Utility” means a public utility as defined in the Iowa Code Chapter 476.1 and municipally owned waterworks or wastewater facilities, waterworks having less than two thousand customers, joint water utilities established pursuant to Iowa Code Chapter 389, rural water districts incorporated and organized pursuant to Iowa Code Chapters 357A and 504, cooperative water associations incorporated and organized pursuant to Iowa Code Chapter 499, districts organized pursuant to Iowa Code Chapter 468, or a person furnishing electricity to five or fewer customers either by secondary line or from an alternate energy production facility or small hydro facility, from electricity that is produced primarily for the person’s own use.

CHAPTER 86

LAND DEVELOPMENT REGULATIONS: DISTRICT REQUIREMENTS

Amending the following Principal Permitted Use in 86.04(2), A-1 Agricultural District:

Hazardous ~~Materials~~ Liquid Pipelines, meeting the supplemental standards in 86.16.

Amending the following Principal Permitted Use in 86.05(2), A-2 Agribusiness District; 86.10(2), C-LI Commercial/Light Industrial District; and 86.11(2) HI Heavy Industrial District:

~~Hazardous Materials Pipelines, meeting the supplemental standards in 86.16.~~

Amending 86.16 as follows:

86.16 Supplemental Standards for Certain Principal and Accessory Uses.

1. Hazardous ~~Materials~~ Liquid Pipelines. Proposed hazardous ~~materials~~ liquid pipelines shall meet the following standards. These standards do not apply to ~~pipelines operated by public utilities or~~ existing pipelines.

A. Setbacks Required.

- (1) A setback of one-quarter mile shall be required from dwellings, areas zoned A-R Agricultural Residential, R-1 Transitional Residential, R-2 Urban Residential, RMH Residential Manufactured Housing District, C-LI Commercial/Light Industrial District, HI Heavy Industrial District, retirement and nursing homes, family homes, schools, childcare homes and centers, group homes, hospitals, detention facilities, human service facilities, campgrounds, day camps, cemeteries, stables, amphitheatres, shooting ranges, golf courses, stadiums, parks, houses of worship, and auditoriums.
- (2) A setback of two miles from city boundaries shall also be required.
- (3) The setback shall be measured from the pipeline to the closest point of the building or property line, depending on the identified use type.

B. Critical Natural Resource Area Protections Required. If installation of a hazardous liquid pipeline is permitted by Chapter 88.05, only trenchless construction methods shall be permitted including in required buffer areas from a critical natural resource.

- C. Emergency Plan. A copy of an emergency response or preparedness plan shall be submitted to assist with the County's emergency response planning. The plan may be a preliminary or draft version of an emergency response plan that would meet the requirements of the federal Pipeline and Hazardous Materials Safety Administration. The County will determine whether the information in the plan is sufficient for the County to plan its own emergency response and may request additional information.
- D. Authorizations Required. Any person proposing to construct a hazardous liquid pipeline shall obtain all required federal, state, and local permits and any private easements or other land use permissions prior to commencing construction and submit documentation of such authorizations with the permit application.

The setbacks listed in Table 86-11 shall apply to all new hazardous materials pipelines. When an emergency plan is submitted meeting the following requirements, the minimum setback may be reduced to the point at which no occupied structure is located within a risk area. A risk area is the area where a professionally accepted level of concern threshold (where the concentration or other effect of a material is immediately dangerous to life or health) may be exceeded. The Story County Emergency Management Coordinator shall review the emergency plan with local emergency personnel, as applicable, to ensure standards are met. An emergency plan shall include the following:

- (1) A copy of all emergency plans required by 49 CFR § 195 and/or 49 CFR § 192.
- (2) Identification of Emergency Events. The plan shall outline the types of potential emergency events, the operator's ability to respond, and when local emergency response may be needed.
- (3) Immediate Actions Identification. The Plan shall identify immediate actions to be taken by the operator in emergency events, including immediate shut down or pressure reduction.
- (4) Notification. The plan shall identify how the operator will promptly and effectively notify local emergency responders. The plan shall also establish a liaison and emergency contact for the pipeline operator in case local authorities need to notify the operator of an emergency or other issue.
- (5) Local Emergency Response. In the case that local emergency response is needed, the plan shall identify:
 - i. Unique risks or hazards associated with a leak of a hazardous material transported by the pipeline that may affect the local emergency response or require additional precautions.
 - ii. Specialized equipment that may be needed to assist in response and potential evacuations, including, but not limited to, breathing apparatus, personal protective equipment, harnesses, instruments, detectors, or other

specialized tools. It is strongly recommended that the pipeline operator provide any specialized equipment to local emergency responders.

iii. ~~Drills and training, including their frequency, to be provided to local emergency responders by the pipeline operator.~~

(6) ~~Modeling. The plan shall contain model(s) of plume dispersion, leaks, vapor cloud, or overpressure for the potential range of loss-of-containment events. The model(s) shall be based on prevailing weather conditions. The model(s) shall also account for any unique topographic or other local conditions that may influence the area impacted. The model(s) shall include professionally-accepted level of concern thresholds and the radius or other distance from the center of the loss of containment event where they are predicted to be found. Thresholds should be based on levels of a given hazard (thermal, radiological, asphyxiation, chemical, etiological, mechanical, etc.) that are immediately dangerous to life or health.~~

(7) ~~Evacuation. The plan shall provide a list of dwellings and places of public assembly, as defined by Table 86-11, within one (1) mile of the pipeline to be used by local emergency responders in case an evacuation is needed. The pipeline operator shall also mail notice to the identified dwellings and places of public assembly at the time of the permit application, including information on risks, precautions, and what to do in case of loss of containment. Annual notifications are recommended.~~

Table 86-11 Setback Requirements for Hazardous Materials Pipelines

Hazardous Materials Pipeline Type and Use Type	Setback*
Gas	
Residential Developments and Places of Public Assembly**	For natural gas, the circle formed around the center point of a pipeline, the radius of which is $r = .69 \times (\sqrt{p \times d^2})$ where r is the radius in feet, p is the maximum operating pressure, and d is the nominal diameter of the pipeline in inches. For other gases, the factor used in the equation (.69) shall instead be the factor in section 3.2 of ASME/ANSI B31.8S. For example, a 24 inch, 1,200 psi natural gas pipeline would require a setback of 574 feet.
Dwellings and Other Development	For natural gas, the circle formed around the center point of a pipeline, the radius of which is $r = .69 \times (\sqrt{p \times d^2})$ where r is the radius in feet, p is the maximum operating pressure, and d is the nominal diameter of the pipeline

	in inches when using the aforementioned formula and the computed radius is over 660 feet. For other gases, the factor used in the equation (.69) shall instead be the factor in section 3.2 of ASME/ANSI B31.8S.
Liquid	
Residential Developments and Places of Public Assembly**	As established in 49 CFR § 195, no pipeline may be located within 50 feet (15 meters) of any private dwelling, or any industrial building or place of public assembly in which persons work, congregate, or assemble, unless it is provided with at least 12 inches (305 millimeters) of cover in addition to that prescribed in 49 CFR § 195.248.
Dwellings and Other Development	As established in 49 CFR § 195, no pipeline may be located within 50 feet (15 meters) of any private dwelling, or any industrial building or place of public assembly in which persons work, congregate, or assemble, unless it is provided with at least 12 inches (305 millimeters) of cover in addition to that prescribed in 49 CFR § 195.248
Carbon Dioxide, Dense or Supercritical Phase***	
Residential Developments and Places of Public Assembly**	The circle formed around the center point of a pipeline, the radius of which is $r = (155.80 \times d) + 738.19$ where r is the radius in feet, and d is the nominal diameter of the pipeline in inches. For example, a six inch pipeline would require a setback of 1,673 feet.
Dwellings and Other Development	The circle formed around the center point of a pipeline, the radius of which is $r = (107.65 \times d) + 328.08$ where r is the radius in feet, and d is the nominal diameter of the pipeline in inches. For example, a six inch pipeline would require a setback of 974 feet.

* The setback shall be the distance identified under the setback column in Table 86-11 measured from the pipeline to the closest point of the building or property line, depending on the identified use type.

** As referenced in Table 86-11, Residential Developments and Places of Public Assembly are areas zoned A-R Agricultural Residential, R-1 Transitional Residential, R-2 Urban Residential, or RMH Residential Manufactured Housing District; areas where there are more than four dwellings per quarter quarter section; places of public assembly where evacuation of occupants may present difficulties, including, but not limited to, retirement and nursing homes, family homes, schools, childcare homes and centers, group homes, hospitals, detention facilities, or human service facilities; outdoor places of public assembly;

including, but not limited to, campgrounds, day camps, cemeteries, stables, amphitheatres, shooting ranges, golf courses, stadiums, and parks that may be occupied by 20 or more persons at least 50 days per year; and indoor places of public assembly including, but not limited to stores, workplaces, houses of worship, and auditoriums that may be occupied by 20 or more persons five days per week.

***Supercritical or dense phase carbon dioxide is that which is held above its critical pressure and temperature in a fluid state.

- ~~B. Minimum Cover Required. Minimum cover requirements, as established by 49 CFR § 192.327 and § 195.248 shall be met. Where federal law does not define a minimum depth of cover and land is in agricultural production, a minimum depth of 36 inches or greater shall be maintained. A greater depth shall be required when determined necessary to withstand external loads anticipated from deep tillage of 18 inches, as required by Iowa Administrative Code Chapter 9.5(6), Restoration of Agricultural Lands During and After Pipeline Construction.~~
- ~~C. Critical Natural Resource Area Protections Required. An undisturbed buffer meeting the requirements of Chapter 88.05 Environmental and Natural Resource Standards shall be maintained from a Critical Natural Resource Area. An application for a pipeline shall demonstrate why rerouting around a Critical Natural Resource Area is unavoidable, if proposed. When unavoidable, and if permitted by Chapter 88.05 Environmental and Natural Resource Standards, only trenchless construction methods shall be permitted. When trenchless construction is permitted, trenchless methods are also required to be used in the undisturbed buffer areas established in Chapter 88.05 Environmental and Natural Resource Standards.~~
- ~~D. New Development Consultation Required. When a rezoning, minor or major subdivision, or other permit for a place of public assembly, as defined by Table 86-11 is proposed within the required setback for new pipelines, consultation with the pipeline operator on the potential risks shall be required.~~



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

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

MEMORANDUM

TO: Story County Board of Supervisors
FROM: Leanne Harter, Director
RE: Second Consideration Of Ordinance No. 330, Amending Chapter 85, General Provisions And Definitions; Chapter 86, District Requirements; Chapter 88, General Site Planning Standards; And Chapter 90, Conditional Uses Of The Story County Code Of Ordinances— Land Development Regulations For A Text Amendment To Address Uses For Battery/Energy Storage Solutions On Properties Located In Unincorporated Story County
MEETING: March 10, 2026

The request is to amend Chapter 85, General Provisions and Definitions; Chapter 86, District Requirements; Chapter 88, General Site Planning Standards; and Chapter 90, Conditional Uses Of The Story County Code of Ordinances—Land Development Regulations For A Text Amendment To Address Uses for Battery/Energy Storage Solutions on properties located in unincorporated Story County as permitted in Section 92.07 Amending the Text of the Land Development Regulations of the Story County Code of Ordinances.

Upon first consideration on March 3, 2026, the Board of Supervisors approved Ordinance 330 to approving the Code of Ordinance Text Amendment as put forth in case TA26-000002, as presented by staff and recommended by the Planning and Zoning Commission and further modified by the Board of Supervisors to remove proposed supplemental standards related to data centers. The Board set second consideration for March 10, 2026, for the staff to bring forward the modified Ordinance 330.

Public comments raising concerns specifically regarding data centers and impacts were received at both the Planning and Zoning Commission meeting and the Board of Supervisors' first consideration. Additional public comment received in writing will be presented to the Board at the time of second consideration.

A copy of the revised Ordinance 330 is posted to the agenda center in addition to this memo, along with the original staff report from the March 3rd Board meeting and a copy of Ordinance 330 showing with highlights and strikeouts the language relating to data centers to not include in the text amendment. Staff recommends that the Story County Board of Supervisors approves Ordinance 330 approving the Code of Ordinance Text Amendment as put forth in case TA26-000002, as presented by staff, recommended by the Planning and Zoning Commission, and modified following First Consideration as acted upon by the Board of Supervisors. In addition, staff recommends setting the Third and Final Consideration for March 17, 2026 (alternative 1).

- 1) The Story County Board of Supervisors approves Ordinance 330, approving the Code of Ordinance Text Amendment, as put forth in case TA26-000002 on second consideration and sets third consideration for March 17, 2026.**
- 2) The Story County Board of Supervisors approves Ordinance 330, approving the Code of Ordinance Text Amendment as put forth in case TA26-000002, as presented by staff and recommended by the



Planning and Zoning Commission, as modified by the Board of Supervisors on second consideration, and sets third consideration for March 17, 2026.

- 3) The Story County Board of Supervisors denies the Code of Ordinance Text Amendment, as put forth in case TA26-000002 on second consideration and schedules third consideration for March 17, 2026.
- 4) The Story County Board of Supervisors defers action on the second consideration of Ordinance 330 approving the Code of Ordinance Text Amendment, as put forth in case TA26-000002, and requests the applicant to further review and/or modify the application, and directs staff to place this item on a future Board of Supervisors meeting.



Staff Report

Story County Board of Supervisors



Date of Meeting: March 3, 2026

Staff Project Manager: Leanne Harter

Case Number: TA26-000002*

Name of Text Amendment Case: Text Amendment to Address Uses for Digital Asset Mining, Cryptocurrency Operations, Data Processing Centers and/or Battery/Energy Storage Solutions on properties located in unincorporated Story County.

Applicant(s): Story County Planning and Development

REQUESTED ACTION

The request is to amend Chapter 85, General Provisions and Definitions; Chapter 86, District Requirements; Chapter 88, General Site Planning Standards; and Chapter 90, Conditional Uses Of The Story County Code of Ordinances—Land Development Regulations For A Text Amendment To Address Uses for Digital Asset Mining, Cryptocurrency Operations, Data Processing Centers and/or Battery/Energy Storage Solutions on properties located in unincorporated Story County as permitted in Section 92.07 Amending the Text of the Land Development Regulations of the *Story County Code of Ordinances*.

RECOMMENDATION

All requirements for a Text Amendment request are met. Planning and Development staff recommend approval. The Story County Planning and Zoning Commission reviewed the proposed text amendment on Wednesday, February 25, 2026, and voted 4-0 to recommend approval of the proposed text amendment to the Story County Board of Supervisors.

Background

Description of Proposed Text Amendment

The application is to Amend Chapter 85, General Provisions and Definitions; Chapter 86, District Requirements; Chapter 88, General Site Planning Standards; and Chapter 90, Conditional Uses Of The Story County Code of Ordinances—Land Development Regulations For A Text Amendment To Address Uses for Digital Asset Mining, Cryptocurrency Operations, Data Processing Centers and/or Battery/Energy Storage Solutions on properties located in unincorporated Story County.

On June 17, 2025, the Story County Board of Supervisors passed Resolution #25-97, Establishing a Temporary Moratorium on the Acceptance of Applications and/or Issuance of Permits for Digital Asset Mining, Cryptocurrency Operations, Data Processing Centers and/or Battery/Energy Storage Solutions on properties located in unincorporated Story County, putting in place a temporary moratorium expiring on or before December 31, 2025. Resolution #25-97 included the ability of the Story County Board of Supervisors to adopt a resolution extending the moratorium until March 31, 2026, if more time was needed by the Story County Planning and Development Department to



complete their review and make a recommendation to the Story County Planning and Zoning Commission and Story County Board of Supervisors. Resolution #26-36 adopted by the Story

County Board of Supervisors on November 25, 2025, authorized this one-time extension. To develop the proposed regulations, County staff received technical assistance from the Great Plains Institute and participated in NACo’s Rural Energy Academy Peer Exchange.

Proposed Modifications to the Code of Ordinances of Story County, Iowa - Land Development Regulations include amendments to the following Chapters:

- CHAPTER 85: GENERAL PROVISIONS AND DEFINITIONS
- CHAPTER 86: DISTRICT REQUIREMENTS
- CHAPTER 88: GENERAL SITE PLANNING STANDARDS
- CHAPTER 90: CONDITIONAL USES - Revisions to existing regulations for Commercial Wind Energy Conversion Systems (C-WECS) and Commercial Solar Energy Systems (C-SES) and the addition of regulations for Utility-Scale Battery Energy Storage System (UBESS), Cryptocurrency Data Center or Cryptocurrency Mining or Production Installations associated with a Data Center (CDC), and Data Center (DC)

The applicable requirements are outlined below.

Staff recommends a modification to the proposed Table of Conditional Uses section to clarify when U-BESS operations are proposed in conjunction with one of the following uses identified in the Table of Conditional Uses: “Commercial Wind Energy Conversion Systems (C-WECS)”, “Commercial Solar Energy Systems (C-SES)”, or “Any land or building used by a utility service for the purpose of generating or converting power”.

- Utility-Scale Battery Energy Storage System (U-BESS) (when such use is proposed conjunction with an application or major modification for a “Commercial Wind Energy Conversion Systems (C-WECS)”, “Commercial Solar Energy Systems (C-SES)”, or “Any land or building used by a utility service for the purpose of generating or converting power”, the U-BESS may be site on property zoned A-1, Agricultural and all supplemental standards for a U-BESS shall apply in addition to supplemental standards for “Commercial Wind Energy Conversion Systems (C-WECS)”, “Commercial Solar Energy Systems (C-SES)”, or “Any land or building used by a utility service for the purpose of generating or converting power”.)

Analysis

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

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

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

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

*TA26-000002- Story County is currently transitioning application platforms. At some point in the future, this case number may be revised to reflect the new numbering sequence, as applicable.



The proposed Text Amendments are attached to this staff report.

Commentary

The following comments are part of the official record of the proposed text amendment, Case No. TA26-000002* If necessary, conditions of approval may be formulated based on these comments.

Comments from the General Public

The proposed regulations were posted on the County's website on February 12, 2026. In addition, the proposed regulations were distributed to identified stakeholders on February 12th.

At the time this staff report was prepared, the following comment had been received. Any additional public comments received will be shared at the Planning and Zoning Commission meeting.

Hi team, Thanks you for the email. In the interest in having and continuing a good working relationship with Story County, we are here to help with any requested solar needs.

We understand that Digital Asset Mining, Cryptocurrency Operations, and Data Processing Centers can strain utility and infrastructure capabilities. We would be happy to continue working with Story County in any capacity that helps local issues in our communities.

It is understandable that the Story County does not want to limit resources to a community by turning away possible new companies or enterprises due to resource constraints. However, resources are readily available with solar to offset and mitigate the high demand from the utility.

Supplementing solar is a solution for the utility's demands to supply the community. Installing solar power in these high-electrical-usage areas has proven effective in operations.

In closing, we are here to help Story County and our community by offering proven alternatives.

Thank you

--

Design/Engineering

1 Source Solar

nathan@1sourcesolar.com

Notice of the proposed text amendment was published in the three Story County newspapers on February 19, 2026.

Comments from the Planning and Zoning Commission Meeting on February 25, 2026

Thirteen individuals addressed the Planning and Zoning Commission, and the full audio to that meeting is available on Story County's website at <https://www.storycountyiowa.gov/Archive.aspx?ADID=11743>.

In summary, most concerns expressed were in opposition to the proposed data center regulations and such uses specifically, noting impacts including, but not limited to, water resources and electrical consumption rates, and requesting an extension of the moratorium for the data center uses. In addition,



representatives of NextEra noted potential changes they would recommend be made to the proposed regulations.

Alternatives

Planning and Zoning Commission recommended approval of the text amendment.

Planning and Development Staff recommended approval of the text amendment with modifications as presented at the Board of Supervisors meeting.

The Story County Board of Supervisors may consider the following alternatives for the text amendment request:

1. The Story County Board of Supervisors approves the Code of Ordinances Text Amendment, Ordinance 329, as put forth in case TA26-000002* and sets second consideration for Tuesday, March 10, 2026.
 2. **The Story County Board of Supervisors approves the Code of Ordinances Text Amendment, Ordinance 329, as put forth in case TA26-000002* as modified and sets second consideration for Tuesday, March 10, 2026.**
 3. The Story County Board of Supervisors denies the Code of Ordinances Text Amendment, Ordinance 329, as put forth in case TA26-000002* and sets second consideration for Tuesday, March 10, 2026.
 4. The Story County Board of Supervisors defers action on the Code of Ordinances Text Amendment, as put forth in case TA26-000002*, and requests staff to further review and/or modify the application and directs staff to place this item on a future Board of Supervisors Agenda.
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Attachments to the Staff Report

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

CHAPTER 85

LAND DEVELOPMENT REGULATIONS: GENERAL PROVISIONS AND DEFINITIONS

85.07 EXEMPTIONS.

3. Public Utilities Exempt. No requirement, restriction, or regulation contained in the Ordinance shall be construed to control the type or location of any poles, towers, wires, water or sewer lines, gas mains, cables, or any other similar distributing equipment of a public utility. County, state, and federal road projects for the maintenance and/or construction of public roads and public road right-of-way shall also be considered exempt. Battery Energy Storage Systems are not considered routine utility distribution equipment or essential services for zoning purposes.

85.08 DEFINITIONS.

“Accessory BESS (Co-Located)” means a battery energy storage system that is ancillary to another primary use of the property. Examples include a BESS co-located with a renewable energy generation facility (solar farm or wind farm) to store generated power, batteries that store electricity for on-site use (peak shaving, backup power), or batteries providing electric grid services at an existing substation. An accessory BESS is subordinate in size and purpose to the main use on the site. These are also often referred to as Hybrid BESS.

“Agrivoltaics or Agrivoltaic Projects” means solar sites that combine agricultural uses with generating electricity within the project area to maximize land use and offering mutual production benefits.

“ANSI” means the American National Standards Institute.

“Augmentation” means the process of supplementing or replacing some or all of the system components to maintain the nameplate capacity (measured in megawatts).

“Battery Energy Storage Management System” means an electronic system that protects energy storage systems from operating outside their safe operating parameters and disconnects electrical power to the energy storage system or places it in a safe condition if potentially hazardous temperatures or other conditions are detected.

“Battery Energy Storage System (BESS)” means one or more devices, assembled together, capable of storing and discharging electricity primarily intended to supply electricity to a building or to the electrical grid. This includes, but is not limited to, the following: battery cells; enclosures and dedicated-use buildings; thermal, battery, and energy management system components; inverters; access roads; distribution, collection, and feeder lines; wires and cables; conduit; footings; foundations; towers; poles; crossarms; guy lines and anchors; substations; interconnection or switching facilities; circuit breakers and transformers; overhead and underground control, communications and radio relay systems, and telecommunications equipment; utility lines and installations; and accessory equipment and structures. A BESS does not include a stand-alone 12-volt car battery or an electric motor vehicle. A BESS is classified as a Tier 1 or Tier 2 (Utility Scale) BESS as follows:

a. Tier 1 BESS have an aggregate energy capacity less than or equal to 600kWh and, if in a room or enclosed area, consist only of a single energy store system technology.

b. Tier 2 (Utility Scale) BESS have an aggregate energy capacity greater than 600kWh or are comprised of more than one storage battery technology in a room or enclosed area.

“BESS Dedicated-Use Building” means a building or structure that is only used for BESS components and equipment, is classified as Group F-1 occupancy, as defined in the International Building Code, and complies with the following:

- a. The building’s only use is battery energy storage, energy generation, and other electrical grid-related operations.
- b. No other occupancy types are permitted in the building.
- c. Occupants in the rooms and areas containing BESS are limited to personnel that operate, maintain, service, test, and repair the BESS and other energy systems.
- d. Administrative and support personnel are permitted in areas within the buildings that do not contain BESS, provided that these areas do not occupy more than ten (10) percent of the building area of the story in which they are located, and a means of egress is provided from the administrative and support use areas to the public way that does not require occupants to traverse through areas containing BESS or other energy systems equipment.

“BESS Participating Property” means a BESS host property or any real property that is the subject of an agreement that provides for the payment of monetary compensation to the landowner from the BESS owner (or affiliate) regardless of whether any part of a BESS is constructed on the property.

“Clean Agent Fire Suppression System” means a system that uses electrically nonconductive gaseous agents that do not leave residue upon evaporation to extinguish fires.

“Closed-loop Cooling System” means a sealed system where a coolant circulates continuously, absorbing heat from a source, and then transferring that heat to a heat exchanger for removal, without the coolant ever being exposed to the environment. A closed-loop system shall not use evaporative cooling. It may consist of methods including, but not limited to, air-cooled (dry) cooling, rear-door heat exchanger cooling, hybrid dry economizer cooling, direct-to-chip cooling, or immersion cooling.

“Commercial Cryptocurrency Mining” means the commercial process by which cryptocurrency transactions are verified and added to the public ledger, known as the block chain, and the means through which new units of cryptocurrencies are released through the use of server farms. Any equipment requiring a high-density load service, for the purposes of operating a cryptocurrency mining server farm, will constitute a commercial cryptocurrency mining operation.

“Commercial Solar Energy System” (C-SES) means a solar energy generation facility, solar collection system, or area of land comprised of a solar energy device, array of devices, or structural design feature, principally used to provide for the generation of energy distributed into

the electrical grid and not intended to primarily reduce on-site consumption of utility power with the following scales: Community/Commercial at 15 kW–1 MW and Utility-Scale at >1 MW.

“Commissioning” means a systematic process that provides documented confirmation that installed systems function according to the intended design criteria and comply with applicable code requirements.

“Community Noise Equivalent Level (CNEL)” means the 24-hour A-weighted average sound level from midnight to midnight, obtained after the addition of 5 dB to sound levels occurring in the evening from 7 PM to 10 PM and after the addition of 10 dB to sound levels occurring in the night between 10 PM and 7 AM.

“Cryptocurrency” means a digital currency in which encryption techniques are used to regulate the generation of units of currency and to verify the transfer of funds while operating independently of a central bank.

“Cryptocurrency Data Center (CDC)” means the leased or owned boundaries of floor space devoted to the operating data processing equipment for commercial cryptocurrency mining, excluding spaces for data centers not otherwise engaged in commercial cryptocurrency mining, commercial offices, storage, shipping and receiving, warehousing, or any other space that is not electronic processing.

“Cryptocurrency Mining or Production Installations associated with a Data Center” means a physical facility that uses computing and networking equipment to collect, store and process data, as well as distribute and access resources. It may also include supporting equipment such as batteries, back-up generators and cooling equipment.

“Cryptocurrency Server Farm” means three or more interconnected computers housed together in a single facility either air-cooled or water cooled, whose primary function is to perform cryptocurrency mining or associated data processing.

“Data Center (DC)” means a facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer or network equipment, systems, servers, appliances and other associated components related to digital data operations. The facility may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations at the Data Center.

“Data Center Accessory Use” means the ancillary uses or structures secondary and incidental to a Data Center use, including but not limited to: administrative, logistical, fiber optic, storage, and security buildings or structures; sources of electrical power such as generators used to provide temporary power when the main source of power is interrupted; electrical substations; utility lines, domestic and non-contact cooling water and wastewater treatment facilities; water holding facilities; pump stations; water towers; environmental controls (air conditioning or cooling towers; fire suppression, and related equipment), and security features, provided such Data Center Accessory Uses/structures are located on the same tract or assemblage of adjacent parcels developed as a unified development with a Data Center. The use shall not include

energy generation systems used or intended to be used to supply power to the Data Center during normal operations.

“Data Center Electrical Substation” means a facility used for the transformation or transmission and/or switching of voltages to distribution voltages which switches circuits and distributes usable/consumable electric power, specifically for Data Center users on the same or adjacent site, or on a site immediately across a road right-of-way.

“Data Center Principal Building” means a building that contains the office and/or data storage functions of a Data Center.

“Data Mining” means the commercial process by which volumes of data are analyzed to find patterns, discover trends, and gain insight into how the data can be used as a commercial data mining operation.

“Dedicated-Use Building (BESS)” means a building that is only used for BESS components and equipment, as defined in the NFPA 855 Standards for the Installation of Stationary Energy Storage Systems.

“Energy Storage” means any technology that can absorb electricity, storing the electricity for a period of time, and redelivering that electricity.

“Footcandle” means the amount of light to saturate a one-foot square with one lumen of light.

“High-density Load Service” means any individual service at or above 660 amps in which the energy use intensity (EUI) is calculated as greater than 250 kWh/Feet²/year in total for all operating square footage.

“Liquid Cooling System” means a method of cooling electronic components or other devices by circulating liquid coolant through them, to cool and absorb heat from components and then dissipate heat through a radiator.

“NEC” means the National Electric Code.

“NEESC” means the National Electrical Safety Code.

“Non-commercial solar energy system (SES)” means a solar collection system consisting of one or more roof- and/or ground-mounted solar collector devices and solar related equipment, and is intended to primarily reduce on-site consumption of utility power. A system is considered a noncommercial solar energy system only if it supplies electrical or thermal power solely for on-site use at a scale of ≤ 15 kW, except that when a property upon which the facility is installed also receives electrical power supplied by a utility company, excess electrical power generated and not presently needed for on-site use may be used by the utility company.

“Non-participating Property” means any property that is not a participating property.

“Non-participating Residence” means any residence that is located on a non-participating property.

“On-site BESS” means a BESS that is intended primarily to serve the electricity needs of the applicant property but may, at times, discharge into the electric grid.

“Off-site BESS” means a BESS for the primary purpose of off-site use through the electric grid.

“Participating Property” means real property that is either owned by an applicant or that is the subject of an agreement that provides for the payment of monetary compensation to the landowner from the BESS owner (or affiliate) regardless of whether any part of the BESS system is constructed on the property.

“Public Utility” means a public utility as defined in the Iowa Code Chapter 476.1 and municipally owned waterworks or wastewater facilities, waterworks having less than two thousand customers, joint water utilities established pursuant to Iowa Code Chapter 389, rural water districts incorporated and organized pursuant to Iowa Code Chapters 357A and 504, cooperative water associations incorporated and organized pursuant to Iowa Code Chapter 499, districts organized pursuant to Iowa Code Chapter 468, or a person furnishing electricity to five or fewer customers either by secondary line or from an alternate energy production facility or small hydro facility, from electricity that is produced primarily for the person’s own use. Public utility does not include BESS facilities.

“Repowering” means the process of configuring, supplementing, or replacing some or all of the system components to increase the nameplate capacity (measured in megawatts).

“Sensitive Receptors” means schools; preschools; day care centers; in-home daycares; health facilities including, but not limited to hospitals, clinics, long term care facilities, retirement and nursing homes; community centers; places of worship; playgrounds; parks (excluding trails); campgrounds; prisons; dormitories; or any permitted residence.

“Thermal Runaway” means the rapid, uncontrollable increase in temperature often leading to catastrophic failure in electronic components or, specifically, batteries. It is a self-sustaining cycle where heat generation exceeds heat dissipation, resulting in an escalating temperature rise, potentially leading to fires, explosions, and the release of hazardous materials.

“Utility-Scale Tier 2 BESS (U-BESS)” means facilities that are typically standalone installations that store and dispatch energy to the electric grid (often at substation or transmission voltage level).

CHAPTER 88

LAND DEVELOPMENT REGULATIONS: GENERAL SITE PLANNING STANDARDS

9. Off-Street Loading Areas. In any district in connection with every building or part thereof hereafter erected having a gross floor area of 6,000 square feet or more, which is to be occupied by manufacturing, storage, warehouse, goods display, retail store, wholesale store, market, hotel, hospital, or other uses similarly requiring the receipt or distribution by vehicles of material or merchandise, there shall be provided and maintained on the same lot with such building at least one off-street loading space, plus one additional such loading space for each 20,000 square feet or major fraction thereof of gross floor area so used in excess of 10,000 square feet.

- A. Each loading stall shall not be less than 12 feet in width and 40 feet in length.
- B. Such space may not occupy all or any part of a required yard or open space. When adjacent to a residential district or residential use, it shall be set back 10 feet and screened from adjacent property by a planting screen not less than 10 feet in width and six feet in height or by a fence, wall, berm, or other comparable means. For CDC and DC uses, applicable setback requirements found in Chapter 90 must be satisfied.
- C. For CDC and DC uses, loading spaces/bays are only permitted to be located on one façade of the Data Center Principal Building.

Amend Table 88-5 Parking Ratios by Type to include the following

Land Use	Number of Maximum Spaces
<u>U-BESS</u>	<u>One space for each employee on the largest shift. If there are no shift employees, three spaces are permitted.</u>
<u>CDC or DC</u>	<u>One space per employee on the largest shift, plus an additional three visitor spaces.</u>

CHAPTER 86

LAND DEVELOPMENT REGULATIONS: DISTRICT REQUIREMENTS

Add the following as a Permitted Accessory Use in all zoning districts, except the GB/C district.

[Tier 1 Battery Energy Storage Systems](#)

CHAPTER 90

LAND DEVELOPMENT REGULATIONS: CONDITIONAL USES

6. Commercial WECS (C-WECS).

L. Noise. Audible noise due to C-WECS sites operations shall not exceed ~~60~~ 55 dBA for any period of time, when measured at any dwelling, school, hospital, church, or public library existing on the date of approval of any conditional use permit from the property line.

N. Discontinuation and Decommissioning. A C-WECS shall be considered a discontinued use after one year without energy production, unless a plan is developed and submitted to the Director outlining the steps and schedule for returning the C-WECS to service. All C-WECS and accessory facilities shall be removed to four feet below ground level within 180 days of the discontinuation of use. Each C-WECS shall have a decommissioning plan outlining the anticipated means and cost of removing C-WECS at the end of their serviceable life or upon becoming a discontinued use. The cost estimates shall be made by a professional engineer licensed in the State of Iowa. The plan shall also identify the financial resources that will be available to pay for the decommissioning and removal of the C-WECS and accessory facilities. The County reserves the right to verify that adequate decommissioning terms are contained in the landowner easement.

- (1) The applicant shall submit a copy of the decommissioning plan to all property owners within the Conditional Use Permit area. The property owners shall provide the County a signed affidavit stating their awareness and responsibility of decommissioning costs.
- (2) Decommissioning Fund Financial Security. The applicant shall must continuously maintain a financial assurance mechanism in the form of a performance bond and/or other security approved by the County Attorney, for the period of the life of the facility. The required amount of the security shall be 130 percent of the total decommissioning cost identified in the decommissioning plan, excluding any salvage value as amended by the Board of Adjustment. The financial assurance mechanism must ensure that funds will be available upon discontinuation and shall not include the future value, if any, of scrap. If a bond is posted to meet this requirement, the bond-issuing company must be agreed upon by both the applicant and County. All decommissioning, removal and remediation fund requirements shall be fully funded before a zoning permit is issued. The County shall have sole discretion with regard to the determination of the mode of financial assurance.
- (3) Every three (3) years from the first date of operations, or on the written request of the County, the Owner shall review and update the Decommissioning Plan and all appendices and provide the updated plan and appendices to the County on or before the date of each three-year anniversary of the first date of operations. As part of this review process, the Owner shall recalculate the total decommissioning cost and the decommissioning guaranty amount; and the financial assurance required shall be modified accordingly.

Q. Submittal Requirements. In addition to the submittal requirements defined for conditional use permit applications, all applications for C-WECS must submit the following information (as applicable).

(18) Pre-construction interconnection agreements.

8. Commercial – Solar Energy Systems (C-SES).

D. Ground Cover and Buffer Areas. Perennial vegetative ground cover shall be planted on the ground around and under solar arrays and in project site buffer areas, and the ground shall meet the following standards:

- (1) Top soils shall not be removed from the site during development unless the removal is part of a remediation effort pre-defined and approved through the Conditional Use Permit.
- (2) Soils shall be planted and maintained in perennial vegetation in accordance with subparagraph 3 below to prevent erosion, manage run-off, and build soil.
- (3) Seed mixes and maintenance practices must be approved by Story County Conservation prior to action by the Board of Adjustment.
- (4) Solar collectors and racking are not considered impervious cover if underlying ground is pervious vegetation, and the soil is not compacted.
- (5) The applicant shall submit a vegetative management plan prepared by a qualified professional or reviewed and approved by Story County Conservation. The plan shall identify:
 - a. The natural resource professionals consulted or responsible for the plan
 - b. The conservation, habitat, eco-system, or agricultural goals, which may include: providing habitat for pollinators such as bees and monarch butterflies, providing habitat for wildlife such as upland nesting birds and other wildlife, establishing vegetation for livestock grazing, reducing on-site soil erosion, and improving or protecting surface or ground water quality.
 - c. The intended mix of vegetation upon establishment.
 - d. The management methods and schedules for how the vegetation will be managed on an annual basis, with particular attention given to the establishment period of approximately three years.

E. Fencing. Ground-mounted solar energy device or combination of devices comprising a C-SES shall be enclosed by perimeter fencing at a height of eight feet to restrict unauthorized access. Security fences and gates must be maintained in good condition until the site is decommissioned.

- (1) Native/pollinator-friendly vegetation buffers or fencing to screen solar farms from adjacent homes/public roads is required.

L. Discontinuation and Decommissioning. C-SES shall be considered discontinued after one year without energy production, unless a plan is developed and submitted to the Director outlining the steps and schedule for returning the C-SES to service.

(1) Removal Requirements. Any C-SES which has reached the end of its useful life or has been determined to be discontinued pursuant to this section shall be decommissioned and removed within 180 days of the discontinuation of use.

(2) Decommissioning shall consist of:

- a. Physical removal of all large-scale ground-mounted solar photovoltaic installations, structures, equipment, security barriers and transmission lines from the site to four feet below ground level within 180 days of the discontinuation of use.
- b. Disposal of all solid and hazardous waste in accordance with local, State, and federal waste disposal regulations.
- c. Stabilization or re-vegetation of the site as necessary to minimize erosion. The Director may allow the owner or operator to leave landscaping or designated below-grade foundations in order to minimize erosion and disruption to vegetation.

(3) Decommissioning Plan and Financial Surety.

- a. C-SES shall have a decommissioning plan outlining the anticipated means and costs of removing the C-SES at the end of its serviceable life or upon becoming discontinued.
- b. The decommissioning plan shall identify financial resources that will be available to pay for decommissioning and removal of C-SES.
- c. The applicant **shall must** continuously maintain a financial assurance mechanism in the form of a performance bond and/or other security approved by the County Attorney, for the period of the life of the facility. The amount of the security shall be 130 percent of the total decommissioning cost identified in the decommissioning plan, without the salvage value. The financial assurance mechanism must ensure that funds will be available upon discontinuation and shall not include the future value, if any, of scrap. If a bond is posted to meet this requirement, the bond issuing company must be agreed upon by both the applicant and County. All decommissioning, removal and remediation fund requirements shall be fully funded before a zoning permit is issued. The County shall have sole discretion with regard to the determination of the mechanism of financial assurance.
- d. Property Owner Affidavit. The applicant shall submit a copy of the decommissioning plan to all property owners within the boundaries of the Conditional Use Permit area. The property owners shall provide the County a signed affidavit acknowledging receipt of the plan and their responsibility for decommissioning costs.
- e. Every three (3) years from the first date of operations, or on the written request of the County, the Owner shall review and update the Decommissioning Plan and all appendices and provide the updated plan and appendices to the County on or before the date of each three-year anniversary of the first date of operations. As part of this review process, the Owner shall recalculate the total

decommissioning cost and the decommissioning guaranty amount; and the financial assurance required shall be modified accordingly.

M. Monitoring and Maintenance. The owner or operator of C-SES shall maintain the facility in good condition. Maintenance shall include, but not be limited to, painting, structural repairs, and integrity of security measures. Internal circulation drives shall be maintained by the owner or operator to a level acceptable to the applicable fire chief and Story County Emergency Management Agency. The owner or operator shall be solely responsible for the cost of maintaining the C-SES and any internal access roads.

- (1) Agrivoltaics or Agrivoltaic Projects such as pollinator-friendly cover crops/livestock grazing on solar farm sites are permitted and encouraged to continue, to achieve co-benefits of solar energy and agriculture.

O. Submittal Requirements. In addition to the submittal requirements defined for conditional use permit applications, all applications for C-SES must submit the following information (as applicable).

- (22) Vegetative Management Plan.

**This page through
the end of the
packet contains
proposed new
regulation.**

**CHAPTER 90
LAND DEVELOPMENT REGULATIONS: CONDITIONAL USES**

Amendment to Table 90-1 – Table of Conditional Uses

All subject to supplemental standards, and in the C-LI and HI

- Utility-Scale Battery Energy Storage System (U-BESS)
(when such use is proposed conjunction with an application or major modification for a “Commercial Wind Energy Conversion Systems (C-WECS)”, “Commercial Solar Energy Systems (C-SES)”, or “Any land or building used by a utility service for the purpose of generating or converting power”, the U-BESS may be site on property zoned A-1, Agricultural and all supplemental standards for a U-BESS shall apply in addition to supplemental standards for “Commercial Wind Energy Conversion Systems (C-WECS)”, “Commercial Solar Energy Systems (C-SES)”, or “Any land or building used by a utility service for the purpose of generating or converting power”.)
- Cryptocurrency Data Center or Cryptocurrency Mining or Production Installations associated with a Data Center (CDC)
- Data Center (DC)

11. Utility-Scale (Tier 2) Battery Energy Storage Systems (U-BESS)

- A. The requirements of the Ordinance shall apply to all U-BESS proposed after the effective date of the Ordinance.
- B. Co-Located with Solar or Wind: When a U-BESS is proposed as part of a new solar farm or wind farm, the U-BESS is processed as a component of the new solar farm or wind farm's conditional use permit rather than requiring a separate conditional use permit. For an existing wind farm or solar farm that was permitted prior to the adoption of the standards for U-BESS wanting to add battery storage, such applications will be processed as a Major Modification to the existing conditional use permit.
- C. Setbacks and Separation Requirements. The following setbacks and separation requirements shall apply to all components of a U-BESS.
 - 1) U-BESS facilities shall comply with all applicable setbacks and separation distances as required by NFPA 855.
 - 2) Sensitive Receptors. Setbacks from the nearest Receptor use shall be 100 feet or greater, as measured from structure to structure. Setbacks shall be established allowing for no greater than 55dB(A) from the U-BESS occurring at an adjacent dwelling.
 - 3) Public Right-of-Way. Setbacks from public right-of-way shall comply with the applicable setbacks as defined by the base zone district.
- D. Screening and Landscaping
 - 1) U-BESS must be visually screened from the public right-of-way and from any Sensitive Receptors located within 100' of the U-BESS.
- E. Parking shall comply with the requirements defined in Section 88.08 Parking and Circulation Standards.
- F. Hazardous Materials and Environmental Protection
 - 1) The U-BESS shall comply with all applicable hazardous materials handling and reporting laws.
 - 2) Batteries shall be recycled or disposed of in accordance with environmental regulations upon decommissioning. The Decommissioning Plan must identify where the batteries will go.
 - 3) U-BESS installations must comply with the County's stormwater and erosion control ordinance.
 - 4) On parcels containing more than 50 percent of the gross acreage as lands identified with areas designated Natural Resource Areas on the Cornerstone to Capstone (C2C) Comprehensive Plan, the conditional use permit shall not be approved unless conditions protecting the identified areas are attached to the request, either split zoned with conservation or conservation easements.
 - 5) U-BESS shall not be located in the Special Flood Hazard Area.
- G. Fencing and Security Measures.
 - 1) A perimeter security fence up to eight (8) feet tall must be installed around the entire U-BESS, including the battery containers and electrical equipment.

- 2) Fencing may not be placed in front of landscaping adjacent to roads. There must be landscaping in front of any fence adjacent to public roads.
 - 3) Security fencing near electrical installations must be grounded and bonded to protect against electrical hazards as per the National Electric Code.
 - 4) For installations over 1,000 volts, a warning sign reading "DANGER – HIGH VOLTAGE – KEEP OUT" is required on locked or monitored enclosures.
 - 5) Warning signage such as high voltage, energy storage facility identification, emergency contact info, must be posted on the fence per the National Electric Code requirements.
 - 6) Security fences and gates must be maintained in good condition until the site is decommissioned.
 - 7) Battery energy storage systems shall also comply with specifications established in NFPA 855 relating to barriers and buffering.
- H. Signage. No signs other than appropriate warning signs, or standard manufacturers', operators', or installers' identification signage, shall be displayed unless permitted in accordance with Chapter 89.
- I. Access and Fire Safety. Battery energy storage systems shall comply with the latest published version of the National Fire Protection Association (NFPA) 855, Standard for Installation of Stationary Energy Storage Systems, at the date of the submission of the application.
- J. Lighting. Exterior lighting, including any security lighting, shall be the minimum necessary for safety and security, downward directed, shielded from adjacent properties, and comply with the requirements of Section 88.09, Site Lighting.
- K. Emergency Response Plan (ERP):
- 1) An ERP is to be prepared and submitted for review prior to the issuance of a zoning permit. At the time a conditional use permit application is submitted, a draft ERP per NFPA 855 **Section 4.3.2.1.4(4)** shall be included with the application materials. This shall include but not be limited to an evacuation plan, firefighting techniques, and responsibility assignments for each scenario in the ERP.
 - 2) Prior to commencing commercial operations, the applicant shall submit a plan as an appendix to the project permit application for offering site-specific training to the fire service and emergency personnel of all applicable jurisdictions.
 - 3) The ERP shall be reviewed annually by local emergency responders throughout the project's lifespan and modified for best safety practices if necessary.
 - 4) Routine maintenance shall be performed on the U-BESS equipment to ensure proper performance of the technology. The County and local emergency responders are to be contacted if there are concerns of failure to meet any ERP standards in the U-BESS performance.
 - 5) **The applicant must c**onduct and submit documentation of hazard mitigation analyses as required by NFPA 855. An ERP and necessary fire precautions must be in place prior to issuance of any zoning permits.
 - 6) Local first responders are to be trained and equipped to the extent current equipment is insufficient to respond appropriately to the selected battery technology for the U-BESS project, at the Owner's commercially reasonable expense, prior to the commencement of the operation. Refresher training to local first responders shall be required, at the Owner's commercially reasonable expense, at reasonable intervals, at least annually or as requested by the jurisdictional fire chief and Story County Emergency Management throughout the life of the project.
 - 7) Owner shall be responsible for the commercially reasonable costs of local first responders for any emergency event at the facility.

- 8) Owner shall provide confirmation that there will be remote monitoring of the U-BESS 24 hours daily, seven (7) days a week.
- 9) U-BESS operators are required to certify that the system is being maintained per safety standards and coordinate refresher training or drill with the applicable fire department. Annual proof to be provided to Story County Planning and Development no later than February 28 each year. Failure to comply annually with this may result in revocation of the conditional use permit.
- L. Noise Standards: Sound generated from the battery energy storage systems, components, and associated ancillary equipment, measured at the nearest sensitive receptor or a non-participating property shall not exceed 55 dB(A) (1-hour Leq) at the property line.
 - 1) These standards shall not apply to uses established after the U-BESS is permitted/started.
- M. Compliance with Applicable Codes and Certifications.
 - 1) State Building Code. All U-BESS shall meet all requirements of the current State Building Code.
 - 2) National Electric Code (NEC). All U-BESS shall comply with the National Electrical Code, current edition.
 - 3) Certification that all battery units meet national safety standards (e.g. UL 1973 for battery modules, and UL 9540 for the entire storage system). All U-BESS applications shall provide such certification.
- ~~N. Lighting. Exterior lighting at a U-BESS site shall be the minimum necessary for safety and security, downward directed, and shielded from adjacent properties and comply with the requirements of Section 88.09.~~
- N. Underground Installation of Utilities. Reasonable efforts shall be made to place all utility connections from ~~CDC or DC U-BESS~~ facilities underground, depending on appropriate soil conditions, shape and topography of the site, distance to the connection, or other conditions or requirements. Any above ground utility lines require an engineer's signed statement and explanation as to why buried utilities are not feasible.
- O. All U-BESS shall comply with Iowa Utilities Board rules and any state law requirements. Any required state or federal permits or approvals (such as IUB generator certificates for very large facilities) must be obtained, and copies provided to the County, prior to construction.
- P. Review of Augmentation Plans
 - 1) If augmentation was not considered in the approved permit application, then such augmentation shall be processed as an amendment to the approved conditional use permit.
- Q. Commissioning Plan and Report
 - 2) Prior to issuance of a zoning permit, U-BESS Applicants shall submit a commissioning plan in accordance with NFPA 855 that contains:
 - a. An electrical diagram detailing the battery energy storage system configuration, associated components, and electrical interconnection methods, compliant with applicable state or local electrical codes, including NEC and NESC.
 - b. A preliminary equipment specification sheet that documents the proposed battery energy storage system components, inverters and associated electrical equipment that are to be installed. A final equipment specification datasheet shall be submitted prior to the issuance of the zoning permit.
 - c. Name, address, and contact information of proposed or potential system installer and the owner and/or operator of the U-BESS. Such information of the final system installer shall be submitted prior to the issuance of final zoning permit.

- R. Discontinuation and Decommissioning. U-BESS shall be considered discontinued after it has not stored electrical energy for twelve (12) consecutive months, unless a plan is developed and submitted to the Director outlining the steps and schedule for returning the U-BESS to service.
- 3) Removal Requirements. Any U-BESS which has reached the end of its useful life or has been determined to be discontinued pursuant to this section shall be decommissioned and removed within one-hundred eighty (180) days of the discontinuation of use.
 - 4) Decommissioning shall consist of:
 - a. Physical removal of all above-surface facilities and infrastructure that have no ongoing purpose, from the site. All U-BESS and accessory facilities shall be removed to four (4) feet below ground level within one-hundred eighty (180) days of the discontinuation of use.
 - b. Disposal of all solid and hazardous waste in accordance with local, State, and federal waste disposal regulations.
 - c. Stabilization or re-vegetation of the site as necessary to minimize erosion. The Director may allow the owner or operator to leave landscaping to minimize erosion and disruption to vegetation.
 - 5) Decommissioning Plan and Financial Surety.
 - a. U-BESS shall have a decommissioning plan outlining the anticipated means and costs of removing the U-BESS at the end of its serviceable life or upon becoming discontinued.
 - b. The decommissioning plan shall identify financial resources that will be available to pay for decommissioning and removal of U-BESS.
 - c. The applicant must continuously maintain a financial assurance mechanism in the form of a performance bond and/or other security approved by the County Attorney, for the period of the life of the facility. The required amount of the security shall be 130 percent of the total decommissioning cost identified in the decommissioning plan, excluding any salvage value. The financial assurance mechanism must ensure that funds will be available upon discontinuation and shall not include the future value, if any, of scrap. If a bond is posted to meet this requirement, the bond issuing company must be agreed upon by both the applicant and County. All decommissioning, removal and remediation fund requirements shall be fully funded before a zoning permit is issued. The County shall have sole discretion with regard to the determination of the mechanism of financial assurance.
 - d. Property Owner Affidavit. The applicant shall submit a copy of the decommissioning plan to all property owners within the boundaries of the Conditional Use Permit area. The property owners shall provide the County with a signed affidavit acknowledging receipt of the plan and their responsibility for decommissioning costs.
 - e. Every three (3) years from the first date of operations, or on the written request of the County, the Owner shall review and update the Decommissioning Plan and all appendices and provide the updated plan and appendices to the County on or before the date of each three-year anniversary of the first date of operations. As part of this review process, the Owner shall recalculate the total decommissioning cost and the decommissioning guaranty amount; and the financial assurance required shall be modified accordingly.
- S. Monitoring and Maintenance. The owner or operator of a U-BESS shall maintain the facility in good condition. Maintenance shall include, but not be limited to, painting, structural repairs, and integrity of security measures. Internal circulation drives shall be maintained by

the owner or operator to a level acceptable to the applicable fire chief and Story County Emergency Management Agency. The owner or operator shall be solely responsible for the cost of maintaining the U-BESS and any internal access roads.

- 6) Following the initial completion of the project and the project commissioning, Owner shall notify the County, in writing, of any battery enclosures before being removed or installed at the project. Such notification shall be at least thirty (30) days in advance of the removal or installation, except in cases of emergency, when Owner shall notify the County as soon as practicable. No batteries shall be stored on the premises outside of battery enclosures, with the exception of batteries stored for future use, and any such used for future use shall be stored to NFPA 855 standards.
- T. Ownership Changes. If the owner of the U-BESS changes or the owner of the property changes, the conditional use permit shall remain in effect, provided that the successor owner or operator assumes in writing all of the obligations of the conditional use permit, site plan approval, and decommissioning plan. A new owner or operator of the U-BESS shall notify the Story County Planning and Development Department in writing of such changes in ownership or operations within sixty (60) days of the change.
- 7) The conditional use permit and all other local approvals for the U-BESS may be considered void if a new owner or operator fails to provide written notification to the Story County Planning and Development Department within the required timeframe. Reinstatement of a void conditional use permit will be subject to the same review and approval processes for new conditional use permits.
- U. Third-Party Reviewer
- 8) The County may seek the services of a third-party reviewer with expertise in the U-BESS technology field to assist with the following services (if the conditional use permit is approved by the County).
 - a. Review of the site and architectural plan, battery technology, compliance with NFPA 855, and with other applicable regulatory standards and codes not specifically identified in these regulations.
 - b. Assist with the review of the ERP, completed noise study, decommissioning plan and review of decommissioning financial security agreement.
 - 9) The County shall make their best effort so that the Third-Party Review does not unreasonably delay the project's zoning permitting or construction process. The Owner shall be responsible for reimbursing the County for the commercially reasonable costs incurred for the services of said Third-Party Reviewer. Said costs shall be mutually agreed upon by the County and Owner prior to the County's commencement of plan review for the zoning permit.
- V. Avoidance and Mitigation of Damages to Public Infrastructure.
- 10) Roads. Applicant shall identify all roads to be used for the purpose of transporting components and/or equipment for construction, operation or maintenance of the U-BESS and obtain applicable weight and size permits from the impacted road authority prior to construction.
 - 11) Existing Road Conditions. Applicant shall conduct a pre-construction survey, in coordination with the impacted local road authority to determine existing road conditions. The pre-construction survey shall include photographs and a written agreement to document the condition of the roads and applicable public facilities. The applicant is responsible for on-going road maintenance and dust control measures identified by the Story County Engineer during all phases of construction.
 - 12) Drainage System. The applicant shall be responsible for immediate repair of damage to public drainage systems stemming from construction, operation, or maintenance of the U-BESS.

- 13) Required Financial Security. The applicant shall be responsible for restoring or paying damages as agreed to by the applicable road authority sufficient to restore the roads and bridges to preconstruction conditions. Financial assurance mechanisms in the form of a performance bond and/or other security approved by the Story County Attorney's Office shall be submitted to the Planning and Development Department covering 130 percent of the costs of all required improvements prior to final issuance of the conditional use permit by the Board of Adjustment. This requirement may be waived by the Board of Adjustment upon recommendation from the Story County Engineer.
- W. Submittal Requirements. All U-BESS applications must submit the following information in addition to submittal requirements defined for conditional use permit applications.
- 1) The names of the project applicants.
 - 2) The names of the project owners.
 - 3) The legal description and address of the project.
 - 4) The names of the landowners.
 - 5) Pre-construction survey and proposed routes.
 - 6) Proposed changes to the landscape of the site, grading, vegetation clearing and planting, exterior lighting, and screening vegetation or structures.
 - 7) A detailed site plan drawing showing the layout of the U-BESS facility on the property including the battery enclosures/containers, inverters and electrical equipment, transformers, access roads, parking or turnaround areas for maintenance vehicles, proposed fencing and gates, landscape buffers (if any), and setback distances from property lines and existing structures, and identifying any adjacent uses (homes, public roads, etc.), floodplain, rights-of-way and zoning district designations. For co-located U-BESS at a solar/wind farm, the U-BESS components should be clearly identified on the overall project site plan as defined in Section 90.08.6 Commercial WECS (C-WECS) and 90.08.8 Commercial Solar Energy Systems (C-SES).
 - 8) Project Narrative and Specification Sheets describing the U-BESS project, including the type of battery technology (e.g. lithium-ion, flow battery, etc.), the nameplate energy capacity (in MW and MWh), the intended charge/discharge regime (e.g. daily cycling, emergency backup), and whether the system is stand-alone or tied to a generation facility. The applicant should provide manufacturer's spec sheets for the battery units and associated equipment, to verify dimensions and compliance with safety standards (such as UL listings).
 - 9) Statements of Compliance with Applicable Codes and Certifications.
 - 10) Emergency Response Plan.
 - 11) Site Safety and Security Plan: A detailed plan outlining on-site safety features such as thermal monitoring systems, ventilation and explosion-proof construction features and describing how the site will be secured against unauthorized access like fencing, locking cabinets, lighting, alarms, etc.
 - 12) Project development timeline.
 - 13) Existing Resources Inventory as defined in [Chapter 85](#).
 - 14) Documentation of actual or prospective access and traffic control of the project site.
 - 15) Operation and maintenance plan of the U-BESS, which shall include measures for maintaining safe access to the installation, storm water controls, as well as general procedures for operation and maintenance of the installation.
 - 16) Proof of liability insurance.
 - 17) Applicable Fee

- 18) Decommissioning plan without salvage value calculated into the security bond amount.
- 19) Acknowledgement of Third-Party Reviewer process and potential costs.

12 Cryptocurrency Mining or Production Installations Associated with a Data Center (CDC); Data Centers (DC)

- A. The requirements of the Ordinance shall apply to all CDC or DC proposed after the effective date of the Ordinance.
- B. Maximum Height. Building height shall not exceed forty (40) feet and shall not include any additional rooftop equipment, which may not exceed a maximum height of thirty (30) feet.
 - 1) Any mechanical rooftop equipment, including but not limited to heating, air conditioning, ventilation, generators, and other similar equipment, shall be screened with a parapet wall, false roof, or other building elements that shall provide one hundred (100) percent screening of mechanical equipment from the adjacent roadways, properties, and waterways.
 - a. The parapet wall, false roof, or building element shall be constructed of the same materials used in the construction of the principal building or structure and shall be designed to be architecturally integrated with the building's overall design.
 - b. No screening shall be required for renewable energy infrastructure equipment, including but not limited to solar energy systems, wind energy systems, and other power generation equipment.
 - c. No screening shall be required for any green infrastructure, including but not limited to green roofs, rooftop cisterns, and other bioretention equipment.
- C. Setbacks
 - 1) All principal buildings, accessory structures, and Data Center Electric Utility Substations shall be set back at least two hundred (200) feet from all property lines or not exceeding 60dB(A).
 - 2) If located on the ground, any equipment for cooling, ventilating, or otherwise operating the facility, including any power generator or other power supply equipment, must either be:
 - a. Located at least one hundred (100) feet or not exceed 60 dB(A) from the lot line of a property with a residential zoning classification or an existing dwelling; or
 - b. Separated from the lot line of a property with a residential zoning classification or an existing dwelling by the principal data center building.
- D. Site Layout. Buildings shall be sited and oriented to:
 - 1) Minimize visual impacts of the bulk of the building when examined on a line-of-sight basis from adjacent public streets and Sensitive Receptor areas.
 - 2) Provide safe and convenient vehicular access to the site, including sufficient on-site queuing areas at security gates.
 - 3) Accommodate parking area.
 - 4) Minimize impacts to natural resources.
 - 5) Incorporate appropriate stormwater management practices.
- E. Utility Connections: Reasonable efforts shall be made to place all utility connections from CDC or DC facilities underground, depending on appropriate soil conditions, shape and topography of the site, distance to the connection, or other conditions or requirements. Any above ground utility lines require an engineer's signed statement and explanation as to why buried utilities are not feasible.
- F. Screening
 - 1) Substations, electrical yards, mechanical yards, and any other exposed equipment shall not be located between the building and a publicly accessible road or right-of-way and shall be screened from any adjacent publicly available accessible street, private street, trail, or park.

- 2) All cooling, ventilation, and other electrical equipment used to operate the facility shall not be located between the building and publicly accessible rights-of-way.
 - 3) CDC or DC must be visually screened from the public right-of-way and from any Sensitive Receptors located within 100' of the CDC or DC. A landscape buffer is required to be installed and maintained during the life of the operation. The following plant unit percentages apply to each property line where the buffer is required:
 - a. A maximum of twenty (20) percent of the required plant units may be a combination of shrubs, ornamental grasses, and perennials.
 - b. A minimum of forty (40) percent and a maximum of seventy (70) percent of the required plant units must be evergreen trees that are a minimum of eight (8) feet in height at the time of planting.
 - c. A maximum of thirty (30) percent of the required plant units may be small deciduous trees.
 - d. A maximum of thirty (30) percent of the required plant units may be large deciduous trees.
 - e. Buffer Substitution Using Topography and Vegetation. Use of the natural topography and preservation of non-invasive existing vegetation, supplemented by new vegetation, if needed, may be substituted for the above requirements if determined by the Story County Board of Adjustment to provide screening at the density, depth, and height equivalent to that outlined above.
- G. Signage: Each CDC or DC operation shall provide 24-hour emergency contact signage visible at the access entrance. Signs shall include company name, owner/representative name, telephone number, and corresponding local power company and telephone number. All additional signage must adhere to the requirements in Chapter 89.
- H. Lighting: Exterior lighting, including any security lighting, shall be the minimum necessary for safety and security, downward directed, and shielded from adjacent properties and comply with the requirements of Section 88.09, Site Lighting.
- I. Noise/Vibration
- 1) The CNEL at the boundary of the property containing a Sensitive Receptor shall not exceed 55 dB(A) within three hundred (300) feet.
 - 2) The CNEL at the boundary of any developed property not containing a Sensitive Receptor shall not exceed 70 dB(A).
 - 3) Sound that is produced for not more than a cumulative period of one (1) minute in any hour may exceed the standards above by up to 10 dB(A).
 - 4) In the event audible noise operations contains a steady pure tone, such as a whine, screech, or hum, the standards for audible noise set forth shall be reduced by 5 dB(A).
 - 5) The maximum sound levels listed above do not apply to emergency alerts, emergency work to provide electricity, water, or other public utilities when public health or safety is involved, snow removal, or road repair.
 - 6) A noise reduction barrier or device may be required at the discretion of the Board of Adjustment when it is inconclusive that noise level tests do not conform to acceptable noise levels.
 - 7) The limitations of this section shall not apply to any Sensitive Receptor that is established adjacent to the CDC or DC after the date of issuance of a final zoning permit for the applicant's operation.
 - 8) In the event the noise levels resulting from CDC or DC operations exceed the criteria listed above, a waiver to said levels may be granted by the Board of Adjustment provided that the following has been accomplished.

- a. Written waiver from the affected property owners has been obtained stating that they are aware of the CDC or DC and the noise limitations imposed by these Regulations, and that consent is granted to allow noise levels to exceed the maximum limits otherwise allowed; and,
 - b. If the applicant wishes the waiver to apply to succeeding owners of the property, a permanent noise impact easement shall be recorded in the Office of the Story County Recorder which describes the burdened properties and which advises all subsequent owners of the burdened property that the noise levels in excess of those permitted by these Regulations may exist on or at the burdened property.
 - c. Any generators on the property shall comply with the U.S. Environmental Protection Agency (EPA) New Source Performance Standards (NSPS) of at least Tier 4 emissions. Testing for these generators shall not exceed ten (10) hours per month unless a power outage occurs. Generators shall be enclosed by a sound attenuation for noise reduction and to reduce pollution.
 - d. Except for generator testing or commissioning activities, generator use is limited to backup/emergency use only.
- J. Foundation. All structures shall have concrete foundations.
- 1) Foundations shall not be defective, decayed, or corroded.
 - 2) The use of cargo containers, railroad cars, semi-truck trailers, and other similar storage containers for any component of the operation are prohibited.
- K. Cooling Systems. CDC or DC shall be required to have a liquid cooling system.
- 1) A closed loop cooling system is required.
 - 2) The application shall include an estimate of annual water consumption for the site to include an assessment for annual replacement or replenishment of water in the closed loop.
 - 3) The application shall include a description of the intended source of water for the development, and documentation from the Iowa Department of Natural Resources along with Story County Environmental Health affirming sufficient water resources exist to serve the site.
 - 4) All necessary permits must be obtained from Story County Environmental Health and the Iowa Department of Natural Resources.
- L. Equipment. All servers, computers, processors, materials, and equipment must be enclosed within buildings.
- M. Electrical Power. The applicant shall provide written verification from the power provider that the applicant has calculated the maximum potential electrical consumption of the proposed use and has verified the utility supply equipment and related electrical infrastructure is sufficiently sized and can safely accommodate the proposed use during the power provider's peak consumption hours.
- N. Hazardous Materials and Environmental Protection.
- 1) The CDC or DC shall comply with all applicable hazardous materials handling and reporting laws.
 - 2) All CDC or DC must comply with the County's stormwater and erosion control ordinance.
 - 3) On parcels containing more than 50 percent of the gross acreage as lands identified with areas designated Natural Resource Areas on the Cornerstone to Capstone (C2C) Comprehensive Plan, the conditional use permit shall not be approved unless conditions protecting the identified areas are attached to the request, either split zoned with conservation or conservation easements.
 - 4) CDC or DC shall not be located in the Special Flood Hazard Area.

O. Ice Mitigation Report: All CDC or DC shall ensure that the amount of heat that is dissipated by the mining activity shall be monitored when the average daily temperature is 40 degrees Fahrenheit or less to ensure that there is no buildup of ice on neighboring properties and roadways.

- 1) In the instance that condensation and ice occur, there shall be an agreement between the facility's operational contact, owners of neighboring properties (to mitigate ice buildup on dwellings), and the County Engineer to mitigate ice on public right of way.

P. Safety.

- 1) The equipment used in any CDC or DC operation shall be housed in a metered, electrically grounded, and pre-engineered metal-encased structure with a fire rating designed to resist an internal electrical fire for at least 30 minutes. The containment space shall contain baffles that automatically close in the event of fire, independent of a possible electric system failure.
- 2) Any CDC or DC using **proposing proposed** battery storage or any other device or group of devices capable of storing energy in order to supply electrical energy at a later time, whether the energy is stored for use on-site or off-site, shall demonstrate compliance with NFPA Standard 855, Installation of Stationary Energy Storage Systems, or similar standards and must include fire suppression systems designed specifically for battery storage.
- 3) A clean agent fire protection system must be provided and maintained in good working order within any structure which contains a server farm. High sensitivity smoke detectors shall be installed and operational in order to activate the clean agent fire suppression system.

Q. Power Lines and Electric Utility Substations.

- 1) CDC or DC Electric Utility Substations must include year-round opaque landscaping or a screen wall a minimum of eight (8) feet in height to minimize visual impact.
- 2) Electric Utility Substations on the same property as the CDC or DC they serve must be located on the side or rear of a principal building so they are screened from public view and must not be in a required front yard. On-site substations do not require a buffer or screening between the Data Center Principal Building and the substation.
- 3) Burying power lines serving the property is required. On-site power lines of 34.5 kV and below must be buried. Any above ground utility lines require an engineer's signed statement and explanation as to why buried utilities are not feasible.
- 4) The CDC or DC Electric Utility Substation shall be subject to applicable zoning district setback requirements. Setbacks shall be measured from the edge of the compound containing the substation to the property boundary of the lot it occupies.

R. Emergency Contact Information.

- 1) Each CDC or DC operation shall provide 24-hour emergency contact signage visible at the access entrance. Signs shall include the company name (if applicable), the owner/representative's name, the telephone number, and the corresponding local power company's name and telephone number.

S. Compliance with Applicable Codes and Certifications. Statements of Compliance with Applicable Codes and Certifications below **is are** required at the time of submittal for a conditional use permit.

- 1) State Building Code. All CDC or DC shall comply with all requirements of the current State Building Code.
- 2) National Electrical Code (NEC). All CDC or DC shall comply with the National Electrical Code, current edition.
- 3) Certification that all battery units meet national safety standards (e.g. UL 1973 for battery modules, and UL 9540 for the entire storage system).

- T. Commissioning Plan and Report. Prior to issuance of a zoning permit, CDC or DC Applicants shall submit a commissioning plan that demonstrates:
- 1) An electrical diagram detailing the configuration, associated components, and electrical interconnection methods, compliant with applicable state or local electrical codes, including NEC and NESC.
 - 2) Name, address, and contact information of proposed or potential system installer and the owner and/or operator of the CDC or DC. Such information of the final system installer shall be submitted prior to the issuance of final zoning permit.
- U. Discontinuation and Decommissioning. CDC or DC shall be considered discontinued after twelve (12) months without active and continuous use unless a plan is developed and submitted to the Director outlining the steps and schedule for returning the CDC or DC to service.
- 1) Removal Requirements. Any CDC or DC which has reached the end of its useful life or has been determined to be discontinued pursuant to this section shall be decommissioned and removed within one-hundred eighty (180) days of the discontinuation of use.
 - 2) Decommissioning shall consist of:
 - a. Physical removal of all above-surface facilities and infrastructure that have no ongoing purpose from the site. All CDC and DC and accessory facilities shall be removed to four (4) feet below ground level within one-hundred eighty (180) days of the discontinuation of use.
 - b. Disposal of all solid and hazardous waste in accordance with local, State, and federal waste disposal regulations.
 - c. Stabilization or re-vegetation of the site as necessary to minimize erosion. The Director may allow the owner or operator to leave landscaping or designated below-grade foundations in order to minimize erosion and disruption to vegetation.
 - 3) Decommissioning Plan and Financial Surety.
 - a. The CDC or DC shall have a decommissioning plan outlining the anticipated means and costs of removing the CDC or DC at the end of its serviceable life or upon becoming discontinued.
 - b. The decommissioning plan shall identify financial resources that will be available to pay for decommissioning and removal of a CDC or DC.
 - c. The applicant must continuously maintain a financial assurance mechanism in the form of a performance bond and/or other security approved by the County Attorney, for the period of the life of the facility. The required amount of the security shall be 130 percent of the total decommissioning cost identified in the decommissioning plan, excluding any salvage value. The financial assurance mechanism must ensure that funds will be available upon discontinuation and shall not include the future value, if any, of scrap. If a bond is posted to meet this requirement, the bond issuing company must be agreed upon by both the applicant and County. All decommissioning, removal and remediation fund requirements shall be fully funded before a zoning permit is issued. The County shall have sole discretion with regard to the determination of the mechanism of financial assurance.
 - d. Property Owner Affidavit. The applicant shall submit a copy of the decommissioning plan to all property owners within the boundaries of the Conditional Use Permit area. The property owners shall provide the County with a signed affidavit acknowledging receipt of the plan and their responsibility for decommissioning costs.

- e. Every three (3) years from the first date of operations, or on the written request of the County, the Owner shall review and update the Decommissioning Plan and all appendices and provide the updated plan and appendices to the County on or before the date of each three-year anniversary of the first date of operations. As part of this review process, the Owner shall recalculate the total decommissioning cost and the decommissioning guaranty amount; and the financial assurance required shall be modified accordingly.
- V. Monitoring and Maintenance. The owner or operator of a CDC or DC shall maintain the facility in good condition. Maintenance shall include, but not be limited to, painting, structural repairs, and integrity of security measures. Internal circulation drives shall be maintained by the owner or operator to a level acceptable to the applicable fire chief and Story County Emergency Management Agency. The owner or operator shall be solely responsible for the cost of maintaining the CDC or DC and any internal access roads.
- W. Ownership Changes. If the owner of the CDC or DC changes or the owner of the property changes, the conditional use permit shall remain in effect, provided that the successor owner or operator assumes in writing all of the obligations of the conditional use permit, site plan approval, and decommissioning plan. A new owner or operator of the CDC or DC shall notify the Story County Planning and Development Department in writing of such changes in ownership or operations within sixty (60) days of the change.
 - 1) The conditional use permit and all other local approvals for the CDC or DC may be considered void if a new owner or operator fails to provide written notification to the Story County Planning and Development Department within the required timeframe. Reinstatement of a void conditional use permit will be subject to the same review and approval processes for new conditional use permits.
- X. Third-Party Reviewer.
 - 1) The County may seek the services of a third-party reviewer with expertise in the CDC or DC field to assist with the following services (if the conditional use permit is approved by the County).
 - a. Review of the site and architectural plan, battery technology, compliance with state and federal regulations, and with other applicable regulatory standards and codes not specifically identified in these regulations.
 - b. Assist with the review of the ERP, completed noise study, decommissioning plan and review of decommissioning financial security agreement.
 - 2) The County shall make their best effort that the Third-Party Review does not unreasonably delay the project's zoning permitting or construction process. The Owner shall be responsible for reimbursing the County for the commercially reasonable costs incurred for the services of said Third-Party Reviewer. Said costs shall be mutually agreed upon by the County and Owner prior to the County's commencement of plan review for the zoning permit.
- Y. Avoidance and Mitigation of Damages to Public Infrastructure.
 - 1) Roads. Applicants shall identify all roads to be used for the purpose of transporting components and/or equipment for construction, operation or maintenance of the CDC or DC and obtain applicable weight and size permits from the impacted road authority prior to construction.
 - 2) Existing Road Conditions. Applicant shall conduct a pre-construction survey, in coordination with the impacted local road authority to determine existing road conditions. The pre-construction survey shall include photographs and a written agreement to document the condition of the roads and applicable public facilities. The applicant is responsible for on-going road maintenance and dust control measures identified by the Story County Engineer during all phases of construction.

- 3) Drainage System. The applicant shall be responsible for immediate repair of damage to public drainage systems stemming from construction, operation, or maintenance of the CDC or DC.
 - 4) Required Financial Security. The applicant shall be responsible for restoring or paying damages as agreed to by the applicable road authority sufficient to restore the roads and bridges to preconstruction conditions. Financial assurance mechanisms in the form of a performance bond and/or other security approved by the Story County Attorney's Office shall be submitted to the Planning and Development Department covering 130 percent of the costs of all required improvements prior to final issuance of the conditional use permit by the Board of Adjustment. This requirement may be waived by the Board of Adjustment upon recommendation from the Story County Engineer.
- Z. Submittal Requirements. All CDC or DC applications must submit the following information in addition to submittal requirements defined for conditional use permit applications.
- 1) The names of the project applicants.
 - 2) The names of the project owners.
 - 3) The legal description and address of the project.
 - 4) The names of the landowners.
 - 5) Pre-construction survey and proposed routes.
 - 6) Proposed changes to the landscape of the site, grading, vegetation clearing and planting, exterior lighting, and screening vegetation or structures.
 - 7) A detailed site plan drawing showing the layout of the CDC or DC on the property including structures, access roads, parking or turnaround areas for maintenance vehicles, proposed fencing and gates, landscape buffers (if any), and setback distances from property lines and existing structures, also identification of any adjacent uses (homes, public roads, etc.).
 - 8) Project Narrative and Specification Sheets describing the CDC or DC project.
 - 9) Statements of Compliance with Applicable Codes and Certifications.
 - 10) Emergency Response Plan.
 - 11) Site Safety and Security Plan: A detailed plan outlining on-site safety features such as thermal monitoring systems, ventilation and explosion-proof construction features and describing how the site will be secured against unauthorized access like fencing, locking cabinets, lighting, alarms, etc.
 - 12) Project development timeline.
 - 13) Existing Resources Inventory as defined in [Chapter 85](#).
 - 14) Documentation of actual or prospective access and traffic control of the project site.
 - 15) Operation and maintenance plan of the CDC or DC, which shall include measures for maintaining safe access to the installation, storm water controls, as well as general procedures for operation and maintenance of the installation.
 - 16) Proof of liability insurance.
 - 17) Application Fee.
 - 18) Decommissioning plan without salvage value calculated into the security bond amount.
 - 19) Acknowledgement of Third-Party Reviewer process and potential costs.
 - 20) Landscaping plan to be approved by Story County Conservation.

This is the original Ordinance 330 presented at First Consideration of the Board of Supervisors with the proposed modifications approved by the Board of Supervisors.

DO NOT WRITE IN THE SPACE ABOVE, RESERVED FOR RECORDER

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

Please return to:
Planning & Development

**STORY COUNTY IOWA
ORDINANCE NO. 330**

AN ORDINANCE AMENDING CHAPTER 85, GENERAL PROVISIONS AND DEFINITIONS; CHAPTER 86, DISTRICT REQUIREMENTS; CHAPTER 88, GENERAL SITE PLANNING STANDARDS; AND CHAPTER 90, CONDITIONAL USES OF THE STORY COUNTY CODE OF ORDINANCES – LAND DEVELOPMENT REGULATIONS FOR A TEXT AMENDMENT TO ADDRESS ~~USES FOR DIGITAL ASSET MINING, CRYPTOCURRENCY OPERATIONS, DATA PROCESSING CENTERS AND/OR BATTERY/ENERGY STORAGE SOLUTIONS ON PROPERTIES LOCATED IN UNINCORPORATED STORY COUNTY~~

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

Section 1. Purpose. An Ordinance Amending Chapter 85, General Provisions and Definitions; Chapter 86, District Requirements; Chapter 88, General Site Planning Standards; and Chapter 90, Conditional Uses Of The Story County Code of Ordinances— Land Development Regulations For A Text Amendment To Address ~~Uses for Digital Asset Mining, Cryptocurrency Operations, Data Processing Centers and/or~~ Battery/Energy Storage Solutions on properties located in unincorporated Story County.

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

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

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

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

CHAPTER 85

LAND DEVELOPMENT REGULATIONS: GENERAL PROVISIONS AND DEFINITIONS

85.07 EXEMPTIONS.

3. Public Utilities Exempt. No requirement, restriction, or regulation contained in the Ordinance shall be construed to control the type or location of any poles, towers, wires, water or sewer lines, gas mains, cables, or any other similar distributing equipment of a public utility. County, state, and federal road projects for the maintenance and/or construction of public roads and public road right-of-way shall also be considered exempt. Battery Energy Storage Systems are not considered routine utility distribution equipment or essential services for zoning purposes.

85.08 DEFINITIONS.

“Accessory BESS (Co-Located)” means a battery energy storage system that is ancillary to another primary use of the property. Examples include a BESS co-located with a renewable energy generation facility (solar farm or wind farm) to store generated power, batteries that store electricity for on-site use (peak shaving, backup power), or batteries providing electric grid services at an existing substation. An accessory BESS is subordinate in size and purpose to the main use on the site. These are also often referred to as Hybrid BESS.

“Agrivoltaics or Agrivoltaic Projects” means solar sites that combine agricultural uses with generating electricity within the project area to maximize land use and offering mutual production benefits.

“ANSI” means the American National Standards Institute.

“Augmentation” means the process of supplementing or replacing some or all of the system components to maintain the nameplate capacity (measured in megawatts).

“Battery Energy Storage Management System” means an electronic system that protects energy storage systems from operating outside their safe operating parameters and disconnects electrical power to the energy storage system or places it in a safe condition if potentially hazardous temperatures or other conditions are detected.

“Battery Energy Storage System (BESS)” means one or more devices, assembled together, capable of storing and discharging electricity primarily intended to supply electricity to a building or to the electrical grid. This includes, but is not limited to, the following: battery cells; enclosures and dedicated-use buildings; thermal, battery, and energy management system components; inverters; access roads; distribution, collection, and feeder lines; wires and cables; conduit; footings; foundations; towers; poles; crossarms; guy lines and anchors; substations; interconnection or switching facilities; circuit breakers and transformers; overhead and underground control, communications and radio relay systems, and telecommunications equipment; utility lines and installations; and accessory equipment and structures. A BESS does not include a stand-alone 12-volt car battery or an electric motor vehicle. A BESS is classified as a Tier 1 or Tier 2 (Utility Scale) BESS as follows:

a. Tier 1 BESS have an aggregate energy capacity less than or equal to 600kWh and, if in a room or enclosed area, consist only of a single energy store system technology.

b. Tier 2 (Utility Scale) BESS have an aggregate energy capacity greater than 600kWh or are comprised of more than one storage battery technology in a room or enclosed area.

“BESS Dedicated-Use Building” means a building or structure that is only used for BESS components and equipment, is classified as Group F-1 occupancy, as defined in the International Building Code, and complies with the following:

- a. The building’s only use is battery energy storage, energy generation, and other electrical grid-related operations.
- b. No other occupancy types are permitted in the building.
- c. Occupants in the rooms and areas containing BESS are limited to personnel that operate, maintain, service, test, and repair the BESS and other energy systems.
- d. Administrative and support personnel are permitted in areas within the buildings that do not contain BESS, provided that these areas do not occupy more than ten (10) percent of the building area of the story in which they are located, and a means of egress is provided from the administrative and support use areas to the public way that does not require occupants to traverse through areas containing BESS or other energy systems equipment.

“BESS Participating Property” means a BESS host property or any real property that is the subject of an agreement that provides for the payment of monetary compensation to the landowner from the BESS owner (or affiliate) regardless of whether any part of a BESS is constructed on the property.

~~“Clean Agent Fire Suppression System” means a system that uses electrically nonconductive gaseous agents that do not leave residue upon evaporation to extinguish fires.~~

~~“Closed-loop Cooling System” means a sealed system where a coolant circulates continuously, absorbing heat from a source, and then transferring that heat to a heat exchanger for removal, without the coolant ever being exposed to the environment. A closed-loop system shall not use evaporative cooling. It may consist of methods including, but not limited to, air-cooled (dry) cooling, rear-door heat exchanger cooling, hybrid dry economizer cooling, direct to chip cooling, or immersion cooling.~~

~~“Commercial Cryptocurrency Mining” means the commercial process by which cryptocurrency transactions are verified and added to the public ledger, known as the block chain, and the means through which new units of cryptocurrencies are released through the use of server farms. Any equipment requiring a high-density load service, for the purposes of operating a cryptocurrency mining server farm, will constitute a commercial cryptocurrency mining operation.~~

“Commercial Solar Energy System” (C-SES) means a solar energy generation facility, solar collection system, or area of land comprised of a solar energy device, array of devices, or structural design feature, principally used to provide for the generation of energy distributed into

the electrical grid and not intended to primarily reduce on-site consumption of utility power with the following scales: Community/Commercial at 15 kW–1 MW and Utility-Scale at >1 MW.

“Commissioning” means a systematic process that provides documented confirmation that installed systems function according to the intended design criteria and comply with applicable code requirements.

“Community Noise Equivalent Level (CNEL)” means the 24-hour A-weighted average sound level from midnight to midnight, obtained after the addition of 5 dB to sound levels occurring in the evening from 7 PM to 10 PM and after the addition of 10 dB to sound levels occurring in the night between 10 PM and 7 AM.

“Cryptocurrency” means a digital currency in which encryption techniques are used to regulate the generation of units of currency and to verify the transfer of funds while operating independently of a central bank.

“Cryptocurrency Data Center (CDC)” means the leased or owned boundaries of floor space devoted to the operating data processing equipment for commercial cryptocurrency mining, excluding spaces for data centers not otherwise engaged in commercial cryptocurrency mining, commercial offices, storage, shipping and receiving, warehousing, or any other space that is not electronic processing.

“Cryptocurrency Mining or Production Installations associated with a Data Center” means a physical facility that uses computing and networking equipment to collect, store and process data, as well as distribute and access resources. It may also include supporting equipment such as batteries, back up generators and cooling equipment.

“Cryptocurrency Server Farm” means three or more interconnected computers housed together in a single facility either air-cooled or water-cooled, whose primary function is to perform cryptocurrency mining or associated data processing.

“Data Center (DC)” means a facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer or network equipment, systems, servers, appliances and other associated components related to digital data operations. The facility may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations at the Data Center.

“Data Center Accessory Use” means the ancillary uses or structures secondary and incidental to a Data Center use, including but not limited to: administrative, logistical, fiber optic, storage, and security buildings or structures; sources of electrical power such as generators used to provide temporary power when the main source of power is interrupted; electrical substations; utility lines, domestic and non-contact cooling water and wastewater treatment facilities; water holding facilities; pump stations; water towers; environmental controls (air conditioning or cooling towers; fire suppression, and related equipment), and security features, provided such Data Center Accessory Uses/structures are located on the same tract or assemblage of adjacent parcels developed as a unified development with a Data Center. The use shall not include

energy generation systems used or intended to be used to supply power to the Data Center during normal operations.

“Data Center Electrical Substation” means a facility used for the transformation or transmission and/or switching of voltages to distribution voltages which switches circuits and distributes usable/consumable electric power, specifically for Data Center users on the same or adjacent site, or on a site immediately across a road right-of-way.

“Data Center Principal Building” means a building that contains the office and/or data storage functions of a Data Center.

“Data Mining” means the commercial process by which volumes of data are analyzed to find patterns, discover trends, and gain insight into how the data can be used as a commercial data mining operation.

“Dedicated-Use Building (BESS)” means a building that is only used for BESS components and equipment, as defined in the NFPA 855 Standards for the Installation of Stationary Energy Storage Systems.

“Energy Storage” means any technology that can absorb electricity, storing the electricity for a period of time, and redelivering that electricity.

“Footcandle” means the amount of light to saturate a one-foot square with one lumen of light.

“High-density Load Service” means any individual service at or above 660 amps in which the energy use intensity (EUI) is calculated as greater than 250 kWh/Feet²/year in total for all operating square footage.

“Liquid Cooling System” means a method of cooling electronic components or other devices by circulating liquid coolant through them, to cool and absorb heat from components and then dissipate heat through a radiator.

“NEC” means the National Electric Code.

“NEC” means the National Electrical Safety Code.

“Non-commercial solar energy system (SES)” means a solar collection system consisting of one or more roof- and/or ground-mounted solar collector devices and solar related equipment, and is intended to primarily reduce on-site consumption of utility power. A system is considered a noncommercial solar energy system only if it supplies electrical or thermal power solely for on-site use at a scale of ≤15 kW, except that when a property upon which the facility is installed also receives electrical power supplied by a utility company, excess electrical power generated and not presently needed for on-site use may be used by the utility company.

“Non-participating Property” means any property that is not a participating property.

“Non-participating Residence” means any residence that is located on a non-participating property.

“On-site BESS” means a BESS that is intended primarily to serve the electricity needs of the applicant property but may, at times, discharge into the electric grid.

“Off-site BESS” means a BESS for the primary purpose of off-site use through the electric grid.

“Participating Property” means real property that is either owned by an applicant or that is the subject of an agreement that provides for the payment of monetary compensation to the landowner from the BESS owner (or affiliate) regardless of whether any part of the BESS system is constructed on the property.

“Public Utility” means a public utility as defined in the Iowa Code Chapter 476.1 and municipally owned waterworks or wastewater facilities, waterworks having less than two thousand customers, joint water utilities established pursuant to Iowa Code Chapter 389, rural water districts incorporated and organized pursuant to Iowa Code Chapters 357A and 504, cooperative water associations incorporated and organized pursuant to Iowa Code Chapter 499, districts organized pursuant to Iowa Code Chapter 468, or a person furnishing electricity to five or fewer customers either by secondary line or from an alternate energy production facility or small hydro facility, from electricity that is produced primarily for the person’s own use. Public utility does not include BESS facilities.

“Repowering” means the process of configuring, supplementing, or replacing some or all of the system components to increase the nameplate capacity (measured in megawatts).

“Sensitive Receptors” means schools; preschools; day care centers; in-home daycares; health facilities including, but not limited to hospitals, clinics, long term care facilities, retirement and nursing homes; community centers; places of worship; playgrounds; parks (excluding trails); campgrounds; prisons; dormitories; or any permitted residence.

“Thermal Runaway” means the rapid, uncontrollable increase in temperature often leading to catastrophic failure in electronic components or, specifically, batteries. It is a self-sustaining cycle where heat generation exceeds heat dissipation, resulting in an escalating temperature rise, potentially leading to fires, explosions, and the release of hazardous materials.

“Utility-Scale Tier 2 BESS (U-BESS)” means facilities that are typically standalone installations that store and dispatch energy to the electric grid (often at substation or transmission voltage level).

CHAPTER 88

LAND DEVELOPMENT REGULATIONS: GENERAL SITE PLANNING STANDARDS

9. Off-Street Loading Areas. In any district in connection with every building or part thereof hereafter erected having a gross floor area of 6,000 square feet or more, which is to be occupied by manufacturing, storage, warehouse, goods display, retail store, wholesale store, market, hotel, hospital, or other uses similarly requiring the receipt or distribution by vehicles of material or merchandise, there shall be provided and maintained on the same lot with such building at least one off-street loading space, plus one additional such loading space for each 20,000 square feet or major fraction thereof of gross floor area so used in excess of 10,000 square feet.

A. Each loading stall shall not be less than 12 feet in width and 40 feet in length.

B. Such space may not occupy all or any part of a required yard or open space. When adjacent to a residential district or residential use, it shall be set back 10 feet and screened from adjacent property by a planting screen not less than 10 feet in width and six feet in height or by a fence, wall, berm, or other comparable means. ~~For CDC and DC uses, applicable setback requirements found in Chapter 90 must be satisfied.~~

~~C. For CDC and DC uses, loading spaces/bays are only permitted to be located on one façade of the Data Center Principal Building.~~

Amend Table 88-5 Parking Ratios by Type to include the following

Land Use	Number of Maximum Spaces
<u>U-BESS</u>	<u>One space for each employee on the largest shift. If there are no shift employees, three spaces are permitted.</u>
<u>CDC or DC</u>	<u>One space per employee on the largest shift, plus an additional three visitor spaces.</u>

CHAPTER 86

LAND DEVELOPMENT REGULATIONS: DISTRICT REQUIREMENTS

Add the following as a Permitted Accessory Use in all zoning districts, except the GB/C district.

[Tier 1 Battery Energy Storage Systems](#)

CHAPTER 90

LAND DEVELOPMENT REGULATIONS: CONDITIONAL USES

6. Commercial WECS (C-WECS).

L. Noise. Audible noise due to C-WECS sites operations shall not exceed ~~60~~ 55 dBA for any period of time, when measured at any dwelling, school, hospital, church, or public library existing on the date of approval of any conditional use permit from the property line.

N. Discontinuation and Decommissioning. A C-WECS shall be considered a discontinued use after one year without energy production, unless a plan is developed and submitted to the Director outlining the steps and schedule for returning the C-WECS to service. All C-WECS and accessory facilities shall be removed to four feet below ground level within 180 days of the discontinuation of use. Each C-WECS shall have a decommissioning plan outlining the anticipated means and cost of removing C-WECS at the end of their serviceable life or upon becoming a discontinued use. The cost estimates shall be made by a professional engineer licensed in the State of Iowa. The plan shall also identify the financial resources that will be available to pay for the decommissioning and removal of the C-WECS and accessory facilities. The County reserves the right to verify that adequate decommissioning terms are contained in the landowner easement.

- (1) The applicant shall submit a copy of the decommissioning plan to all property owners within the Conditional Use Permit area. The property owners shall provide the County a signed affidavit stating their awareness and responsibility of decommissioning costs.
- (2) Decommissioning Fund Financial Security. The applicant shall must continuously maintain a financial assurance mechanism in the form of a performance bond and/or other security approved by the County Attorney, for the period of the life of the facility. The required amount of the security shall be 130 percent of the total decommissioning cost identified in the decommissioning plan, excluding any salvage value as amended by the Board of Adjustment. The financial assurance mechanism must ensure that funds will be available upon discontinuation and shall not include the future value, if any, of scrap. If a bond is posted to meet this requirement, the bond-issuing company must be agreed upon by both the applicant and County. All decommissioning, removal and remediation fund requirements shall be fully funded before a zoning permit is issued. The County shall have sole discretion with regard to the determination of the mode of financial assurance.
- (3) Every three (3) years from the first date of operations, or on the written request of the County, the Owner shall review and update the Decommissioning Plan and all appendices and provide the updated plan and appendices to the County on or before the date of each three-year anniversary of the first date of operations. As part of this review process, the Owner shall recalculate the total decommissioning cost and the decommissioning guaranty amount; and the financial assurance required shall be modified accordingly.

Q. Submittal Requirements. In addition to the submittal requirements defined for conditional use permit applications, all applications for C-WECS must submit the following information (as applicable).

(18) Pre-construction interconnection agreements.

8. Commercial – Solar Energy Systems (C-SES).

D. Ground Cover and Buffer Areas. Perennial vegetative ground cover shall be planted on the ground around and under solar arrays and in project site buffer areas, and the ground shall meet the following standards:

- (1) Top soils shall not be removed from the site during development unless the removal is part of a remediation effort pre-defined and approved through the Conditional Use Permit.
- (2) Soils shall be planted and maintained in perennial vegetation in accordance with subparagraph 3 below to prevent erosion, manage run-off, and build soil.
- (3) Seed mixes and maintenance practices must be approved by Story County Conservation prior to action by the Board of Adjustment.
- (4) Solar collectors and racking are not considered impervious cover if underlying ground is pervious vegetation, and the soil is not compacted.
- (5) The applicant shall submit a vegetative management plan prepared by a qualified professional or reviewed and approved by Story County Conservation. The plan shall identify:
 - a. The natural resource professionals consulted or responsible for the plan
 - b. The conservation, habitat, eco-system, or agricultural goals, which may include: providing habitat for pollinators such as bees and monarch butterflies, providing habitat for wildlife such as upland nesting birds and other wildlife, establishing vegetation for livestock grazing, reducing on-site soil erosion, and improving or protecting surface or ground water quality.
 - c. The intended mix of vegetation upon establishment.
 - d. The management methods and schedules for how the vegetation will be managed on an annual basis, with particular attention given to the establishment period of approximately three years.

E. Fencing. Ground-mounted solar energy device or combination of devices comprising a C-SES shall be enclosed by perimeter fencing at a height of eight feet to restrict unauthorized access. Security fences and gates must be maintained in good condition until the site is decommissioned.

- (1) Native/pollinator-friendly vegetation buffers or fencing to screen solar farms from adjacent homes/public roads is required.

L. Discontinuation and Decommissioning. C-SES shall be considered discontinued after one year without energy production, unless a plan is developed and submitted to the Director outlining the steps and schedule for returning the C-SES to service.

(1) Removal Requirements. Any C-SES which has reached the end of its useful life or has been determined to be discontinued pursuant to this section shall be decommissioned and removed within 180 days of the discontinuation of use.

(2) Decommissioning shall consist of:

- a. Physical removal of all large-scale ground-mounted solar photovoltaic installations, structures, equipment, security barriers and transmission lines from the site to four feet below ground level within 180 days of the discontinuation of use.
- b. Disposal of all solid and hazardous waste in accordance with local, State, and federal waste disposal regulations.
- c. Stabilization or re-vegetation of the site as necessary to minimize erosion. The Director may allow the owner or operator to leave landscaping or designated below-grade foundations in order to minimize erosion and disruption to vegetation.

(3) Decommissioning Plan and Financial Surety.

- a. C-SES shall have a decommissioning plan outlining the anticipated means and costs of removing the C-SES at the end of its serviceable life or upon becoming discontinued.
- b. The decommissioning plan shall identify financial resources that will be available to pay for decommissioning and removal of C-SES.
- c. The applicant shall must continuously maintain a financial assurance mechanism in the form of a performance bond and/or other security approved by the County Attorney, for the period of the life of the facility. The amount of the security shall be 130 percent of the total decommissioning cost identified in the decommissioning plan, without the salvage value. The financial assurance mechanism must ensure that funds will be available upon discontinuation and shall not include the future value, if any, of scrap. If a bond is posted to meet this requirement, the bond issuing company must be agreed upon by both the applicant and County. All decommissioning, removal and remediation fund requirements shall be fully funded before a zoning permit is issued. The County shall have sole discretion with regard to the determination of the mechanism of financial assurance.
- d. Property Owner Affidavit. The applicant shall submit a copy of the decommissioning plan to all property owners within the boundaries of the Conditional Use Permit area. The property owners shall provide the County a signed affidavit acknowledging receipt of the plan and their responsibility for decommissioning costs.
- e. Every three (3) years from the first date of operations, or on the written request of the County, the Owner shall review and update the Decommissioning Plan and all appendices and provide the updated plan and appendices to the County on or before the date of each three-year anniversary of the first date of operations. As part of this review process, the Owner shall recalculate the total

decommissioning cost and the decommissioning guaranty amount; and the financial assurance required shall be modified accordingly.

M. Monitoring and Maintenance. The owner or operator of C-SES shall maintain the facility in good condition. Maintenance shall include, but not be limited to, painting, structural repairs, and integrity of security measures. Internal circulation drives shall be maintained by the owner or operator to a level acceptable to the applicable fire chief and Story County Emergency Management Agency. The owner or operator shall be solely responsible for the cost of maintaining the C-SES and any internal access roads.

- (1) Agrivoltaics or Agrivoltaic Projects such as pollinator-friendly cover crops/livestock grazing on solar farm sites are permitted and encouraged to continue, to achieve co-benefits of solar energy and agriculture.

O. Submittal Requirements. In addition to the submittal requirements defined for conditional use permit applications, all applications for C-SES must submit the following information (as applicable).

- (22) Vegetative Management Plan.

CHAPTER 90
LAND DEVELOPMENT REGULATIONS: CONDITIONAL USES

Amendment to Table 90-1 – Table of Conditional Uses

All subject to supplemental standards, and in the C-LI and HI

- Utility-Scale Battery Energy Storage System (U-BESS) (when such use is proposed conjunction with an application or major modification for a “Commercial Wind Energy Conversion Systems (C-WECS)”, “Commercial Solar Energy Systems (C-SES)”, or “Any land or building used by a utility service for the purpose of generating or converting power”, the U-BESS may be site on property zoned A-1, Agricultural and all supplemental standards for a U-BESS shall apply in addition to supplemental standards for “Commercial Wind Energy Conversion Systems (C-WECS)”, “Commercial Solar Energy Systems (C-SES)”, or “Any land or building used by a utility service for the purpose of generating or converting power”.)

~~• Cryptocurrency Data Center or Cryptocurrency Mining or Production Installations associated with a Data Center (CDC)~~

~~• Data Center (DC)~~

11. Utility-Scale (Tier 2) Battery Energy Storage Systems (U-BESS)

- A. The requirements of the Ordinance shall apply to all U-BESS proposed after the effective date of the Ordinance.
- B. Co-Located with Solar or Wind: When a U-BESS is proposed as part of a new solar farm or wind farm, the U-BESS is processed as a component of the new solar farm or wind farm's conditional use permit rather than requiring a separate conditional use permit. For an existing wind farm or solar farm that was permitted prior to the adoption of the standards for U-BESS wanting to add battery storage, such applications will be processed as a Major Modification to the existing conditional use permit.
- C. Setbacks and Separation Requirements. The following setbacks and separation requirements shall apply to all components of a U-BESS.
 - 1) U-BESS facilities shall comply with all applicable setbacks and separation distances as required by NFPA 855.
 - 2) Sensitive Receptors. Setbacks from the nearest Receptor use shall be 100 feet or greater, as measured from structure to structure. Setbacks shall be established allowing for no greater than 55dB(A) from the U-BESS occurring at an adjacent dwelling.
 - 3) Public Right-of-Way. Setbacks from public right-of-way shall comply with the applicable setbacks as defined by the base zone district.
- D. Screening and Landscaping
 - 1) U-BESS must be visually screened from the public right-of-way and from any Sensitive Receptors located within 100' of the U-BESS.
- E. Parking shall comply with the requirements defined in Section 88.08 Parking and Circulation Standards.
- F. Hazardous Materials and Environmental Protection
 - 1) The U-BESS shall comply with all applicable hazardous materials handling and reporting laws.
 - 2) Batteries shall be recycled or disposed of in accordance with environmental regulations upon decommissioning. The Decommissioning Plan must identify where the batteries will go.
 - 3) U-BESS installations must comply with the County's stormwater and erosion control ordinance.
 - 4) On parcels containing more than 50 percent of the gross acreage as lands identified with areas designated Natural Resource Areas on the Cornerstone to Capstone (C2C) Comprehensive Plan, the conditional use permit shall not be approved unless conditions protecting the identified areas are attached to the request, either split zoned with conservation or conservation easements.
 - 5) U-BESS shall not be located in the Special Flood Hazard Area.
- G. Fencing and Security Measures.
 - 1) A perimeter security fence up to eight (8) feet tall must be installed around the entire U-BESS, including the battery containers and electrical equipment.

- 2) Fencing may not be placed in front of landscaping adjacent to roads. There must be landscaping in front of any fence adjacent to public roads.
 - 3) Security fencing near electrical installations must be grounded and bonded to protect against electrical hazards as per the National Electric Code.
 - 4) For installations over 1,000 volts, a warning sign reading "DANGER – HIGH VOLTAGE – KEEP OUT" is required on locked or monitored enclosures.
 - 5) Warning signage such as high voltage, energy storage facility identification, emergency contact info, must be posted on the fence per the National Electric Code requirements.
 - 6) Security fences and gates must be maintained in good condition until the site is decommissioned.
 - 7) Battery energy storage systems shall also comply with specifications established in NFPA 855 relating to barriers and buffering.
- H. Signage. No signs other than appropriate warning signs, or standard manufacturers', operators', or installers' identification signage, shall be displayed unless permitted in accordance with Chapter 89.
- I. Access and Fire Safety. Battery energy storage systems shall comply with the latest published version of the National Fire Protection Association (NFPA) 855, Standard for Installation of Stationary Energy Storage Systems, at the date of the submission of the application.
- J. Lighting. Exterior lighting, including any security lighting, shall be the minimum necessary for safety and security, downward directed, shielded from adjacent properties, and comply with the requirements of Section 88.09, Site Lighting.
- K. Emergency Response Plan (ERP):
- 1) An ERP is to be prepared and submitted for review prior to the issuance of a zoning permit. At the time a conditional use permit application is submitted, a draft ERP per NFPA 855 shall be included with the application materials. This shall include but not be limited to an evacuation plan, firefighting techniques, and responsibility assignments for each scenario in the ERP.
 - 2) Prior to commencing commercial operations, the applicant shall submit a plan as an appendix to the project permit application for offering site-specific training to the fire service and emergency personnel of all applicable jurisdictions.
 - 3) The ERP shall be reviewed annually by local emergency responders throughout the project's lifespan and modified for best safety practices if necessary.
 - 4) Routine maintenance shall be performed on the U-BESS equipment to ensure proper performance of the technology. The County and local emergency responders are to be contacted if there are concerns of failure to meet any ERP standards in the U-BESS performance.
 - 5) The applicant must conduct and submit documentation of hazard mitigation analyses as required by NFPA 855. An ERP and necessary fire precautions must be in place prior to issuance of any zoning permits.
 - 6) Local first responders are to be trained and equipped to the extent current equipment is insufficient to respond appropriately to the selected battery technology for the U-BESS project, at the Owner's commercially reasonable expense, prior to the commencement of the operation. Refresher training to local first responders shall be required, at the Owner's commercially reasonable expense, at reasonable intervals, at least annually or as requested by the jurisdictional fire chief and Story County Emergency Management throughout the life of the project.
 - 7) Owner shall be responsible for the commercially reasonable costs of local first responders for any emergency event at the facility.

- 8) Owner shall provide confirmation that there will be remote monitoring of the U-BESS 24 hours daily, seven (7) days a week.
- 9) U-BESS operators are required to certify that the system is being maintained per safety standards and coordinate refresher training or drill with the applicable fire department. Annual proof to be provided to Story County Planning and Development no later than February 28 each year. Failure to comply annually with this may result in revocation of the conditional use permit.
- L. Noise Standards: Sound generated from the battery energy storage systems, components, and associated ancillary equipment, measured at the nearest sensitive receptor or a non-participating property shall not exceed 55 dB(A) (1-hour Leq) at the property line.
 - 1) These standards shall not apply to uses established after the U-BESS is permitted/started.
- M. Compliance with Applicable Codes and Certifications.
 - 1) State Building Code. All U-BESS shall meet all requirements of the current State Building Code.
 - 2) National Electric Code (NEC). All U-BESS shall comply with the National Electrical Code, current edition.
 - 3) Certification that all battery units meet national safety standards (e.g. UL 1973 for battery modules, and UL 9540 for the entire storage system). All U-BESS applications shall provide such certification.
- N. Underground Installation of Utilities. Reasonable efforts shall be made to place all utility connections from U-BESS facilities underground, depending on appropriate soil conditions, shape and topography of the site, distance to the connection, or other conditions or requirements. Any above ground utility lines require an engineer's signed statement and explanation as to why buried utilities are not feasible.
- O. All U-BESS shall comply with Iowa Utilities Board rules and any state law requirements. Any required state or federal permits or approvals (such as IUB generator certificates for very large facilities) must be obtained, and copies provided to the County, prior to construction.
- P. Review of Augmentation Plans
 - 1) If augmentation was not considered in the approved permit application, then such augmentation shall be processed as an amendment to the approved conditional use permit.
- Q. Commissioning Plan and Report
 - 1) Prior to issuance of a zoning permit, U-BESS Applicants shall submit a commissioning plan in accordance with NFPA 855 that contains:
 - a. An electrical diagram detailing the battery energy storage system configuration, associated components, and electrical interconnection methods, compliant with applicable state or local electrical codes, including NEC and NESC.
 - b. A preliminary equipment specification sheet that documents the proposed battery energy storage system components, inverters and associated electrical equipment that are to be installed. A final equipment specification datasheet shall be submitted prior to the issuance of the zoning permit.
 - c. Name, address, and contact information of proposed or potential system installer and the owner and/or operator of the U-BESS. Such information of the final system installer shall be submitted prior to the issuance of final zoning permit.

- R. Discontinuation and Decommissioning. U-BESS shall be considered discontinued after it has not stored electrical energy for twelve (12) consecutive months, unless a plan is developed and submitted to the Director outlining the steps and schedule for returning the U-BESS to service.
- 1) Removal Requirements. Any U-BESS which has reached the end of its useful life or has been determined to be discontinued pursuant to this section shall be decommissioned and removed within one-hundred eighty (180) days of the discontinuation of use.
 - 2) Decommissioning shall consist of:
 - a. Physical removal of all above-surface facilities and infrastructure that have no ongoing purpose, from the site. All U-BESS and accessory facilities shall be removed to four (4) feet below ground level within one-hundred eighty (180) days of the discontinuation of use.
 - b. Disposal of all solid and hazardous waste in accordance with local, State, and federal waste disposal regulations.
 - c. Stabilization or re-vegetation of the site as necessary to minimize erosion. The Director may allow the owner or operator to leave landscaping to minimize erosion and disruption to vegetation.
 - 3) Decommissioning Plan and Financial Surety.
 - a. U-BESS shall have a decommissioning plan outlining the anticipated means and costs of removing the U-BESS at the end of its serviceable life or upon becoming discontinued.
 - b. The decommissioning plan shall identify financial resources that will be available to pay for decommissioning and removal of U-BESS.
 - c. The applicant must continuously maintain a financial assurance mechanism in the form of a performance bond and/or other security approved by the County Attorney, for the period of the life of the facility. The required amount of the security shall be 130 percent of the total decommissioning cost identified in the decommissioning plan, excluding any salvage value. The financial assurance mechanism must ensure that funds will be available upon discontinuation and shall not include the future value, if any, of scrap. If a bond is posted to meet this requirement, the bond issuing company must be agreed upon by both the applicant and County. All decommissioning, removal and remediation fund requirements shall be fully funded before a zoning permit is issued. The County shall have sole discretion with regard to the determination of the mechanism of financial assurance.
 - d. Property Owner Affidavit. The applicant shall submit a copy of the decommissioning plan to all property owners within the boundaries of the Conditional Use Permit area. The property owners shall provide the County with a signed affidavit acknowledging receipt of the plan and their responsibility for decommissioning costs.
 - e. Every three (3) years from the first date of operations, or on the written request of the County, the Owner shall review and update the Decommissioning Plan and all appendices and provide the updated plan and appendices to the County on or before the date of each three-year anniversary of the first date of operations. As part of this review process, the Owner shall recalculate the total decommissioning cost and the decommissioning guaranty amount; and the financial assurance required shall be modified accordingly.
- S. Monitoring and Maintenance. The owner or operator of a U-BESS shall maintain the facility in good condition. Maintenance shall include, but not be limited to, painting, structural repairs, and integrity of security measures. Internal circulation drives shall be maintained by

the owner or operator to a level acceptable to the applicable fire chief and Story County Emergency Management Agency. The owner or operator shall be solely responsible for the cost of maintaining the U-BESS and any internal access roads.

- 1) Following the initial completion of the project and the project commissioning, Owner shall notify the County, in writing, of any battery enclosures before being removed or installed at the project. Such notification shall be at least thirty (30) days in advance of the removal or installation, except in cases of emergency, when Owner shall notify the County as soon as practicable. No batteries shall be stored on the premises outside of battery enclosures, with the exception of batteries stored for future use, and any such used for future use shall be stored to NFPA 855 standards.
- T. Ownership Changes. If the owner of the U-BESS changes or the owner of the property changes, the conditional use permit shall remain in effect, provided that the successor owner or operator assumes in writing all of the obligations of the conditional use permit, site plan approval, and decommissioning plan. A new owner or operator of the U-BESS shall notify the Story County Planning and Development Department in writing of such changes in ownership or operations within sixty (60) days of the change.
- 1) The conditional use permit and all other local approvals for the U-BESS may be considered void if a new owner or operator fails to provide written notification to the Story County Planning and Development Department within the required timeframe. Reinstatement of a void conditional use permit will be subject to the same review and approval processes for new conditional use permits.
- U. Third-Party Reviewer
- 1) The County may seek the services of a third-party reviewer with expertise in the U-BESS technology field to assist with the following services (if the conditional use permit is approved by the County).
 - a. Review of the site and architectural plan, battery technology, compliance with NFPA 855, and with other applicable regulatory standards and codes not specifically identified in these regulations.
 - b. Assist with the review of the ERP, completed noise study, decommissioning plan and review of decommissioning financial security agreement.
 - 2) The County shall make their best effort so that the Third-Party Review does not unreasonably delay the project's zoning permitting or construction process. The Owner shall be responsible for reimbursing the County for the commercially reasonable costs incurred for the services of said Third-Party Reviewer. Said costs shall be mutually agreed upon by the County and Owner prior to the County's commencement of plan review for the zoning permit.
- V. Avoidance and Mitigation of Damages to Public Infrastructure.
- 1) Roads. Applicant shall identify all roads to be used for the purpose of transporting components and/or equipment for construction, operation or maintenance of the U-BESS and obtain applicable weight and size permits from the impacted road authority prior to construction.
 - 2) Existing Road Conditions. Applicant shall conduct a pre-construction survey, in coordination with the impacted local road authority to determine existing road conditions. The pre-construction survey shall include photographs and a written agreement to document the condition of the roads and applicable public facilities. The applicant is responsible for on-going road maintenance and dust control measures identified by the Story County Engineer during all phases of construction.
 - 3) Drainage System. The applicant shall be responsible for immediate repair of damage to public drainage systems stemming from construction, operation, or maintenance of the U-BESS.

- 4) Required Financial Security. The applicant shall be responsible for restoring or paying damages as agreed to by the applicable road authority sufficient to restore the roads and bridges to preconstruction conditions. Financial assurance mechanisms in the form of a performance bond and/or other security approved by the Story County Attorney's Office shall be submitted to the Planning and Development Department covering 130 percent of the costs of all required improvements prior to final issuance of the conditional use permit by the Board of Adjustment. This requirement may be waived by the Board of Adjustment upon recommendation from the Story County Engineer.
- W. Submittal Requirements. All U-BESS applications must submit the following information in addition to submittal requirements defined for conditional use permit applications.
- 1) The names of the project applicants.
 - 2) The names of the project owners.
 - 3) The legal description and address of the project.
 - 4) The names of the landowners.
 - 5) Pre-construction survey and proposed routes.
 - 6) Proposed changes to the landscape of the site, grading, vegetation clearing and planting, exterior lighting, and screening vegetation or structures.
 - 7) A detailed site plan drawing showing the layout of the U-BESS facility on the property including the battery enclosures/containers, inverters and electrical equipment, transformers, access roads, parking or turnaround areas for maintenance vehicles, proposed fencing and gates, landscape buffers (if any), and setback distances from property lines and existing structures, and identifying any adjacent uses (homes, public roads, etc.), floodplain, rights-of-way and zoning district designations. For co-located U-BESS at a solar/wind farm, the U-BESS components should be clearly identified on the overall project site plan as defined in Section 90.08.6 Commercial WECS (C-WECS) and 90.08.8 Commercial Solar Energy Systems (C-SES).
 - 8) Project Narrative and Specification Sheets describing the U-BESS project, including the type of battery technology (e.g. lithium-ion, flow battery, etc.), the nameplate energy capacity (in MW and MWh), the intended charge/discharge regime (e.g. daily cycling, emergency backup), and whether the system is stand-alone or tied to a generation facility. The applicant should provide manufacturer's spec sheets for the battery units and associated equipment, to verify dimensions and compliance with safety standards (such as UL listings).
 - 9) Statements of Compliance with Applicable Codes and Certifications.
 - 10) Emergency Response Plan.
 - 11) Site Safety and Security Plan: A detailed plan outlining on-site safety features such as thermal monitoring systems, ventilation and explosion-proof construction features and describing how the site will be secured against unauthorized access like fencing, locking cabinets, lighting, alarms, etc.
 - 12) Project development timeline.
 - 13) Existing Resources Inventory as defined in Chapter 85.
 - 14) Documentation of actual or prospective access and traffic control of the project site.
 - 15) Operation and maintenance plan of the U-BESS, which shall include measures for maintaining safe access to the installation, storm water controls, as well as general procedures for operation and maintenance of the installation.
 - 16) Proof of liability insurance.
 - 17) Applicable Fee

- 18) Decommissioning plan without salvage value calculated into the security bond amount.
- 19) Acknowledgement of Third-Party Reviewer process and potential costs.

12 Cryptocurrency Mining or Production Installations Associated with a Data Center (CDC); Data Centers (DC)

A. The requirements of the Ordinance shall apply to all CDC or DC proposed after the effective date of the Ordinance.

B. Maximum Height. Building height shall not exceed forty (40) feet and shall not include any additional rooftop equipment, which may not exceed a maximum height of thirty (30) feet.

1) Any mechanical rooftop equipment, including but not limited to heating, air conditioning, ventilation, generators, and other similar equipment, shall be screened with a parapet wall, false roof, or other building elements that shall provide one hundred (100) percent screening of mechanical equipment from the adjacent roadways, properties, and waterways.

a. The parapet wall, false roof, or building element shall be constructed of the same materials used in the construction of the principal building or structure and shall be designed to be architecturally integrated with the building's overall design.

b. No screening shall be required for renewable energy infrastructure equipment, including but not limited to solar energy systems, wind energy systems, and other power generation equipment.

c. No screening shall be required for any green infrastructure, including but not limited to green roofs, rooftop cisterns, and other bioretention equipment.

C. Setbacks

1) All principal buildings, accessory structures, and Data Center Electric Utility Substations shall be set back at least two hundred (200) feet from all property lines or not exceeding 60dB(A).

2) If located on the ground, any equipment for cooling, ventilating, or otherwise operating the facility, including any power generator or other power supply equipment, must either be:

a. Located at least one hundred (100) feet or not exceed 60 dB(A) from the lot line of a property with a residential zoning classification or an existing dwelling; or

b. Separated from the lot line of a property with a residential zoning classification or an existing dwelling by the principal data center building.

D. Site Layout. Buildings shall be sited and oriented to:

1) Minimize visual impacts of the bulk of the building when examined on a line-of-sight basis from adjacent public streets and Sensitive Receptor areas.

2) Provide safe and convenient vehicular access to the site, including sufficient on-site queuing areas at security gates.

3) Accommodate parking area.

4) Minimize impacts to natural resources.

5) Incorporate appropriate stormwater management practices.

E. Utility Connections: Reasonable efforts shall be made to place all utility connections from CDC or DC facilities underground, depending on appropriate soil conditions, shape and topography of the site, distance to the connection, or other conditions or requirements. Any above-ground utility lines require an engineer's signed statement and explanation as to why buried utilities are not feasible.

F. Screening

1) Substations, electrical yards, mechanical yards, and any other exposed equipment shall not be located between the building and a publicly accessible road or right-of-way and shall be screened from any adjacent publicly available accessible street, private street, trail, or park.

- ~~2) All cooling, ventilation, and other electrical equipment used to operate the facility shall not be located between the building and publicly accessible rights-of-way.~~
- ~~3) CDC or DC must be visually screened from the public right-of-way and from any Sensitive Receptors located within 100' of the CDC or DC. A landscape buffer is required to be installed and maintained during the life of the operation. The following plant unit percentages apply to each property line where the buffer is required:
 - ~~a. A maximum of twenty (20) percent of the required plant units may be a combination of shrubs, ornamental grasses, and perennials.~~
 - ~~b. A minimum of forty (40) percent and a maximum of seventy (70) percent of the required plant units must be evergreen trees that are a minimum of eight (8) feet in height at the time of planting.~~
 - ~~c. A maximum of thirty (30) percent of the required plant units may be small deciduous trees.~~
 - ~~d. A maximum of thirty (30) percent of the required plant units may be large deciduous trees.~~
 - ~~e. Buffer Substitution Using Topography and Vegetation. Use of the natural topography and preservation of non-invasive existing vegetation, supplemented by new vegetation, if needed, may be substituted for the above requirements if determined by the Story County Board of Adjustment to provide screening at the density, depth, and height equivalent to that outlined above.~~~~

~~G. Signage: Each CDC or DC operation shall provide 24-hour emergency contact signage visible at the access entrance. Signs shall include company name, owner/representative name, telephone number, and corresponding local power company and telephone number. All additional signage must adhere to the requirements in Chapter 89.~~

~~H. Lighting: Exterior lighting, including any security lighting, shall be the minimum necessary for safety and security, downward directed, and shielded from adjacent properties and comply with the requirements of Section 88.09, Site Lighting.~~

~~I. Noise/Vibration~~

- ~~1) The CNEL at the boundary of the property containing a Sensitive Receptor shall not exceed 55 dB(A) within three hundred (300) feet.~~
- ~~2) The CNEL at the boundary of any developed property not containing a Sensitive Receptor shall not exceed 70 dB(A).~~
- ~~3) Sound that is produced for not more than a cumulative period of one (1) minute in any hour may exceed the standards above by up to 10 dB(A).~~
- ~~4) In the event audible noise operations contains a steady pure tone, such as a whine, screech, or hum, the standards for audible noise set forth shall be reduced by 5 dB(A).~~
- ~~5) The maximum sound levels listed above do not apply to emergency alerts, emergency work to provide electricity, water, or other public utilities when public health or safety is involved, snow removal, or road repair.~~
- ~~6) A noise reduction barrier or device may be required at the discretion of the Board of Adjustment when it is inconclusive that noise level tests do not conform to acceptable noise levels.~~
- ~~7) The limitations of this section shall not apply to any Sensitive Receptor that is established adjacent to the CDC or DC after the date of issuance of a final zoning permit for the applicant's operation.~~
- ~~8) In the event the noise levels resulting from CDC or DC operations exceed the criteria listed above, a waiver to said levels may be granted by the Board of Adjustment provided that the following has been accomplished.~~

- a. ~~Written waiver from the affected property owners has been obtained stating that they are aware of the CDC or DC and the noise limitations imposed by these Regulations, and that consent is granted to allow noise levels to exceed the maximum limits otherwise allowed; and,~~
 - b. ~~If the applicant wishes the waiver to apply to succeeding owners of the property, a permanent noise impact easement shall be recorded in the Office of the Story County Recorder which describes the burdened properties and which advises all subsequent owners of the burdened property that the noise levels in excess of those permitted by these Regulations may exist on or at the burdened property.~~
 - c. ~~Any generators on the property shall comply with the U.S. Environmental Protection Agency (EPA) New Source Performance Standards (NSPS) of at least Tier 4 emissions. Testing for these generators shall not exceed ten (10) hours per month unless a power outage occurs. Generators shall be enclosed by a sound attenuation for noise reduction and to reduce pollution.~~
 - d. ~~Except for generator testing or commissioning activities, generator use is limited to backup/emergency use only.~~
- J. ~~Foundation. All structures shall have concrete foundations.~~
- 1) ~~Foundations shall not be defective, decayed, or corroded.~~
 - 2) ~~The use of cargo containers, railroad cars, semi truck trailers, and other similar storage containers for any component of the operation are prohibited.~~
- K. ~~Cooling Systems. CDC or DC shall be required to have a liquid cooling system.~~
- 1) ~~A closed loop cooling system is required.~~
 - 2) ~~The application shall include an estimate of annual water consumption for the site to include an assessment for annual replacement or replenishment of water in the closed loop.~~
 - 3) ~~The application shall include a description of the intended source of water for the development, and documentation from the Iowa Department of Natural Resources along with Story County Environmental Health affirming sufficient water resources exist to serve the site.~~
 - 4) ~~All necessary permits must be obtained from Story County Environmental Health and the Iowa Department of Natural Resources.~~
- L. ~~Equipment. All servers, computers, processors, materials, and equipment must be enclosed within buildings.~~
- M. ~~Electrical Power. The applicant shall provide written verification from the power provider that the applicant has calculated the maximum potential electrical consumption of the proposed use and has verified the utility supply equipment and related electrical infrastructure is sufficiently sized and can safely accommodate the proposed use during the power provider's peak consumption hours.~~
- N. ~~Hazardous Materials and Environmental Protection.~~
- 1) ~~The CDC or DC shall comply with all applicable hazardous materials handling and reporting laws.~~
 - 2) ~~All CDC or DC must comply with the County's stormwater and erosion control ordinance.~~
 - 3) ~~On parcels containing more than 50 percent of the gross acreage as lands identified with areas designated Natural Resource Areas on the Cornerstone to Capstone (C2C) Comprehensive Plan, the conditional use permit shall not be approved unless conditions protecting the identified areas are attached to the request, either split zoned with conservation or conservation easements.~~
 - 4) ~~CDC or DC shall not be located in the Special Flood Hazard Area.~~

~~O. Ice Mitigation Report: All CDC or DC shall ensure that the amount of heat that is dissipated by the mining activity shall be monitored when the average daily temperature is 40 degrees Fahrenheit or less to ensure that there is no buildup of ice on neighboring properties and roadways.~~

- ~~1) In the instance that condensation and ice occur, there shall be an agreement between the facility's operational contact, owners of neighboring properties (to mitigate ice buildup on dwellings), and the County Engineer to mitigate ice on public right of way.~~

~~P. Safety.~~

- ~~1) The equipment used in any CDC or DC operation shall be housed in a metered, electrically grounded, and pre-engineered metal encased structure with a fire rating designed to resist an internal electrical fire for at least 30 minutes. The containment space shall contain baffles that automatically close in the event of fire, independent of a possible electric system failure.~~
- ~~2) Any CDC or DC using proposing **proposed** battery storage or any other device or group of devices capable of storing energy in order to supply electrical energy at a later time, whether the energy is stored for use on-site or off-site, shall demonstrate compliance with NFPA Standard 855, Installation of Stationary Energy Storage Systems, or similar standards and must include fire suppression systems designed specifically for battery storage.~~
- ~~3) A clean agent fire protection system must be provided and maintained in good working order within any structure which contains a server farm. High sensitivity smoke detectors shall be installed and operational in order to activate the clean agent fire suppression system.~~

~~Q. Power Lines and Electric Utility Substations.~~

- ~~1) CDC or DC Electric Utility Substations must include year round opaque landscaping or a screen wall a minimum of eight (8) feet in height to minimize visual impact.~~
- ~~2) Electric Utility Substations on the same property as the CDC or DC they serve must be located on the side or rear of a principal building so they are screened from public view and must not be in a required front yard. On-site substations do not require a buffer or screening between the Data Center Principal Building and the substation.~~
- ~~3) Burying power lines serving the property is required. On-site power lines of 34.5 kV and below must be buried. Any above ground utility lines require an engineer's signed statement and explanation as to why buried utilities are not feasible.~~
- ~~4) The CDC or DC Electric Utility Substation shall be subject to applicable zoning-district setback requirements. Setbacks shall be measured from the edge of the compound containing the substation to the property boundary of the lot it occupies.~~

~~R. Emergency Contact Information.~~

- ~~1) Each CDC or DC operation shall provide 24-hour emergency contact signage visible at the access entrance. Signs shall include the company name (if applicable), the owner/representative's name, the telephone number, and the corresponding local power company's name and telephone number.~~

~~S. Compliance with Applicable Codes and Certifications. Statements of Compliance with Applicable Codes and Certifications below is **are** required at the time of submittal for a conditional use permit.~~

- ~~1) State Building Code. All CDC or DC shall comply with all requirements of the current State Building Code.~~
- ~~2) National Electrical Code (NEC). All CDC or DC shall comply with the National Electrical Code, current edition.~~
- ~~3) Certification that all battery units meet national safety standards (e.g. UL 1973 for battery modules, and UL 9540 for the entire storage system).~~

~~T. Commissioning Plan and Report. Prior to issuance of a zoning permit, CDC or DC Applicants shall submit a commissioning plan that demonstrates:~~

- ~~1) An electrical diagram detailing the configuration, associated components, and electrical interconnection methods, compliant with applicable state or local electrical codes, including NEC and NESC.~~
- ~~2) Name, address, and contact information of proposed or potential system installer and the owner and/or operator of the CDC or DC. Such information of the final system installer shall be submitted prior to the issuance of final zoning permit.~~

~~U. Discontinuation and Decommissioning. CDC or DC shall be considered discontinued after twelve (12) months without active and continuous use unless a plan is developed and submitted to the Director outlining the steps and schedule for returning the CDC or DC to service.~~

- ~~1) Removal Requirements. Any CDC or DC which has reached the end of its useful life or has been determined to be discontinued pursuant to this section shall be decommissioned and removed within one hundred eighty (180) days of the discontinuation of use.~~
- ~~2) Decommissioning shall consist of:
 - ~~a. Physical removal of all above surface facilities and infrastructure that have no ongoing purpose from the site. All CDC and DC and accessory facilities shall be removed to four (4) feet below ground level within one hundred eighty (180) days of the discontinuation of use.~~
 - ~~b. Disposal of all solid and hazardous waste in accordance with local, State, and federal waste disposal regulations.~~
 - ~~c. Stabilization or re-vegetation of the site as necessary to minimize erosion. The Director may allow the owner or operator to leave landscaping or designated below grade foundations in order to minimize erosion and disruption to vegetation.~~~~
- ~~3) Decommissioning Plan and Financial Surety:
 - ~~a. The CDC or DC shall have a decommissioning plan outlining the anticipated means and costs of removing the CDC or DC at the end of its serviceable life or upon becoming discontinued.~~
 - ~~b. The decommissioning plan shall identify financial resources that will be available to pay for decommissioning and removal of a CDC or DC.~~
 - ~~c. The applicant must continuously maintain a financial assurance mechanism in the form of a performance bond and/or other security approved by the County Attorney, for the period of the life of the facility. The required amount of the security shall be 130 percent of the total decommissioning cost identified in the decommissioning plan, excluding any salvage value. The financial assurance mechanism must ensure that funds will be available upon discontinuation and shall not include the future value, if any, of scrap. If a bond is posted to meet this requirement, the bond issuing company must be agreed upon by both the applicant and County. All decommissioning, removal and remediation fund requirements shall be fully funded before a zoning permit is issued. The County shall have sole discretion with regard to the determination of the mechanism of financial assurance.~~
 - ~~d. Property Owner Affidavit. The applicant shall submit a copy of the decommissioning plan to all property owners within the boundaries of the Conditional Use Permit area. The property owners shall provide the County with a signed affidavit acknowledging receipt of the plan and their responsibility for decommissioning costs.~~~~

~~e. Every three (3) years from the first date of operations, or on the written request of the County, the Owner shall review and update the Decommissioning Plan and all appendices and provide the updated plan and appendices to the County on or before the date of each three-year anniversary of the first date of operations. As part of this review process, the Owner shall recalculate the total decommissioning cost and the decommissioning guaranty amount; and the financial assurance required shall be modified accordingly.~~

~~V. Monitoring and Maintenance. The owner or operator of a CDC or DC shall maintain the facility in good condition. Maintenance shall include, but not be limited to, painting, structural repairs, and integrity of security measures. Internal circulation drives shall be maintained by the owner or operator to a level acceptable to the applicable fire chief and Story County Emergency Management Agency. The owner or operator shall be solely responsible for the cost of maintaining the CDC or DC and any internal access roads.~~

~~W. Ownership Changes. If the owner of the CDC or DC changes or the owner of the property changes, the conditional use permit shall remain in effect, provided that the successor owner or operator assumes in writing all of the obligations of the conditional use permit, site plan approval, and decommissioning plan. A new owner or operator of the CDC or DC shall notify the Story County Planning and Development Department in writing of such changes in ownership or operations within sixty (60) days of the change.~~

~~1) The conditional use permit and all other local approvals for the CDC or DC may be considered void if a new owner or operator fails to provide written notification to the Story County Planning and Development Department within the required timeframe. Reinstatement of a void conditional use permit will be subject to the same review and approval processes for new conditional use permits.~~

~~X. Third Party Reviewer.~~

~~1) The County may seek the services of a third party reviewer with expertise in the CDC or DC field to assist with the following services (if the conditional use permit is approved by the County).~~

~~a. Review of the site and architectural plan, battery technology, compliance with state and federal regulations, and with other applicable regulatory standards and codes not specifically identified in these regulations.~~

~~b. Assist with the review of the ERP, completed noise study, decommissioning plan and review of decommissioning financial security agreement.~~

~~2) The County shall make their best effort that the Third Party Review does not unreasonably delay the project's zoning permitting or construction process. The Owner shall be responsible for reimbursing the County for the commercially reasonable costs incurred for the services of said Third Party Reviewer. Said costs shall be mutually agreed upon by the County and Owner prior to the County's commencement of plan review for the zoning permit.~~

~~Y. Avoidance and Mitigation of Damages to Public Infrastructure.~~

~~1) Roads. Applicants shall identify all roads to be used for the purpose of transporting components and/or equipment for construction, operation or maintenance of the CDC or DC and obtain applicable weight and size permits from the impacted road authority prior to construction.~~

~~2) Existing Road Conditions. Applicant shall conduct a pre-construction survey, in coordination with the impacted local road authority to determine existing road conditions. The pre-construction survey shall include photographs and a written agreement to document the condition of the roads and applicable public facilities. The applicant is responsible for on-going road maintenance and dust control measures identified by the Story County Engineer during all phases of construction.~~

~~3) Drainage System. The applicant shall be responsible for immediate repair of damage to public drainage systems stemming from construction, operation, or maintenance of the CDC or DC.~~

~~4) Required Financial Security. The applicant shall be responsible for restoring or paying damages as agreed to by the applicable road authority sufficient to restore the roads and bridges to preconstruction conditions. Financial assurance mechanisms in the form of a performance bond and/or other security approved by the Story County Attorney's Office shall be submitted to the Planning and Development Department covering 130 percent of the costs of all required improvements prior to final issuance of the conditional use permit by the Board of Adjustment. This requirement may be waived by the Board of Adjustment upon recommendation from the Story County Engineer.~~

~~Z. Submittal Requirements. All CDC or DC applications must submit the following information in addition to submittal requirements defined for conditional use permit applications.~~

~~1) The names of the project applicants.~~

~~2) The names of the project owners.~~

~~3) The legal description and address of the project.~~

~~4) The names of the landowners.~~

~~5) Pre-construction survey and proposed routes.~~

~~6) Proposed changes to the landscape of the site, grading, vegetation clearing and planting, exterior lighting, and screening vegetation or structures.~~

~~7) A detailed site plan drawing showing the layout of the CDC or DC on the property including structures, access roads, parking or turnaround areas for maintenance vehicles, proposed fencing and gates, landscape buffers (if any), and setback distances from property lines and existing structures, also identification of any adjacent uses (homes, public roads, etc.).~~

~~8) Project Narrative and Specification Sheets describing the CDC or DC project.~~

~~9) Statements of Compliance with Applicable Codes and Certifications.~~

~~10) Emergency Response Plan.~~

~~11) Site Safety and Security Plan: A detailed plan outlining on-site safety features such as thermal monitoring systems, ventilation and explosion-proof construction features and describing how the site will be secured against unauthorized access like fencing, locking cabinets, lighting, alarms, etc.~~

~~12) Project development timeline.~~

~~13) Existing Resources Inventory as defined in [Chapter 85](#).~~

~~14) Documentation of actual or prospective access and traffic control of the project site.~~

~~15) Operation and maintenance plan of the CDC or DC, which shall include measures for maintaining safe access to the installation, storm water controls, as well as general procedures for operation and maintenance of the installation.~~

~~16) Proof of liability insurance.~~

~~17) Application Fee.~~

~~18) Decommissioning plan without salvage value calculated into the security bond amount.~~

~~19) Acknowledgement of Third-Party Reviewer process and potential costs.~~

~~20) Landscaping plan to be approved by Story County Conservation.~~

DO NOT WRITE IN THE SPACE ABOVE, RESERVED FOR RECORDER

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

**Please return to:
Planning & Development**

STORY COUNTY IOWA
ORDINANCE NO. 330
AN ORDINANCE AMENDING CHAPTER 85, GENERAL PROVISIONS AND
DEFINITIONS; CHAPTER 86, DISTRICT REQUIREMENTS; CHAPTER 88, GENERAL
SITE PLANNING STANDARDS; AND CHAPTER 90, CONDITIONAL USES OF THE
STORY COUNTY CODE OF ORDINANCES – LAND DEVELOPMENT
REGULATIONS FOR A TEXT AMENDMENT TO ADDRESS BATTERY/ENERGY
STORAGE SOLUTIONS ON PROPERTIES LOCATED IN UNINCORPORATED
STORY COUNTY

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

Section 1. Purpose. An Ordinance Amending Chapter 85, General Provisions and Definitions; Chapter 86, District Requirements; Chapter 88, General Site Planning Standards; and Chapter 90, Conditional Uses Of The Story County Code of Ordinances— Land Development Regulations For A Text Amendment To Address Battery/Energy Storage Solutions on properties located in unincorporated Story County.

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

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

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

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

Action upon FIRST Consideration: _____
DATE: March 3, 2026

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

Action upon SECOND Consideration: _____
DATE: March 10, 2026

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

Action upon THIRD Consideration: _____
DATE: March 17, 2026

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

ADOPTED THIS ____ day of _____, _____.

Chairperson, Board of Supervisors

Attest:

County Auditor

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

ALLOWED BY VOTE
OF BOARD

Yea ___ Nay ___ Absent ___

CHAIRPERSON

Above tabulation made by _____

ATTACHMENT A

CHAPTER 85

LAND DEVELOPMENT REGULATIONS: GENERAL PROVISIONS AND DEFINITIONS

85.07 EXEMPTIONS.

3. Public Utilities Exempt. No requirement, restriction, or regulation contained in the Ordinance shall be construed to control the type or location of any poles, towers, wires, water or sewer lines, gas mains, cables, or any other similar distributing equipment of a public utility. County, state, and federal road projects for the maintenance and/or construction of public roads and public road right-of-way shall also be considered exempt. Battery Energy Storage Systems are not considered routine utility distribution equipment or essential services for zoning purposes.

85.08 DEFINITIONS.

“Accessory BESS (Co-Located)” means a battery energy storage system that is ancillary to another primary use of the property. Examples include a BESS co-located with a renewable energy generation facility (solar farm or wind farm) to store generated power, batteries that store electricity for on-site use (peak shaving, backup power), or batteries providing electric grid services at an existing substation. An accessory BESS is subordinate in size and purpose to the main use on the site. These are also often referred to as Hybrid BESS.

“Agrivoltaics or Agrivoltaic Projects” means solar sites that combine agricultural uses with generating electricity within the project area to maximize land use and offering mutual production benefits.

“ANSI” means the American National Standards Institute.

“Augmentation” means the process of supplementing or replacing some or all of the system components to maintain the nameplate capacity (measured in megawatts).

“Battery Energy Storage Management System” means an electronic system that protects energy storage systems from operating outside their safe operating parameters and disconnects electrical power to the energy storage system or places it in a safe condition if potentially hazardous temperatures or other conditions are detected.

“Battery Energy Storage System (BESS)” means one or more devices, assembled together, capable of storing and discharging electricity primarily intended to supply electricity to a building or to the electrical grid. This includes, but is not limited to, the following: battery cells; enclosures and dedicated-use buildings; thermal, battery, and energy management system components; inverters; access roads; distribution, collection, and feeder lines; wires and cables; conduit; footings; foundations; towers; poles; crossarms; guy lines and anchors; substations; interconnection or switching facilities; circuit breakers and transformers; overhead and underground control, communications and radio relay systems, and telecommunications equipment; utility lines and installations; and accessory equipment and structures. A BESS does not include a stand-alone 12-volt car battery or an electric motor vehicle. A BESS is classified as a Tier 1 or Tier 2 (Utility Scale) BESS as follows:

a. Tier 1 BESS have an aggregate energy capacity less than or equal to 600kWh and, if in a room or enclosed area, consist only of a single energy store system technology.

b. Tier 2 (Utility Scale) BESS have an aggregate energy capacity greater than 600kWh or are comprised of more than one storage battery technology in a room or enclosed area.

“BESS Dedicated-Use Building” means a building or structure that is only used for BESS components and equipment, is classified as Group F-1 occupancy, as defined in the International Building Code, and complies with the following:

- a. The building’s only use is battery energy storage, energy generation, and other electrical grid-related operations.
- b. No other occupancy types are permitted in the building.
- c. Occupants in the rooms and areas containing BESS are limited to personnel that operate, maintain, service, test, and repair the BESS and other energy systems.
- d. Administrative and support personnel are permitted in areas within the buildings that do not contain BESS, provided that these areas do not occupy more than ten (10) percent of the building area of the story in which they are located, and a means of egress is provided from the administrative and support use areas to the public way that does not require occupants to traverse through areas containing BESS or other energy systems equipment.

“BESS Participating Property” means a BESS host property or any real property that is the subject of an agreement that provides for the payment of monetary compensation to the landowner from the BESS owner (or affiliate) regardless of whether any part of a BESS is constructed on the property.

“Commercial Solar Energy System” (C-SES) means a solar energy generation facility, solar collection system, or area of land comprised of a solar energy device, array of devices, or structural design feature, principally used to provide for the generation of energy distributed into the electrical grid and not intended to primarily reduce on-site consumption of utility power with the following scales: Community/Commercial at 15 kW–1 MW and Utility-Scale at >1 MW.

“Commissioning” means a systematic process that provides documented confirmation that installed systems function according to the intended design criteria and comply with applicable code requirements.

“Dedicated-Use Building (BESS)” means a building that is only used for BESS components and equipment, as defined in the NFPA 855 Standards for the Installation of Stationary Energy Storage Systems.

“Energy Storage” means any technology that can absorb electricity, storing the electricity for a period of time, and redelivering that electricity.

“Footcandle” means the amount of light to saturate a one-foot square with one lumen of light.

“NEC” means the National Electric Code.

“NEC” means the National Electrical Safety Code.

“Non-commercial solar energy system (SES)” means a solar collection system consisting of one or more roof- and/or ground-mounted solar collector devices and solar related equipment, and is intended to primarily reduce on-site consumption of utility power. A system is considered a noncommercial solar energy system only if it supplies electrical or thermal power solely for on-

site use at a scale of ≤ 15 kW, except that when a property upon which the facility is installed also receives electrical power supplied by a utility company, excess electrical power generated and not presently needed for on-site use may be used by the utility company.

“Non-participating Property” means any property that is not a participating property.

“Non-participating Residence” means any residence that is located on a non-participating property.

“On-site BESS” means a BESS that is intended primarily to serve the electricity needs of the applicant property but may, at times, discharge into the electric grid.

“Off-site BESS” means a BESS for the primary purpose of off-site use through the electric grid.

“Participating Property” means real property that is either owned by an applicant or that is the subject of an agreement that provides for the payment of monetary compensation to the landowner from the BESS owner (or affiliate) regardless of whether any part of the BESS system is constructed on the property.

“Public Utility” means a public utility as defined in the Iowa Code Chapter 476.1 and municipally owned waterworks or wastewater facilities, waterworks having less than two thousand customers, joint water utilities established pursuant to Iowa Code Chapter 389, rural water districts incorporated and organized pursuant to Iowa Code Chapters 357A and 504, cooperative water associations incorporated and organized pursuant to Iowa Code Chapter 499, districts organized pursuant to Iowa Code Chapter 468, or a person furnishing electricity to five or fewer customers either by secondary line or from an alternate energy production facility or small hydro facility, from electricity that is produced primarily for the person’s own use. Public utility does not include BESS facilities.

“Repowering” means the process of configuring, supplementing, or replacing some or all of the system components to increase the nameplate capacity (measured in megawatts).

“Sensitive Receptors” means schools; preschools; day care centers; in-home daycares; health facilities including, but not limited to hospitals, clinics, long term care facilities, retirement and nursing homes; community centers; places of worship; playgrounds; parks (excluding trails); campgrounds; prisons; dormitories; or any permitted residence.

“Thermal Runaway” means the rapid, uncontrollable increase in temperature often leading to catastrophic failure in electronic components or, specifically, batteries. It is a self-sustaining cycle where heat generation exceeds heat dissipation, resulting in an escalating temperature rise, potentially leading to fires, explosions, and the release of hazardous materials.

“Utility-Scale Tier 2 BESS (U-BESS)” means facilities that are typically standalone installations that store and dispatch energy to the electric grid (often at substation or transmission voltage level).

CHAPTER 88

LAND DEVELOPMENT REGULATIONS: GENERAL SITE PLANNING STANDARDS

Amend Table 88-5 Parking Ratios by Type to include the following

Land Use	Number of Maximum Spaces
<u>U-BESS</u>	<u>One space for each employee on the largest shift. If there are no shift employees, three spaces are permitted.</u>

CHAPTER 86

LAND DEVELOPMENT REGULATIONS: DISTRICT REQUIREMENTS

Add the following as a Permitted Accessory Use in all zoning districts, except the GB/C district.

[Tier 1 Battery Energy Storage Systems](#)

CHAPTER 90

LAND DEVELOPMENT REGULATIONS: CONDITIONAL USES

6. Commercial WECS (C-WECS).

L. Noise. Audible noise due to C-WECS sites operations shall not exceed ~~60~~ 55 dBA for any period of time, when measured at any dwelling, school, hospital, church, or public library existing on the date of approval of any conditional use permit from the property line.

N. Discontinuation and Decommissioning. A C-WECS shall be considered a discontinued use after one year without energy production, unless a plan is developed and submitted to the Director outlining the steps and schedule for returning the C-WECS to service. All C-WECS and accessory facilities shall be removed to four feet below ground level within 180 days of the discontinuation of use. Each C-WECS shall have a decommissioning plan outlining the anticipated means and cost of removing C-WECS at the end of their serviceable life or upon becoming a discontinued use. The cost estimates shall be made by a professional engineer licensed in the State of Iowa. The plan shall also identify the financial resources that will be available to pay for the decommissioning and removal of the C-WECS and accessory facilities. The County reserves the right to verify that adequate decommissioning terms are contained in the landowner easement.

- (1) The applicant shall submit a copy of the decommissioning plan to all property owners within the Conditional Use Permit area. The property owners shall provide the County a signed affidavit stating their awareness and responsibility of decommissioning costs.
- (2) Decommissioning Fund Financial Security. The applicant shall must continuously maintain a financial assurance mechanism in the form of a performance bond and/or other security approved by the County Attorney, for the period of the life of the facility. The required amount of the security shall be 130 percent of the total decommissioning cost identified in the decommissioning plan, excluding any salvage value as amended by the Board of Adjustment. The financial assurance mechanism must ensure that funds will be available upon discontinuation and shall not include the future value, if any, of scrap. If a bond is posted to meet this requirement, the bond-issuing company must be agreed upon by both the applicant and County. All decommissioning, removal and remediation fund requirements shall be fully funded before a zoning permit is issued. The County shall have sole discretion with regard to the determination of the mode of financial assurance.
- (3) Every three (3) years from the first date of operations, or on the written request of the County, the Owner shall review and update the Decommissioning Plan and all appendices and provide the updated plan and appendices to the County on or before the date of each three-year anniversary of the first date of operations. As part of this review process, the Owner shall recalculate the total decommissioning cost and the decommissioning guaranty amount; and the financial assurance required shall be modified accordingly.

Q. Submittal Requirements. In addition to the submittal requirements defined for conditional use permit applications, all applications for C-WECS must submit the following information (as applicable).

(18) Pre-construction interconnection agreements.

8. Commercial – Solar Energy Systems (C-SES).

A. Ground Cover and Buffer Areas. Perennial vegetative ground cover shall be planted on the ground around and under solar arrays and in project site buffer areas, and the ground shall meet the following standards:

- (1) Top soils shall not be removed from the site during development unless the removal is part of a remediation effort pre-defined and approved through the Conditional Use Permit.
- (2) Soils shall be planted and maintained in perennial vegetation in accordance with subparagraph 3 below to prevent erosion, manage run-off, and build soil.
- (3) Seed mixes and maintenance practices must be approved by Story County Conservation prior to action by the Board of Adjustment.
- (4) Solar collectors and racking are not considered impervious cover if underlying ground is pervious vegetation, and the soil is not compacted.
- (5) The applicant shall submit a vegetative management plan prepared by a qualified professional or reviewed and approved by Story County Conservation. The plan shall identify:
 - a. The natural resource professionals consulted or responsible for the plan
 - b. The conservation, habitat, eco-system, or agricultural goals, which may include: providing habitat for pollinators such as bees and monarch butterflies, providing habitat for wildlife such as upland nesting birds and other wildlife, establishing vegetation for livestock grazing, reducing on-site soil erosion, and improving or protecting surface or ground water quality.
 - c. The intended mix of vegetation upon establishment.
 - d. The management methods and schedules for how the vegetation will be managed on an annual basis, with particular attention given to the establishment period of approximately three years.

B. Fencing. Ground-mounted solar energy device or combination of devices comprising a C-SES shall be enclosed by perimeter fencing at a height of eight feet to restrict unauthorized access. Security fences and gates must be maintained in good condition until the site is decommissioned.

- (1) Native/pollinator-friendly vegetation buffers or fencing to screen solar farms from adjacent homes/public roads is required.

L. Discontinuation and Decommissioning. C-SES shall be considered discontinued after one year without energy production, unless a plan is developed and submitted to the Director outlining the steps and schedule for returning the C-SES to service.

(1) Removal Requirements. Any C-SES which has reached the end of its useful life or has been determined to be discontinued pursuant to this section shall be decommissioned and removed within 180 days of the discontinuation of use.

(2) Decommissioning shall consist of:

- a. Physical removal of all large-scale ground-mounted solar photovoltaic installations, structures, equipment, security barriers and transmission lines from the site to four feet below ground level within 180 days of the discontinuation of use.
- b. Disposal of all solid and hazardous waste in accordance with local, State, and federal waste disposal regulations.
- c. Stabilization or re-vegetation of the site as necessary to minimize erosion. The Director may allow the owner or operator to leave landscaping or designated below-grade foundations in order to minimize erosion and disruption to vegetation.

(3) Decommissioning Plan and Financial Surety.

- a. C-SES shall have a decommissioning plan outlining the anticipated means and costs of removing the C-SES at the end of its serviceable life or upon becoming discontinued.
- b. The decommissioning plan shall identify financial resources that will be available to pay for decommissioning and removal of C-SES.
- c. The applicant shall must continuously maintain a financial assurance mechanism in the form of a performance bond and/or other security approved by the County Attorney, for the period of the life of the facility. The amount of the security shall be 130 percent of the total decommissioning cost identified in the decommissioning plan, without the salvage value. The financial assurance mechanism must ensure that funds will be available upon discontinuation and shall not include the future value, if any, of scrap. If a bond is posted to meet this requirement, the bond issuing company must be agreed upon by both the applicant and County. All decommissioning, removal and remediation fund requirements shall be fully funded before a zoning permit is issued. The County shall have sole discretion with regard to the determination of the mechanism of financial assurance.
- d. Property Owner Affidavit. The applicant shall submit a copy of the decommissioning plan to all property owners within the boundaries of the Conditional Use Permit area. The property owners shall provide the County a signed affidavit acknowledging receipt of the plan and their responsibility for decommissioning costs.
- e. Every three (3) years from the first date of operations, or on the written request of the County, the Owner shall review and update the Decommissioning Plan and all appendices and provide the updated plan and appendices to the County on or before the date of each three-year anniversary of the first date of operations. As part of this review process, the Owner shall recalculate the total

decommissioning cost and the decommissioning guaranty amount; and the financial assurance required shall be modified accordingly.

M. Monitoring and Maintenance. The owner or operator of C-SES shall maintain the facility in good condition. Maintenance shall include, but not be limited to, painting, structural repairs, and integrity of security measures. Internal circulation drives shall be maintained by the owner or operator to a level acceptable to the applicable fire chief and Story County Emergency Management Agency. The owner or operator shall be solely responsible for the cost of maintaining the C-SES and any internal access roads.

- (1) Agrivoltaics or Agrivoltaic Projects such as pollinator-friendly cover crops/livestock grazing on solar farm sites are permitted and encouraged to continue, to achieve co-benefits of solar energy and agriculture.

O. Submittal Requirements. In addition to the submittal requirements defined for conditional use permit applications, all applications for C-SES must submit the following information (as applicable).

- (22) Vegetative Management Plan.

CHAPTER 90
LAND DEVELOPMENT REGULATIONS: CONDITIONAL USES

Amendment to Table 90-1 – Table of Conditional Uses

All subject to supplemental standards, and in the C-LI and HI

- Utility-Scale Battery Energy Storage System (U-BESS) (when such use is proposed conjunction with an application or major modification for a “Commercial Wind Energy Conversion Systems (C-WECS)”, “Commercial Solar Energy Systems (C-SES)”, or “Any land or building used by a utility service for the purpose of generating or converting power”, the U-BESS may be site on property zoned A-1, Agricultural and all supplemental standards for a U-BESS shall apply in addition to supplemental standards for “Commercial Wind Energy Conversion Systems (C-WECS)”, “Commercial Solar Energy Systems (C-SES)”, or “Any land or building used by a utility service for the purpose of generating or converting power”.)

11. Utility-Scale (Tier 2) Battery Energy Storage Systems (U-BESS)

- A. The requirements of the Ordinance shall apply to all U-BESS proposed after the effective date of the Ordinance.
- B. Co-Located with Solar or Wind: When a U-BESS is proposed as part of a new solar farm or wind farm, the U-BESS is processed as a component of the new solar farm or wind farm's conditional use permit rather than requiring a separate conditional use permit. For an existing wind farm or solar farm that was permitted prior to the adoption of the standards for U-BESS wanting to add battery storage, such applications will be processed as a Major Modification to the existing conditional use permit.
- C. Setbacks and Separation Requirements. The following setbacks and separation requirements shall apply to all components of a U-BESS.
 - 1) U-BESS facilities shall comply with all applicable setbacks and separation distances as required by NFPA 855.
 - 2) Sensitive Receptors. Setbacks from the nearest Receptor use shall be 100 feet or greater, as measured from structure to structure. Setbacks shall be established allowing for no greater than 55dB(A) from the U-BESS occurring at an adjacent dwelling.
 - 3) Public Right-of-Way. Setbacks from public right-of-way shall comply with the applicable setbacks as defined by the base zone district.
- D. Screening and Landscaping
 - 1) U-BESS must be visually screened from the public right-of-way and from any Sensitive Receptors located within 100' of the U-BESS.
- E. Parking shall comply with the requirements defined in Section 88.08 Parking and Circulation Standards.
- F. Hazardous Materials and Environmental Protection
 - 1) The U-BESS shall comply with all applicable hazardous materials handling and reporting laws.
 - 2) Batteries shall be recycled or disposed of in accordance with environmental regulations upon decommissioning. The Decommissioning Plan must identify where the batteries will go.
 - 3) U-BESS installations must comply with the County's stormwater and erosion control ordinance.
 - 4) On parcels containing more than 50 percent of the gross acreage as lands identified with areas designated Natural Resource Areas on the Cornerstone to Capstone (C2C) Comprehensive Plan, the conditional use permit shall not be approved unless conditions protecting the identified areas are attached to the request, either split zoned with conservation or conservation easements.
 - 5) U-BESS shall not be located in the Special Flood Hazard Area.
- G. Fencing and Security Measures.
 - 1) A perimeter security fence up to eight (8) feet tall must be installed around the entire U-BESS, including the battery containers and electrical equipment.

- 2) Fencing may not be placed in front of landscaping adjacent to roads. There must be landscaping in front of any fence adjacent to public roads.
 - 3) Security fencing near electrical installations must be grounded and bonded to protect against electrical hazards as per the National Electric Code.
 - 4) For installations over 1,000 volts, a warning sign reading "DANGER – HIGH VOLTAGE – KEEP OUT" is required on locked or monitored enclosures.
 - 5) Warning signage such as high voltage, energy storage facility identification, emergency contact info, must be posted on the fence per the National Electric Code requirements.
 - 6) Security fences and gates must be maintained in good condition until the site is decommissioned.
 - 7) Battery energy storage systems shall also comply with specifications established in NFPA 855 relating to barriers and buffering.
- H. Signage. No signs other than appropriate warning signs, or standard manufacturers', operators', or installers' identification signage, shall be displayed unless permitted in accordance with Chapter 89.
- I. Access and Fire Safety. Battery energy storage systems shall comply with the latest published version of the National Fire Protection Association (NFPA) 855, Standard for Installation of Stationary Energy Storage Systems, at the date of the submission of the application.
- J. Lighting. Exterior lighting, including any security lighting, shall be the minimum necessary for safety and security, downward directed, shielded from adjacent properties, and comply with the requirements of Section 88.09, Site Lighting.
- K. Emergency Response Plan (ERP):
- 1) An ERP is to be prepared and submitted for review prior to the issuance of a zoning permit. At the time a conditional use permit application is submitted, a draft ERP per NFPA 855 shall be included with the application materials. This shall include but not be limited to an evacuation plan, firefighting techniques, and responsibility assignments for each scenario in the ERP.
 - 2) Prior to commencing commercial operations, the applicant shall submit a plan as an appendix to the project permit application for offering site-specific training to the fire service and emergency personnel of all applicable jurisdictions.
 - 3) The ERP shall be reviewed annually by local emergency responders throughout the project's lifespan and modified for best safety practices if necessary.
 - 4) Routine maintenance shall be performed on the U-BESS equipment to ensure proper performance of the technology. The County and local emergency responders are to be contacted if there are concerns of failure to meet any ERP standards in the U-BESS performance.
 - 5) The applicant must conduct and submit documentation of hazard mitigation analyses as required by NFPA 855. An ERP and necessary fire precautions must be in place prior to issuance of any zoning permits.
 - 6) Local first responders are to be trained and equipped to the extent current equipment is insufficient to respond appropriately to the selected battery technology for the U-BESS project, at the Owner's commercially reasonable expense, prior to the commencement of the operation. Refresher training to local first responders shall be required, at the Owner's commercially reasonable expense, at reasonable intervals, at least annually or as requested by the jurisdictional fire chief and Story County Emergency Management throughout the life of the project.
 - 7) Owner shall be responsible for the commercially reasonable costs of local first responders for any emergency event at the facility.

- 8) Owner shall provide confirmation that there will be remote monitoring of the U-BESS 24 hours daily, seven (7) days a week.
- 9) U-BESS operators are required to certify that the system is being maintained per safety standards and coordinate refresher training or drill with the applicable fire department. Annual proof to be provided to Story County Planning and Development no later than February 28 each year. Failure to comply annually with this may result in revocation of the conditional use permit.
- L. Noise Standards: Sound generated from the battery energy storage systems, components, and associated ancillary equipment, measured at the nearest sensitive receptor or a non-participating property shall not exceed 55 dB(A) (1-hour Leq) at the property line.
 - 1) These standards shall not apply to uses established after the U-BESS is permitted/started.
- M. Compliance with Applicable Codes and Certifications.
 - 1) State Building Code. All U-BESS shall meet all requirements of the current State Building Code.
 - 2) National Electric Code (NEC). All U-BESS shall comply with the National Electrical Code, current edition.
 - 3) Certification that all battery units meet national safety standards (e.g. UL 1973 for battery modules, and UL 9540 for the entire storage system). All U-BESS applications shall provide such certification.
- N. Underground Installation of Utilities. Reasonable efforts shall be made to place all utility connections from U-BESS facilities underground, depending on appropriate soil conditions, shape and topography of the site, distance to the connection, or other conditions or requirements. Any above ground utility lines require an engineer's signed statement and explanation as to why buried utilities are not feasible.
- O. All U-BESS shall comply with Iowa Utilities Board rules and any state law requirements. Any required state or federal permits or approvals (such as IUB generator certificates for very large facilities) must be obtained, and copies provided to the County, prior to construction.
- P. Review of Augmentation Plans
 - 1) If augmentation was not considered in the approved permit application, then such augmentation shall be processed as an amendment to the approved conditional use permit.
- Q. Commissioning Plan and Report
 - 1) Prior to issuance of a zoning permit, U-BESS Applicants shall submit a commissioning plan in accordance with NFPA 855 that contains:
 - a. An electrical diagram detailing the battery energy storage system configuration, associated components, and electrical interconnection methods, compliant with applicable state or local electrical codes, including NEC and NESC.
 - b. A preliminary equipment specification sheet that documents the proposed battery energy storage system components, inverters and associated electrical equipment that are to be installed. A final equipment specification datasheet shall be submitted prior to the issuance of the zoning permit.
 - c. Name, address, and contact information of proposed or potential system installer and the owner and/or operator of the U-BESS. Such information of the final system installer shall be submitted prior to the issuance of final zoning permit.

- R. Discontinuation and Decommissioning. U-BESS shall be considered discontinued after it has not stored electrical energy for twelve (12) consecutive months, unless a plan is developed and submitted to the Director outlining the steps and schedule for returning the U-BESS to service.
- 1) Removal Requirements. Any U-BESS which has reached the end of its useful life or has been determined to be discontinued pursuant to this section shall be decommissioned and removed within one-hundred eighty (180) days of the discontinuation of use.
 - 2) Decommissioning shall consist of:
 - a. Physical removal of all above-surface facilities and infrastructure that have no ongoing purpose, from the site. All U-BESS and accessory facilities shall be removed to four (4) feet below ground level within one-hundred eighty (180) days of the discontinuation of use.
 - b. Disposal of all solid and hazardous waste in accordance with local, State, and federal waste disposal regulations.
 - c. Stabilization or re-vegetation of the site as necessary to minimize erosion. The Director may allow the owner or operator to leave landscaping to minimize erosion and disruption to vegetation.
 - 3) Decommissioning Plan and Financial Surety.
 - a. U-BESS shall have a decommissioning plan outlining the anticipated means and costs of removing the U-BESS at the end of its serviceable life or upon becoming discontinued.
 - b. The decommissioning plan shall identify financial resources that will be available to pay for decommissioning and removal of U-BESS.
 - c. The applicant must continuously maintain a financial assurance mechanism in the form of a performance bond and/or other security approved by the County Attorney, for the period of the life of the facility. The required amount of the security shall be 130 percent of the total decommissioning cost identified in the decommissioning plan, excluding any salvage value. The financial assurance mechanism must ensure that funds will be available upon discontinuation and shall not include the future value, if any, of scrap. If a bond is posted to meet this requirement, the bond issuing company must be agreed upon by both the applicant and County. All decommissioning, removal and remediation fund requirements shall be fully funded before a zoning permit is issued. The County shall have sole discretion with regard to the determination of the mechanism of financial assurance.
 - d. Property Owner Affidavit. The applicant shall submit a copy of the decommissioning plan to all property owners within the boundaries of the Conditional Use Permit area. The property owners shall provide the County with a signed affidavit acknowledging receipt of the plan and their responsibility for decommissioning costs.
 - e. Every three (3) years from the first date of operations, or on the written request of the County, the Owner shall review and update the Decommissioning Plan and all appendices and provide the updated plan and appendices to the County on or before the date of each three-year anniversary of the first date of operations. As part of this review process, the Owner shall recalculate the total decommissioning cost and the decommissioning guaranty amount; and the financial assurance required shall be modified accordingly.
- S. Monitoring and Maintenance. The owner or operator of a U-BESS shall maintain the facility in good condition. Maintenance shall include, but not be limited to, painting, structural repairs, and integrity of security measures. Internal circulation drives shall be maintained by

the owner or operator to a level acceptable to the applicable fire chief and Story County Emergency Management Agency. The owner or operator shall be solely responsible for the cost of maintaining the U-BESS and any internal access roads.

- 1) Following the initial completion of the project and the project commissioning, Owner shall notify the County, in writing, of any battery enclosures before being removed or installed at the project. Such notification shall be at least thirty (30) days in advance of the removal or installation, except in cases of emergency, when Owner shall notify the County as soon as practicable. No batteries shall be stored on the premises outside of battery enclosures, with the exception of batteries stored for future use, and any such used for future use shall be stored to NFPA 855 standards.
- T. Ownership Changes. If the owner of the U-BESS changes or the owner of the property changes, the conditional use permit shall remain in effect, provided that the successor owner or operator assumes in writing all of the obligations of the conditional use permit, site plan approval, and decommissioning plan. A new owner or operator of the U-BESS shall notify the Story County Planning and Development Department in writing of such changes in ownership or operations within sixty (60) days of the change.
- 1) The conditional use permit and all other local approvals for the U-BESS may be considered void if a new owner or operator fails to provide written notification to the Story County Planning and Development Department within the required timeframe. Reinstatement of a void conditional use permit will be subject to the same review and approval processes for new conditional use permits.
- U. Third-Party Reviewer
- 1) The County may seek the services of a third-party reviewer with expertise in the U-BESS technology field to assist with the following services (if the conditional use permit is approved by the County).
 - a. Review of the site and architectural plan, battery technology, compliance with NFPA 855, and with other applicable regulatory standards and codes not specifically identified in these regulations.
 - b. Assist with the review of the ERP, completed noise study, decommissioning plan and review of decommissioning financial security agreement.
 - 2) The County shall make their best effort so that the Third-Party Review does not unreasonably delay the project's zoning permitting or construction process. The Owner shall be responsible for reimbursing the County for the commercially reasonable costs incurred for the services of said Third-Party Reviewer. Said costs shall be mutually agreed upon by the County and Owner prior to the County's commencement of plan review for the zoning permit.
- V. Avoidance and Mitigation of Damages to Public Infrastructure.
- 1) Roads. Applicant shall identify all roads to be used for the purpose of transporting components and/or equipment for construction, operation or maintenance of the U-BESS and obtain applicable weight and size permits from the impacted road authority prior to construction.
 - 2) Existing Road Conditions. Applicant shall conduct a pre-construction survey, in coordination with the impacted local road authority to determine existing road conditions. The pre-construction survey shall include photographs and a written agreement to document the condition of the roads and applicable public facilities. The applicant is responsible for on-going road maintenance and dust control measures identified by the Story County Engineer during all phases of construction.
 - 3) Drainage System. The applicant shall be responsible for immediate repair of damage to public drainage systems stemming from construction, operation, or maintenance of the U-BESS.

- 4) Required Financial Security. The applicant shall be responsible for restoring or paying damages as agreed to by the applicable road authority sufficient to restore the roads and bridges to preconstruction conditions. Financial assurance mechanisms in the form of a performance bond and/or other security approved by the Story County Attorney's Office shall be submitted to the Planning and Development Department covering 130 percent of the costs of all required improvements prior to final issuance of the conditional use permit by the Board of Adjustment. This requirement may be waived by the Board of Adjustment upon recommendation from the Story County Engineer.
- W. Submittal Requirements. All U-BESS applications must submit the following information in addition to submittal requirements defined for conditional use permit applications.
- 1) The names of the project applicants.
 - 2) The names of the project owners.
 - 3) The legal description and address of the project.
 - 4) The names of the landowners.
 - 5) Pre-construction survey and proposed routes.
 - 6) Proposed changes to the landscape of the site, grading, vegetation clearing and planting, exterior lighting, and screening vegetation or structures.
 - 7) A detailed site plan drawing showing the layout of the U-BESS facility on the property including the battery enclosures/containers, inverters and electrical equipment, transformers, access roads, parking or turnaround areas for maintenance vehicles, proposed fencing and gates, landscape buffers (if any), and setback distances from property lines and existing structures, and identifying any adjacent uses (homes, public roads, etc.), floodplain, rights-of-way and zoning district designations. For co-located U-BESS at a solar/wind farm, the U-BESS components should be clearly identified on the overall project site plan as defined in Section 90.08.6 Commercial WECS (C-WECS) and 90.08.8 Commercial Solar Energy Systems (C-SES).
 - 8) Project Narrative and Specification Sheets describing the U-BESS project, including the type of battery technology (e.g. lithium-ion, flow battery, etc.), the nameplate energy capacity (in MW and MWh), the intended charge/discharge regime (e.g. daily cycling, emergency backup), and whether the system is stand-alone or tied to a generation facility. The applicant should provide manufacturer's spec sheets for the battery units and associated equipment, to verify dimensions and compliance with safety standards (such as UL listings).
 - 9) Statements of Compliance with Applicable Codes and Certifications.
 - 10) Emergency Response Plan.
 - 11) Site Safety and Security Plan: A detailed plan outlining on-site safety features such as thermal monitoring systems, ventilation and explosion-proof construction features and describing how the site will be secured against unauthorized access like fencing, locking cabinets, lighting, alarms, etc.
 - 12) Project development timeline.
 - 13) Existing Resources Inventory as defined in Chapter 85.
 - 14) Documentation of actual or prospective access and traffic control of the project site.
 - 15) Operation and maintenance plan of the U-BESS, which shall include measures for maintaining safe access to the installation, storm water controls, as well as general procedures for operation and maintenance of the installation.
 - 16) Proof of liability insurance.
 - 17) Applicable Fee

- 18) Decommissioning plan without salvage value calculated into the security bond amount.
- 19) Acknowledgement of Third-Party Reviewer process and potential costs.



CICS

Supporting Individuals. Strengthening Communities.

MEMORANDUM

To: Story County Board of Supervisors
From: Russell Wood, CEO
Collaborative Individual and Community Supports (CICS)
Date: March 2, 2026
Re: Request for Approval of a Cubicle Space at 126 S. Kellogg, Ames

Collaborative Individual and Community Supports (CICS) respectfully requests approval to lease a cubicle space at 126 S. Kellogg in Ames (Human Services Campus).

CICS currently maintains a presence at this location. Due to service demands and staffing needs, a cubicle is necessary to ensure appropriate workspace for staff.

Story County Facilities Management has provided an estimated rental cost of approximately \$150 per month for the cubicle space. CICS is prepared to absorb this cost within its existing operational budget.

Thank you for your consideration of this request. I am available to answer any questions the Board may have.

Respectfully submitted,

Russell Wood, CEO
Collaborative Individual and Community Supports

ATTACHMENT A

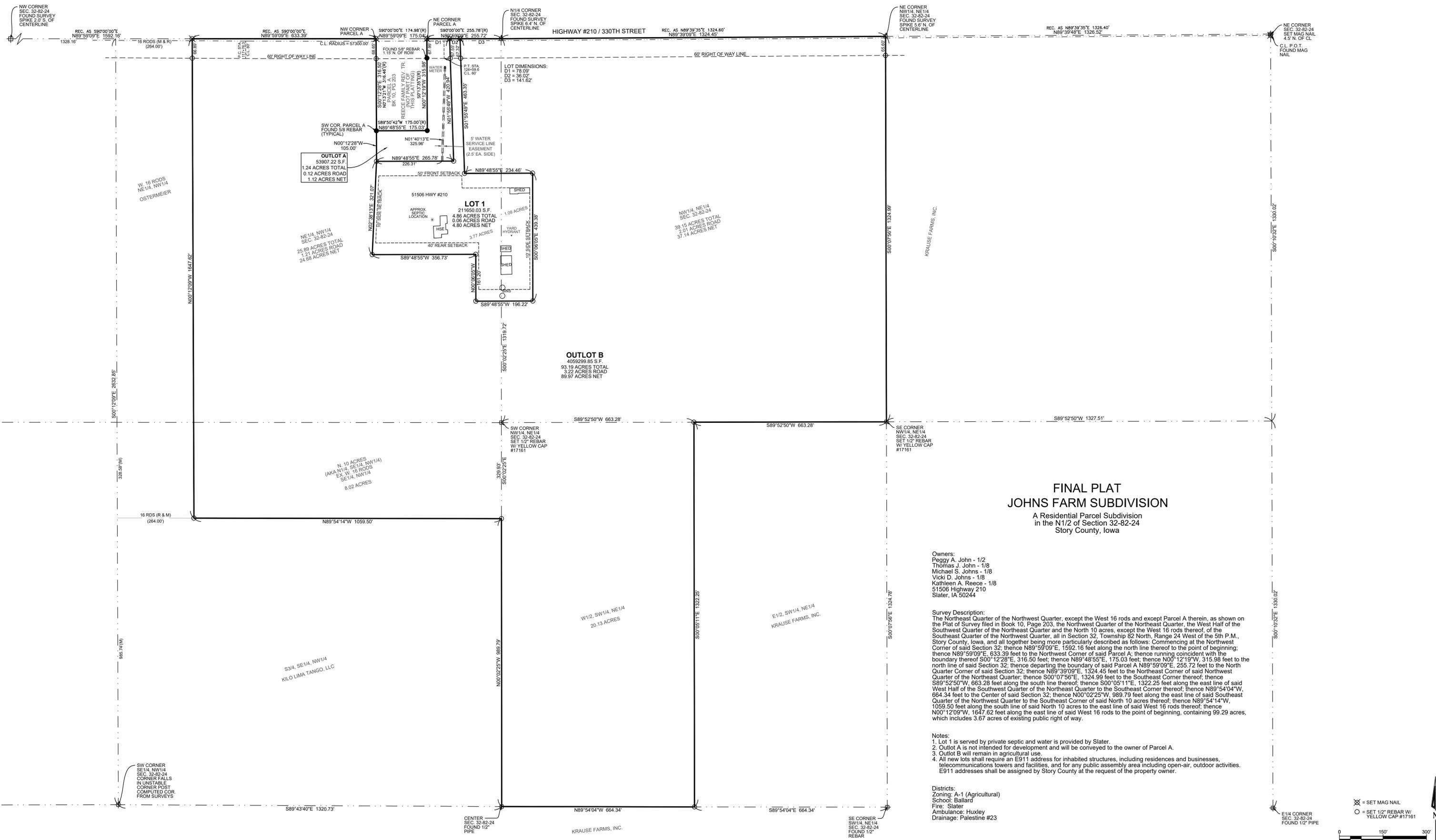
Survey Description:

The Northeast Quarter of the Northwest Quarter, except the West 16 rods and except Parcel A therein, as shown on the Plat of Survey filed in Book 10, Page 203, the Northwest Quarter of the Northeast Quarter, the West Half of the Southwest Quarter of the Northeast Quarter and the North 10 acres, except the West 16 rods thereof, of the Southeast Quarter of the Northwest Quarter, all in Section 32, Township 82 North, Range 24 West of the 5th P.M., Story County, Iowa, and all together being more particularly described as follows: Commencing at the Northwest Corner of said Section 32; thence N89°59'09"E, 1592.16 feet along the north line thereof to the point of beginning; thence N89°59'09"E, 633.39 feet to the Northwest Corner of said Parcel A; thence running coincident with the boundary thereof S00°12'28"E, 316.50 feet; thence N89°48'55"E, 175.03 feet; thence N00°12'19"W, 315.98 feet to the north line of said Section 32; thence departing the boundary of said Parcel A N89°59'09"E, 255.72 feet to the North Quarter Corner of said Section 32; thence N89°39'09"E, 1324.45 feet to the Northeast Corner of said Northwest Quarter of the Northeast Quarter; thence S00°07'56"E, 1324.99 feet to the Southeast Corner thereof; thence S89°52'50"W, 663.28 feet along the south line thereof; thence S00°05'11"E, 1322.25 feet along the east line of said West Half of the Southwest Quarter of the Northeast Quarter to the Southeast Corner thereof; thence N89°54'04"W, 664.34 feet to the Center of said Section 32; thence N00°02'25"W, 989.79 feet along the east line of said Southeast Quarter of the Northwest Quarter to the Southeast Corner of said North 10 acres thereof; thence N89°54'14"W, 1059.50 feet along the south line of said North 10 acres to the east line of said West 16 rods thereof; thence N00°12'09"W, 1647.62 feet along the east line of said West 16 rods to the point of beginning, containing 99.29 acres, which includes 3.67 acres of existing public right of way.

Water Service Line Easement: [Between owners of Outlot A and Lot 1]

A strip of land 5.00 feet in width across Outlot A in Johns Farm Subdivision in the North Half of Section 32, Township 82 North, Range 24 West of the 5th P.M., Story County, Iowa, being situated 2.50 feet on each side of the following centerline: Beginning at a point on the south line of said Outlot A which is 226.31 feet East of the Southwest Corner thereof; thence N01°40'13"E, 325.96 feet to the existing water meter pit, and there terminating.

ATTACHMENT B



**FINAL PLAT
JOHNS FARM SUBDIVISION**

A Residential Parcel Subdivision
in the N1/2 of Section 32-82-24
Story County, Iowa

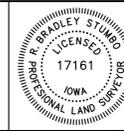
Owners:
Peggy A. John - 1/2
Thomas J. John - 1/8
Michael S. Johns - 1/8
Vicki D. Johns - 1/8
Kathleen A. Reece - 1/8
51506 Highway 210
Slater, IA 50244

Survey Description:
The Northeast Quarter of the Northwest Quarter, except the West 16 rods and except Parcel A therein, as shown on the Plat of Survey filed in Book 10, Page 203, the Northwest Quarter of the Northeast Quarter, the West Half of the Southwest Quarter of the Northeast Quarter and the North 10 acres, except the West 16 rods thereof, of the Southeast Quarter of the Northwest Quarter, all in Section 32, Township 82 North, Range 24 West of the 5th P.M., Story County, Iowa, and all together being more particularly described as follows: Commencing at the Northwest Corner of said Section 32; thence N89°59'09"E, 1532.16 feet along the north line thereof to the point of beginning; thence N89°59'09"E, 633.39 feet to the Northwest Corner of said Parcel A; thence running coincident with the boundary thereof S00°12'28"E, 316.50 feet; thence N89°48'55"E, 175.03 feet; thence N00°12'19"W, 315.98 feet to the north line of said Section 32; thence departing the boundary of said Parcel A N89°59'09"E, 255.72 feet to the North Quarter Corner of said Section 32; thence N89°59'09"E, 1324.45 feet to the Northeast Corner of said Northwest Quarter of the Northeast Quarter; thence S00°07'50"E, 1324.99 feet to the Southeast Corner thereof; thence S89°52'50"W, 663.28 feet along the south line thereof; thence S00°05'11"E, 1322.25 feet along the east line of said West Half of the Southwest Quarter of the Northeast Quarter to the Southeast Corner thereof; thence N89°54'04"W, 664.34 feet to the Center of said Section 32; thence N00°02'25"W, 989.79 feet along the east line of said Southeast Quarter of the Northwest Quarter to the Southeast Corner thereof; thence N89°54'14"W, 1059.50 feet along the south line of said North 10 acres to the east line of said West 16 rods thereof; thence N00°12'09"W, 1647.62 feet along the east line of said West 16 rods to the point of beginning, containing 99.29 acres, which includes 3.67 acres of existing public right of way.

- Notes:**
1. Lot 1 is served by private septic and water is provided by Slater.
 2. Outlot A is not intended for development and will be conveyed to the owner of Parcel A.
 3. Outlot B will remain in agricultural use.
 4. All new lots shall require an E911 address for inhabited structures, including residences and businesses, telecommunications towers and facilities, and for any public assembly area including open-air, outdoor activities. E911 addresses shall be assigned by Story County at the request of the property owner.

Districts:
Zoning: A-1 (Agricultural)
School: Ballard
Fire: Slater
Ambulance: Huxley
Drainage: Palestine #23

⊗ = SET MAG NAIL
○ = SET 1/2" REBAR W/ YELLOW CAP #17161



Staff Report

Board of Supervisors

Date of Meeting:
March 10, 2026

Case Number SUB26-000097

John's Farm Agricultural Subdivision
Resolution No. 26-66

APPLICANT:

Matt Vegter
415 South 11th St
Nevada, IA 50201

STAFF PROJECT MANAGER:

Marcus Amman, Senior Planner

SUMMARY:

An Agricultural Subdivision request for Parcels 13-32-200-100, 13-32-100-230, 13-32-100-415, & 13-32-200-305 to create three lots out of the four existing parcels and plat them as follows: proposed Lot 1, a 4.80 net-acre lot with the existing dwelling, proposed Outlot A, a 1.12 net-acre lot containing yard area to be sold to neighboring property, and proposed Outlot B, a 89.97 net-acre parcel in row crop production. The lots are not for any new development purposes. Planning and Development staff recommend approval of the proposed Agricultural Subdivision Plat.





Property Owner

JOHNS, MICHAEL S 1/8
JOHN, THOMAS J 1/8
REECE, KATHLEEN A 1/8
JOHNS, VICKI D 1/8
JOHN, PEGGY A ½

Parcel Identification Number(s)

13-32-200-100
13-32-100-230
13-32-100-415
13-32-200-305

Size of Area

95.62 net-acres

Location of Subdivision

Palestine Township (Section 32, Township 82, Range 24), NE NW, NE NE, SE NW, SW NE

Districts

A-1 Agricultural District
Huxley Ambulance
Slater Fire District
Ballard School District
Alliant Power
Fourmile Creek Watershed

Description of Proposed Subdivision and Current Land Use

The application is to consider a request for an Agricultural Subdivision to split four existing parcels and plat them as three lots. The lots are being created for the purpose separating the house and outbuildings from the rest of the farmland. Most of the land included in the request is in row crop production and will continue to be in production.

Proposed Lot 1 is 4.80 net acres and has the existing dwelling; proposed Outlot A, is a 1.12 net-acre lot containing yard are to be sold to neighboring property; and proposed Outlot B, a 89.97 net-acre parcel in row crop production. All of the proposed lots are zoned A-1 Agricultural, and designated as Agricultural Conservation Areas in the Cornerstone to Capstone (C2C) Comprehensive Plan Future Land Use Map. Agricultural Conservation Areas “encompass large areas of highly valuable farmland, with farming and agricultural production as the primary activity.” Principles for the designation include encouraging high-value agriculture lands to remain in production.



The lots created through an Agricultural Subdivision are not considered development lots (see Section [87.06](#)). A note has been added to the plat that the lots are not intended for development.

There are existing entrances from Highway 210 to proposed Lot 1. No new accesses are proposed.

Subject Property and Current Surrounding Land Use

The property is located in Palestine Township. Adjacent properties include:

North

Three parcels on the north side of Highway 210 with dwellings owned by Rimallama LLC, Rimathe Family Trust, and Christie, Kirk.

East

Various agricultural parcels owned by Krouse Farms.

West

A 9.80 net-acre parcel owned by Ostermeier Trust with a dwelling and row crop production.

South

Various agricultural parcels owned by Krouse Farms.

A parcel in agricultural production owned by Kilo Lima Tango LLC.

There are 51 parcels located within a quarter mile of the property in Story County. They are located in unincorporated Story County and the City of Slater. Twenty-six parcels contain single-family dwellings, one being proposed Lot 1.

Applicable Regulations – Story County Land Development Regulations

87.06 AGRICULTURAL SUBDIVISION PLAT

1. A subdivision may be submitted for review and approval as an Agricultural Subdivision Plat when all of the following are true:
 - a. The lots created by the subdivision are intended to be used for agricultural purposes;
 - b. The subdivision contains no new development lots;
 - c. The subdivision includes no land set apart for new streets, alleys, parks, dedicated open space, school property or public use;
 - d. The subdivision lies wholly within the A-1 or A-2 Districts. (Ordinance No. 184)



- e. No Residential or Minor subdivisions have been approved for the tract(s) being divided after December 31, 2003. (Ordinance No. 160)

Commentary

The following comments are part of the official record of the proposed Agricultural Subdivision Plat—John's Farm Agricultural Subdivision, **Case No. SUB26-000097**. 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, and the following applicable comments were received from staff:

County Assessor's Office:

No comments.

Planning and Development Staff:

All comments were addressed.

Comments from the General Public

Notification letters regarding the public meeting on the subdivision request were mailed on March 2, 2026, to surrounding property owners within a ¼ mile of the subject property.

No comments were received as of the writing of this report.

Comments from Cities within Two Miles

The City of Slater is within two miles of the proposed subdivision. The city waived their review at their February 17, 2026 meeting. Resolution from the city has been provided to the County.

Analysis

Points to consider in evaluating the applicant's request to divide their property through the Agricultural Subdivision Plat process to create three (3) lots for agricultural use.

1. The goal of the subdivision is to partition land for agricultural use.
2. The subdivision meets all requirements and standards for an Agricultural Subdivision.
3. The use of the proposed lots will remain agricultural.
4. The lots are not to be used for development unless in conformance with the Story County Land Development Regulations.
5. Additional divisions of the lots created with the agricultural subdivision are not permitted unless the entire subdivision is considered for platting purposes.
6. There are 51 parcels located within a quarter mile of the property in Story County. They are located in unincorporated Story County and the City of Slater. Twenty-six parcels contain dwellings, one being proposed Lot 1.



Alternatives

Story County Planning & Development Staff recommend the approval of John's Farm Agricultural Subdivision, as proposed (alternative #1).

1. **The Story County Board of Supervisors approves Resolution #26-66, the Agricultural Subdivision Plat – John's Farm Agricultural Subdivision, as put forth in SUB26-000097.**
2. The Story County Board of Supervisors approves Resolution #26-66, the Agricultural Subdivision Plat – John's Farm Agricultural Subdivision, with conditions, as put forth in SUB26-000097.
3. The Story County Board of Supervisors denies Resolution #26-66, the Agricultural Subdivision Plat – John's Farm Agricultural Subdivision, as put forth in SUB26-000097.
4. The Story County Board of Supervisors tables the decision on Resolution #26-66, the Agricultural Subdivision Plat – John's Farm Agricultural Subdivision, as put forth in SUB26-000097 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 Supervisors' agenda.

SPACE ABOVE FOR RECORDER

Return To: Rebecca A. Reisinger, 612 Kellogg Ave., P.O. Box 847, Ames, IA 50010
Preparer: Rebecca A. Reisinger, 612 Kellogg Ave., P.O. Box 847, Ames, IA 50010; (515) 232-1761

CONSENT

KNOW ALL PERSONS BY THESE PRESENTS;

That the **Estate of Peggy A. Johns a/k/a Peggy Ann John, an undivided one-half interest; and Michael S. Johns, Vicki D. Johns, Thomas J. John, and Kathleen A. Reece as Tenants in Common, an undivided one-half interest**, do hereby covenant that they are the lawful owners of the following-described real estate situated in Story County, Iowa, to-wit:

*The Northwest Quarter (NW¹/₄) of the Northeast Quarter (NE¹/₄); the West Half (W¹/₂) of the Southwest Quarter (SW¹/₄) of the Northeast Quarter (NE¹/₄); the Northeast Quarter (NE¹/₄) of the Northwest Quarter (NW¹/₄), **except** the West 16 rods thereof, **and except** Parcel "A" a part of the NE¹/₄ of the NW¹/₄ of Sec. 32-R82N-R24W of the 5th P.M., Story County, Iowa, as shown on the Revised Survey Plat recorded on March 25, 1992, in Book 10, Page 203; **and** the North 10 acres of the Southeast Quarter (SE¹/₄) of the Northwest Quarter (NW¹/₄), **except** the West 16 rods thereof; all in Section Thirty-two (32), Township Eighty-two (82) North, Range Twenty-four (24) West of the 5th P.M., Story County, Iowa.*

also legally described on the proposed Final Plat of Johns Farm Subdivision dated January 8, 2026, as prepared by Strand Associates, Inc.,

The Northeast Quarter of the Northwest Quarter, except the West 16 rods and except Parcel A therein, as shown on the Plat of Survey filed in Book 10, Page 203, the Northwest Quarter of the Northeast Quarter, the West Half of the Southwest Quarter of the Northeast Quarter and the North 10 acres, except the West 16 rods thereof, of the Southeast Quarter of the Northwest Quarter, all in Section 32, Township 82 North, Range 24 West of the 5th P.M., Story County, Iowa, and all together being more particularly described as follows: Commencing at the Northwest Corner of said Section 32; thence N89°59'09"E, 1592.16 feet along the north line thereof to the point of beginning; thence N89°59'09"E, 633.39 feet to the Northwest Corner of

said Parcel A; thence running coincident with the boundary thereof S00°12'28"E, 316.50 feet; thence N89°48'55"E, 175.03 feet; thence N00°12'19"W, 315.98 feet to the north line of said Section 32; thence departing the boundary of said Parcel A N89°59'09"E, 255.72 feet to the North Quarter Corner of said Section 32; thence N89°39'09"E, 1324.45 feet to the Northeast Corner of said Northwest Quarter of the Northeast Quarter; thence S00°07'56"E, 1324.99 feet to the Southeast Corner thereof; thence S89°52'50"W, 663.28 feet along the south line thereof; thence S00°05'11"E, 1322.25 feet along the east line of said West Half of the Southwest Quarter of the Northeast Quarter to the Southeast Corner thereof; thence N89°54'04"W, 664.34 feet to the Center of said Section 32; thence N00°02'25"W, 989.79 feet along the east line of said Southeast Quarter of the Northwest Quarter to the Southeast Corner of said North 10 acres thereof; thence N89°54'14"W, 1059.50 feet along the south line of said North 10 acres to the east line of said West 16 rods thereof; thence N00°12'09"W, 1647.62 feet along the east line of said West 16 rods to the point of beginning, containing 99.29 acres, which includes 3.67 acres of existing public right of way.

Water Service Line Easement: [Between owners of Outlot A and Lot 1]

A strip of land 5.00 feet in width across Outlot A in Johns Farm Subdivision in the North Half of Section 32, Township 82 North, Range 24 West of the 5th P.M., Story County, Iowa, being situated 2.50 feet on each side of the following centerline: Beginning at a point on the south line of said Outlot A which is 226.31 feet East of the Southwest Corner thereof; thence N01°40'13"E, 325.96 feet to the existing water meter pit, and there terminating.

The undersigned do hereby certify, acknowledge and declare that the platting of said real estate to be known as **JOHNS FARM SUBDIVISION, STORY COUNTY, IOWA**, is with their free consent and in accordance with their desires as proprietors.

SIGNATURE PAGE
CONSENT TO PLAT – JOHNS FARM SUBDIVISION

Dated 2-6-2026, 2026.


VICKI D. JOHNS

STATE OF IOWA, COUNTY OF Story, SS:

This record was acknowledged before me on February 6, 2026, by Vicki D. Johns.




Signature of Notary Public

My Commission Expires: 07-16-2027

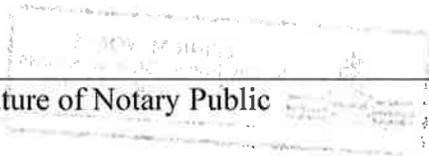
SIGNATURE PAGE
CONSENT TO PLAT – JOHNS FARM SUBDIVISION

Dated _____, 2026.

THOMAS J. JOHN

STATE OF **IOWA**, COUNTY OF _____, SS:

This record was acknowledged before me on _____, 2026, by Thomas J. John.



Signature of Notary Public

My Commission Expires: _____

SIGNATURE PAGE
CONSENT TO PLAT – JOHNS FARM SUBDIVISION

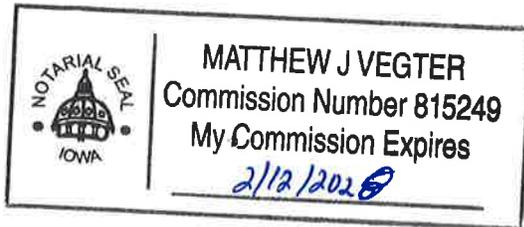
Dated Feb. 9th, 2026.

ESTATE OF PEGGY A. JOHNS
A/K/A PEGGY ANN JOHN

BY: 
MICHAEL JOHNS, EXECUTOR

STATE OF IOWA, COUNTY OF Story, SS:

This record was acknowledged before me on Feb. 9th, 2026, by Michael Johns as Executor of the Estate of Peggy A. Johns a/k/a Peggy Ann John.




Signature of Notary Public

My Commission Expires: 2/12/2028

SIGNATURE PAGE
CONSENT TO PLAT – JOHNS FARM SUBDIVISION

Dated Feb. 9th, 2026.


MICHAEL S. JOHNS

STATE OF IOWA, COUNTY OF Story, SS:

This record was acknowledged before me on Feb. 9th, 2026, by Michael S. Johns.




Signature of Notary Public

My Commission Expires: 2/12/2028

SIGNATURE PAGE
CONSENT TO PLAT – JOHNS FARM SUBDIVISION

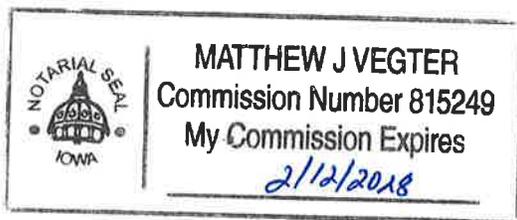
Dated Feb. 9th, 2026.

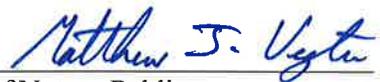


THOMAS J. JOHN

STATE OF IOWA, COUNTY OF Story, SS:

This record was acknowledged before me on Feb. 9th, 2026, by Thomas J. John.





Signature of Notary Public
My Commission Expires: 2/12/2028

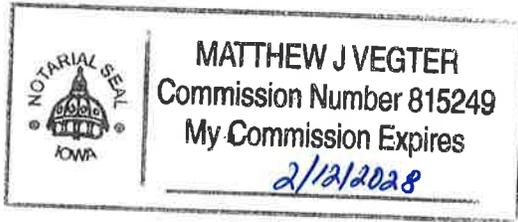
SIGNATURE PAGE
CONSENT TO PLAT – JOHNS FARM SUBDIVISION

Dated Feb. 9th, 2026.

Kathleen A. Reece
KATHLEEN A. REECE

STATE OF IOWA, COUNTY OF Story, SS:

This record was acknowledged before me on Feb. 9th, 2026, by Kathleen A. Reece.



Matthew J. Vegter
Signature of Notary Public

My Commission Expires: 2/12/2028

ATTORNEY'S OPINION

I, Rebecca A. Reisinger, hereby state that I am an Attorney-at-Law, duly admitted to the practice of law in the State of Iowa, and an attorney of the New Point Law Firm, plc, with offices located at 612 Kellogg Ave., Ames, Story County, Iowa. I further state that I have examined the Abstract of Title to the following described real estate, to-wit:

The Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$); the West Half (W $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$); the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), **except** the West 16 rods thereof, **and except** Parcel "A" a part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 32-R82N-R24W of the 5th P.M., Story County, Iowa, as shown on the Revised Survey Plat recorded on March 25, 1992, in Book 10, Page 203; **and** the North 10 acres of the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), **except** the West 16 rods thereof; all in Section Thirty-two (32), Township Eighty-two (82) North, Range Twenty-four (24) West of the 5th P.M., Story County, Iowa.

(hereinafter referred to as the "Real Estate") from the root of the title thereof, down to and including the 22nd Day of December, 2025, 11:14 a.m., as last certified by Abstract and Title Services of Story County, Ames, Iowa (Title Guaranty Division Member #8650). There is also a Certified Addendum dated January 20, 2026, at 8:00 a.m., prepared by Abstract and Title Services of Story County which includes Entry Nos. 62 through 64. There is a second Certified Addendum dated February 2, 2026, at 8:00am, prepared by Abstract and Title Services of Story County, which includes Entry No. 66.

Based upon information within said Abstract of Title, it is my opinion that fee simple title to the Real Estate is vested in the **Estate of Peggy A. Johns a/k/a Peggy Ann John, an undivided one-half interest; and Michael S. Johns, Vicki D. Johns, Thomas J. John, and Kathleen A. Reece as Tenants in Common, an undivided one-half interest.** The Real Estate is free from encumbrances excepting, however, the following:

1. The Real Estate is subject to as limited easement shown at Entry No. 52 of the Abstract, which easement was given to Xenia Rural Water District, its successor and assigns, for the general purpose of “construction and laying and thereafter using, operating, inspecting, maintaining, repairing, replacing or removing water pipeline and any necessary appurtenances thereto.” This easement was filed on January 22, 2003, as Instrument No. 03-01320.
2. The Real Estate is subject to zoning ordinances of Story County, Iowa.
3. Real Estate taxes are all paid, except as follows:
 - a. Parcel No. 13-32-100-230. Taxes for Fiscal Year 2024-25:
 - i. First Half, delinquent after 9/30/2025, Paid in the amount of \$2,038.00;
 - ii. Second Half, delinquent after 3/31/2026, Paid in the amount of \$2,038.00.
 - b. Parcel No. 13-32-100-415. Taxes for Fiscal Year 2024-25:
 - i. First Half, delinquent after 9/30/2025, Paid in the amount of \$169.00;
 - ii. Second Half, delinquent after 3/31/2026, Paid in the amount of \$169.00.
 - c. Parcel No. 13-32-200-100. Taxes for Fiscal Year 2024-25:
 - i. First Half, delinquent after 9/30/2025, Paid in the amount of \$775.00;
 - ii. Second Half, delinquent after 3/31/2026, Paid in the amount of \$775.00.
 - iii. Drainage Taxes are paid in full.
 - d. Parcel No. 13-32-200-305. Taxes for Fiscal Year 2024-25:
 - i. First Half, delinquent after 9/30/2025, Paid in the amount of \$420.00;
 - ii. Second Half, delinquent after 3/31/2026, Paid in the amount of \$420.00.

Dated this 13th Day of February, 2026.

New Point Law Firm, plc
612 Kellogg Ave., PO Box 847
Ames, Iowa 50010-0847
Telephone: (515) 232-1761

By: 

Rebecca A. Reisinger, Attorney

SPACE ABOVE FOR RECORDER

Return To: Rebecca A. Reisinger, 612 Kellogg Ave., P.O. Box 847, Ames, IA 50010
Preparer: Rebecca A. Reisinger, 612 Kellogg Ave., P.O. Box 847, Ames, IA 50010; (515) 232-1761

CERTIFICATE OF THE TREASURER OF STORY COUNTY, IOWA

I, Ted Rasmusson, Treasurer of Story County, Iowa, certify that the records in this office show that the real estate described in the attached Final Plat for the **JOHNS FARM SUBDIVISION, STORY COUNTY, IOWA**, a residential parcel subdivision in the N½ of Sec. 32-82-84 is free from certified taxes and certified special assessments. Said real estate includes the following tax parcels: 13-32-100-230, 13-32-100-415, 13-32-200-100 and 13-32-200-305.

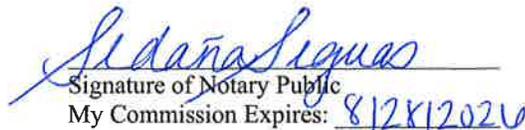
Dated 2/18, 2026.



TED RASMUSSON
TREASURER, STORY COUNTY, IOWA

STATE OF **IOWA**, COUNTY OF **STORY**, SS:

This record was acknowledged before me on February 18, 2026, by Ted Rasmusson as Treasurer of Story County, Iowa.


Signature of Notary Public
My Commission Expires: 8/28/2026



RESOLUTION No. 37

RESOLUTION WAIVING RIGHT OF REVIEW FOR A SUBDIVISION

WHEREAS, is the owners (Peggy A. John, Thomas J. John, Michael S. Johns, Vicki D. Johns, and Katheen A. Reece) of the Property located in Story County, Iowa and Identified generally with Parcel ID numbers: 13-32-100-230

AND the residence commonly known as: 51506 HYW 210

WHEREAS, the owner wishes to subdivide the property as described on the attached Final Plat Johns Farm Subdivision, with the new parcel being legally described as:

A RESIDENTIAL PARCEL SUBDIVISION IN THE N1/2 OF SEC. 32-82-24, STORY COUNTY, IOWA

Survey Description:

The Northeast Quarter of the Northwest Quarter, except the West 16 rods and except Parcel A therein, as shown on the Plat of Survey filed in Book 10, Page 203, the Northwest Quarter of the Northeast Quarter, the West Half of the Southwest Quarter of the Northeast Quarter and the North 10 acres, except the West 16 rods thereof, of the Southeast Quarter of the Northwest Quarter, all in Section 32, Township 82 North, Range 24 West of the 5th P.M., Story County, Iowa, and all together being more particularly described as follows: Commencing at the Northwest Corner of said Section 32; thence N89°59'09"E, 1592.16 feet along the north line thereof to the point of beginning; thence N89°59'09"E, 633.39 feet to the Northwest Corner of said Parcel A; thence running coincident with the boundary thereof S00°12'28"E, 316.50 feet; thence N89°48'55"E, 175.03 feet; thence N00°12'19"W, 315.98 feet to the north line of said Section 32; thence departing the boundary of said Parcel A N89°59'09"E, 255.72 feet to the North Quarter Corner of said Section 32; thence N89°39'09"E, 1324.45 feet to the Northeast Corner of said Northwest Quarter of the Northeast Quarter; thence S00°07'56"E, 1324.99 feet to the Southeast Corner thereof; thence S89°52'50"W, 663.28 feet along the south line thereof; thence S00°05'11"E, 1322.25 feet along the east line of said West Half of the Southwest Quarter of the Northeast Quarter to the Southeast Corner thereof; thence N89°54'04"W, 664.34 feet to the Center of said Section 32; thence N00°02'25"W, 989.79 feet along the east line of said Southeast Quarter of the Northwest Quarter to the Southeast Corner of said North 10 acres thereof; thence N89°54'14"W, 1059.50 feet along the south line of said North 10 acres to the east line of said West 16 rods thereof; thence N00°12'09"W, 1647.62 feet along the east line of said West 16 rods to the point of beginning, containing 99.29 acres, which includes 3.67 acres of existing public right of way.

WHEREAS, section 354.9 of the Code of Iowa provides that a local government may, by resolution, waive its right of review.

NOW LET IT BE RESOLVED that the Slater City Council does hereby waive the requirements and is in favor of the aforementioned described subdivision of the property as shown and described on the attached plat of survey.

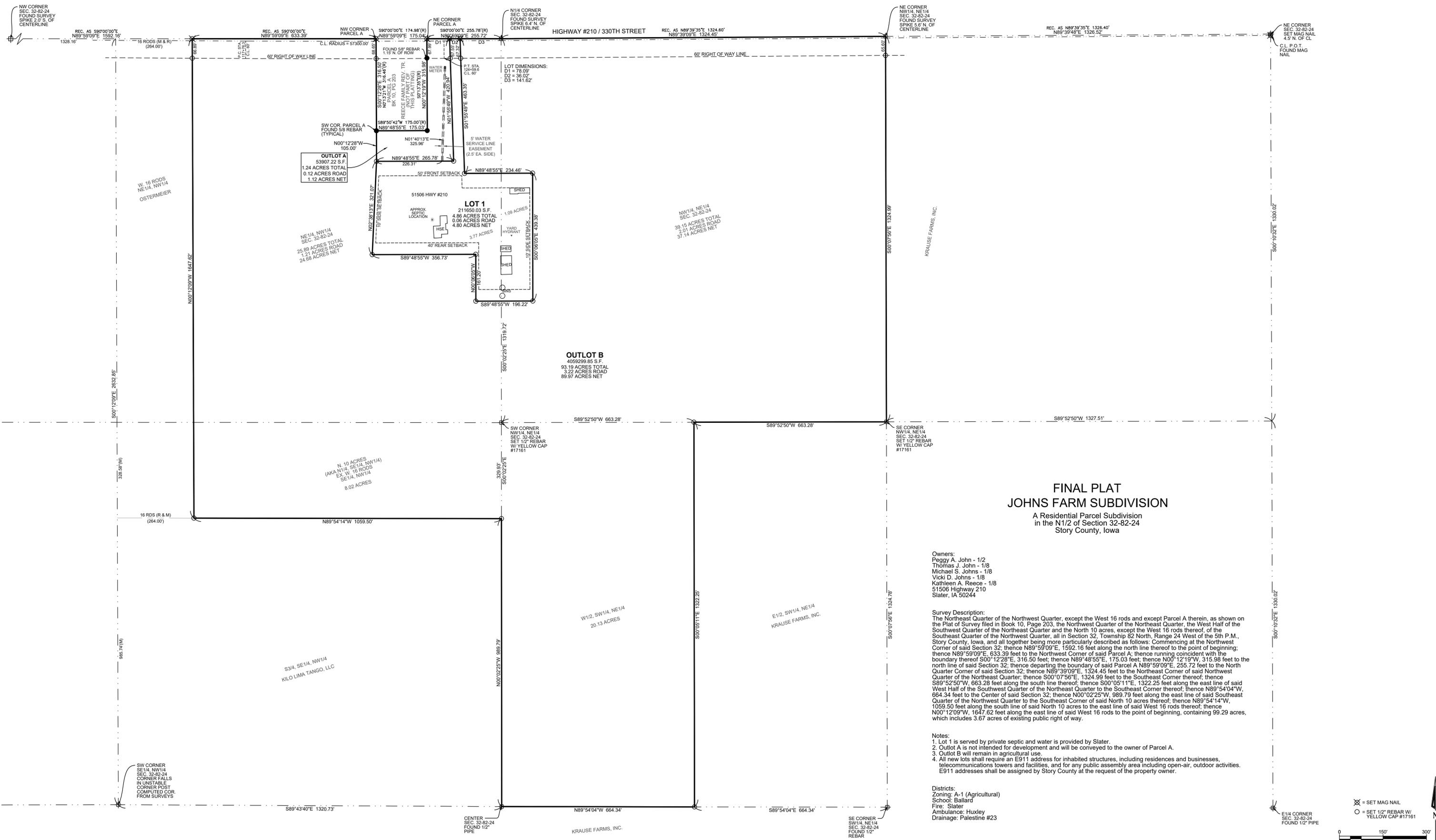
PASSED AND APPROVED on this 17th day of February 2026.



Taylor Christensen, Mayor

ATTEST:


Lindsey Siegle, City Clerk



**FINAL PLAT
JOHNS FARM SUBDIVISION**

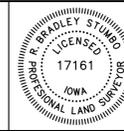
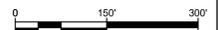
A Residential Parcel Subdivision
in the N1/2 of Section 32-82-24
Story County, Iowa

Owners:
Peggy A. John - 1/2
Thomas J. John - 1/8
Michael S. Johns - 1/8
Vicki D. Johns - 1/8
Kathleen A. Reece - 1/8
51506 Highway 210
Slater, IA 50244

Survey Description:
The Northeast Quarter of the Northwest Quarter, except the West 16 rods and except Parcel A therein, as shown on the Plat of Survey filed in Book 10, Page 203, the Northwest Quarter of the Northeast Quarter, the West Half of the Southwest Quarter of the Northeast Quarter and the North 10 acres, except the West 16 rods thereof, of the Southeast Quarter of the Northwest Quarter, all in Section 32, Township 82 North, Range 24 West of the 5th P.M., Story County, Iowa, and all together being more particularly described as follows: Commencing at the Northwest Corner of said Section 32; thence N89°59'09"E, 1532.16 feet along the north line thereof to the point of beginning; thence N89°59'09"E, 633.39 feet to the Northwest Corner of said Parcel A; thence running coincident with the boundary thereof S00°12'28"E, 316.50 feet; thence N89°48'55"E, 175.03 feet; thence N00°12'19"W, 315.98 feet to the north line of said Section 32; thence departing the boundary of said Parcel A N89°59'09"E, 255.72 feet to the North Quarter Corner of said Section 32; thence N89°59'09"E, 1324.45 feet to the Northeast Corner of said Northwest Quarter of the Northeast Quarter; thence S00°07'50"E, 1324.99 feet to the Southeast Corner thereof; thence S89°52'50"W, 663.28 feet along the south line thereof; thence S00°05'11"E, 1322.25 feet along the east line of said West Half of the Southwest Quarter of the Northeast Quarter to the Southeast Corner thereof; thence N89°54'04"W, 664.34 feet to the Center of said Section 32; thence N00°02'25"W, 989.79 feet along the east line of said Southeast Quarter of the Northwest Quarter to the Southeast Corner thereof; thence N89°54'14"W, 1059.50 feet along the south line of said North 10 acres to the east line of said West 16 rods thereof; thence N00°12'09"W, 1647.62 feet along the east line of said West 16 rods to the point of beginning, containing 99.29 acres, which includes 3.67 acres of existing public right of way.

- Notes:
1. Lot 1 is served by private septic and water is provided by Slater.
2. Outlot A is not intended for development and will be conveyed to the owner of Parcel A.
3. Outlot B will remain in agricultural use.
4. All new lots shall require an E911 address for inhabited structures, including residences and businesses, telecommunications towers and facilities, and for any public assembly area including open-air, outdoor activities. E911 addresses shall be assigned by Story County at the request of the property owner.

Districts:
Zoning: A-1 (Agricultural)
School: Ballard
Fire: Slater
Ambulance: Huxley
Drainage: Palestine #23



Staff Report

Story County Board of Supervisors



Date of Meeting: March 10, 2026

Staff Project Manager: Leslie Day

Case Number: SUB25-000045

Name of Subdivision: Pudenz Estates Residential Parcel Subdivision

Resolution No. 26-63

REQUESTED ACTION

The request is for a Residential Parcel Subdivision Plat to create one lot which contains the existing dwelling (Lot 1), and an Outlot (Outlot A) as permitted in Section 87.07 Residential Parcel Subdivision Plats of the *Story County Code of Ordinances*.

RECOMMENDATION

All requirements for a Residential Parcel Subdivision Plat are met. Planning and Development staff recommend approval of the subdivision as submitted.

APPLICANT(S): Andrew Cofran
JEO Consulting Group

PARCEL IDENTIFICATION NUMBER(S)
13-08-300-340

DISTRICTS
A-1 Agricultural
Ballard School District

SIZE OF PARCEL/AREA
Gross Acres 12.26 Net Acres 11.87

PROPERTY OWNER(S):
Marilyn M. Osterhout Trustee (Deed), Marilyn M. Osterhout Trust (Deed),

GENERAL PROPERTY LOCATION
51147 300th St. Kelley, IA 50134-8555
Section:08 Township:82 Range:24 SW SW E of RY

LAND USE FRAMEWORK DESIGNATION
The subject property is designated as Agricultural Conservation Area on the Cornerstone to Capstone (C2C) Plan.

CURRENT LAND USE
The site is assessed as an Agriculture use by the Story County Assessor's Office.

CITIES WITHIN TWO MILES OF PROPOSED SUBDIVISION REQUEST

The proposed subdivision lies within two miles of the city of Kelley. On February 24, 2026, the Kelley City Council waived their right to review the Pudenz Estates Residential Parcel Subdivision with Resolution # 16 (2025-2026) fiscal year, and they are in favor of the subdivision of the property.



Background

Description of Proposed Subdivision

The request is for a Residential Parcel Subdivision Plat to create one lot which contains the existing dwelling (Lot 1), and an Outlot (Outlot A) as permitted in Section 87.07 Residential Parcel Subdivision Plats of the *Story County Code of Ordinances*. The applicable requirements are outlined below.

Applicable Regulations – Story County Land Development Regulations

87.07 RESIDENTIAL PARCEL SUBDIVISION PLATS

A Residential Parcel Subdivision Plat application shall be submitted to the Planning and Development Department.

- (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.
 - 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.

Property History

This parcel (Parcel Identification Number 1308300340) was created on January 18, 2019, when the southwest quarter of the southwest quarter of Section 8, Township 82, Range 24, was divided due to a now-abandoned railroad right-of-way formerly owned by the Chicago and Northwestern Transportation Company that runs through the property. The division was established by a Retracement Boundary Survey recorded as Instrument No. 2019-00485.

The proposed Outlot A contains a Zone A flood area, as identified by Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps.



Current and Future Land Use

The current parcel is 11.04 net-acres and zoned A-1 Agricultural. All proposed lots will retain this zoning. At present, the existing parcel contains a new single-family dwelling.

The future intent is for proposed Lot 1 to be used for the dwelling and the proposed Outlot A to be an unbuildable lot.

The property is designated as Agricultural Conservation on the Cornerstone to Capstone (C2C) Future Land Use Map. Principles for the Agricultural Conservation designation include to:

Principle 1:

Conserving agricultural land, as well as agricultural practices, is a fundamental principle in Story County. Areas are identified, conserved, and enhanced within the county for farming practices and agricultural production.

Principle 2:

Continue to work towards strategies that promote alternative agricultural methods that work in harmony with conventional operations. A variety of farm types is a good thing.

Principle 3:

Encourage high-value agricultural lands to remain as agricultural and discourage non-agricultural development of such lands. Direct future non-agricultural development toward the designated Urban Expansion, Rural Residential, Rural Village, and Commercial-Industrial Area designations on the Future Land Use Map.

Principle 4:

Design areas identified for development to limit conflicts between agricultural uses and rural residences and other types of land uses. Through development practices preserve and protect prime agricultural lands and the ability to engage in agricultural activities.

Principle 5:

Promote the continued health of agriculture through an ongoing planning process to identify partnerships and develop voluntary, incentive-based programs and strategies.

Current Surrounding Land Use

The property is in the Southwest of the Southwest Quarter of Section 8 of Palestine Township. Adjacent properties include:

North

A 2.72 net-acre parcel in the A-1 Agricultural Zoning district. This parcel is owned by Marilyn M. Osterhout Trustee and is used for Agricultural Purposes .

South

A 34.73 net-acre parcel in the A-1 Agricultural Zoning district. This parcel is owned by Tron N. Scott and is used for Agricultural purposes.

East

A 35.63 net-acre parcel in the A-1 Agricultural Zoning district. This parcel is owned by Marilyn M. Osterhout Trustee and is used for Agricultural Purposes .

West

A 3.39 net-acre parcel in the A-1 Agricultural Zoning district. This parcel was part of the Northwestern Railroad (now abandoned) is owned by Marilyn M. Osterhout Trustee and is used mainly for Agricultural purposes.



Analysis

The proposed subdivision is consistent with the criteria outlined above in Section 87.07 Residential Parcel Subdivision Plat of the *Story County Code of Ordinances* as noted below:

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

Erosion control requirements in [Section 88.05](#) will apply to any development of the lots. The requirements include a construction buffer from sensitive natural areas and other requirements for temporarily stabilization of disturbed soils on a site.

Points to consider in evaluating the applicant’s request to divide property through a Residential Parcel Subdivision Plat process to create one lot which contains the existing dwelling, and an Outlot:

1. All requirements for a Residential Parcel Subdivision Plat in Section 87.07 of the Story County Land Development Regulations have been met.

Commentary

The following comments are part of the official record of the proposed Pudenz Estates Residential Parcel Subdivision, Case No. SUB25-000045. If necessary, conditions of approval may be formulated based on these comments.

Comments from the Interagency Review Team

The proposal underwent the usual Interagency Review, and the following comments were provided:

Story County Planning and Development Questions and Comments

1. Show existing rural 911 addresses on the plat.
2. The plat must be signed and dated by the surveyor and include:
 - Surveyor’s Iowa license number
 - Legible seal
 - Confirmation that the license is current
3. Show net area calculations for each lot on the face of the plat, including conversions from acres to square feet.
4. Indicate all existing wells and septic systems on the plat, including setbacks to structures and property lines. If applicable, reference these in the Notes section.

Required Additions to Notes Section:

5. Include the following applicable districts on the Notes section of the plat:
 - Drainage District
 - Emergency Services Districts (Ambulance and Fire)
 - School District
 - Zoning District
 - Utility District
 - Watershed District



6. Add the following Subdivision Restriction Statement:
“Additional divisions of the lots created with this Residential Parcel Subdivision Plat are not permitted unless the entire subdivision is considered for replating purposes.”
7. Mention any easements.
8. Add the zoning district information.

Story County Auditor’s Office Comments

1. This was originally submitted and reviewed as a plat of survey creating Parcel D on April 17, 2025. On the subdivision plat we received now the original parcel is labelled as Proposed Parcel D and the remainder of the parcel being split is labelled Proposed Outlot. If this is to be a subdivision plat the outlot should be Outlot A and Parcel D will become Lot 1.
2. There are no bearings and dimensions on the face of the plat of Proposed Parcel D. They are there on the plat of survey we reviewed in April. Likewise, there is no bearing and dimension for the proposed outlot from the section line to the point of beginning.
3. In the legal description for the proposed outlot the point of beginning is mis-labelled as the point where the east line of the former railroad right-of-way intersects the south line of the section. This is the point of beginning for proposed Parcel D.
4. The entire subdivision should appear on a single sheet of paper and the legal description should trace the boundary of the entire subdivision. While there is nothing I am aware of that says you can’t describe the individual lots and outlots in a subdivision, and it works for this one it isn’t something we ever see. It would be impractical if you had a subdivision containing 5 or more lots for instance.

Story County Environmental Health Comments

No comments.

Story County Engineer’s Office

The unauthorized second driveway to the house needs to be removed before this is approved. The applicant has been notified about this multiple times.

Story County Assessor’s Office

No comments.

Story County Conservation

No comments.

The property proposed to be subdivided lies within two miles of the City of Kelley. The Code of Iowa grants subdivision review authority to communities within their two-mile limits. The City must adopt a resolution approving, denying or waiving their authority before the Board of Supervisors can take action on a proposed subdivision. Please reach out to the City Clerk at the following:

City of Kelley
1111 Grace Street
Kelley, IA 50134
(515) 769-2213



The surveyor has addressed all review comments and submitted a corrected subdivision plat.

Floodplain Management Program Comments

The property is located in a Zone A Special Flood Hazard Area as defined by FEMA.

Comments from the General Public

Letters were mailed to surrounding property owners on February 26, 2026, regarding the Board of Supervisors’ meeting on the request. No public commentary was received or recorded at the time this report was published.

Alternatives

Story County Planning and Development Staff recommend alternative one below regarding the Pudenz Estates Residential Parcel Subdivision, as submitted.

1. **The Story County Board of Supervisors approves Resolution #26-63, Pudenz Estates Subdivision, a Residential Parcel Subdivision Plat, as submitted.**
2. The Story County Board of Supervisors approves Resolution #26-63, the Pudenz Estates Subdivision, a Residential Parcel Subdivision Plat, with conditions.
3. The Story County Board of Supervisors denies Resolution #26-63, Pudenz Estates Subdivision, a Residential Parcel Subdivision Plat, as submitted.
4. The Story County Board of Supervisors tables the decision on Resolution #26-63, the Pudenz Estates Subdivision, a Residential Parcel Subdivision Plat, 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 Supervisors’ agenda.

Attachments to the Staff Report

- Submitted application and plans
- Public Comments
- Written responses from applicants to comments
- Legal Description
- Resolution from city within two miles (if applicable)
- Other

Index Legend	
Location:	PT SW1/4 SW1/4 SEC. 8 T82N R24W 5TH P.M.
	STORY COUNTY, IOWA
Requestor:	BOB FEJFAR - REPRESENTING REVIVED INTERIORS
Proprietor:	MARILYN M. OSTERHOUT TRUST
Surveyor/	ANDREW J. COFRAN, PLS
Prepared	1615 SW MAIN ST., SUITE 205, ANKENY, IA 50023
By:	PHONE # 515-964-5310
Surveyor	
Company:	JEO CONSULTING GROUP INC.
Return To:	1615 SW MAIN ST., SUITE 205, ANKENY, IA 50023

FOR RECORDER'S USE ONLY

SURVEY FOR:

MARILYN M. OSTERHOUT TRUST
29383 520TH AVE.
KELLEY, IOWA 50134

PUDENZ ESTATES RESIDENTIAL SUBDIVISION

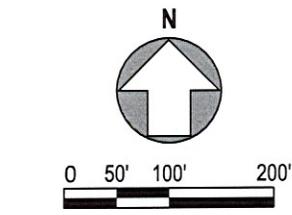
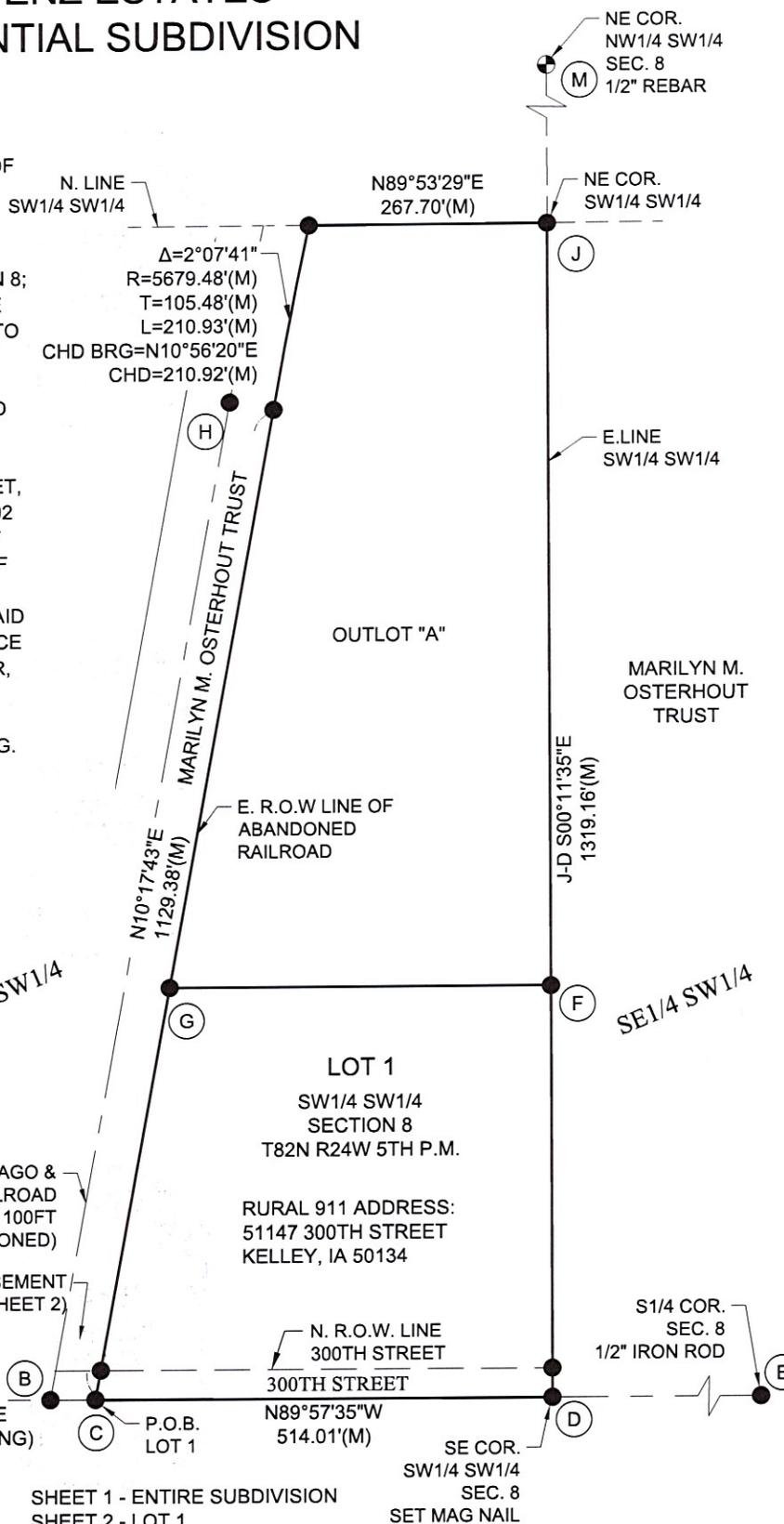
LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 82 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE S89°57'35"E (ASSUMED BEARING) ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 821.84 FEET TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF THE CHICAGO & NORTH WESTERN RAILROAD (NOW ABANDONED) BEING THE POINT OF BEGINNING; THENCE N10°17'43"E ON SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1129.38 FEET TO A POINT OF TANGENCY; THENCE ON A HORIZONTAL CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 5679.48 FEET, A CHORD BEARING OF N10°56'20"E, A CHORD LENGTH OF 210.92 FEET, AN ARC LENGTH OF 210.93 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE N89°53'29"E ON SAID NORTH LINE, A DISTANCE OF 267.70 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE S00°11'35"E ON THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1319.16 FEET TO SAID SOUTH LINE OF THE SOUTHWEST QUARTER; THENCE N89°57'35"W ON SAID SOUTH LINE, A DISTANCE OF 514.01 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 11.87 ACRES, MORE OR LESS.

LOT 1	5.00 ACRES (21,780,000 SQ.FT.)
300TH STREET R.O.W.	0.39 ACRES (16,988 SQ.FT.)
OUTLOT "A"	6.87 ACRES (299,257 SQ.FT.)



- LEGEND**
- ⊕ MONUMENT FOUND (SEE NOTE)
 - MONUMENT SET (5/8" REBAR WITH R.P.C. #28875)
 - M MEASURED DISTANCE
 - R RECORDED DISTANCE (PER PLAT OF SURVEY INST. # 2019-00485 BOOK 625, PAGE 3)
 - R.O.W. RIGHT-OF-WAY
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING

FIELD WORK COMPLETED ON: JAN. 31, 2025
NOTE: ALL BEARINGS ARE ASSUMED.

Project No.: 242190
Date: 2/6/2026
QAQC: JB
Scale: 1" = 200'
Field Book: STORY CO. 1
Field Crew: DJM
Drawn By: AJC



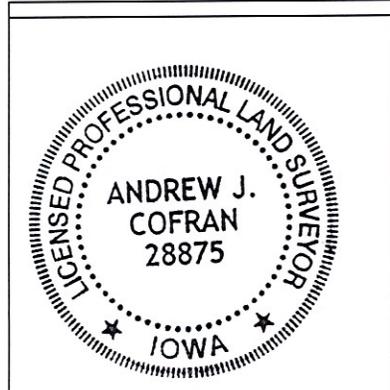
JEO CONSULTING GROUP
1615 SW Main Street, Suite 205
Ankeny, IA 50023
515.964.5310
JEO Consulting, Inc.
1937 N Chestnut St
Wahoo, NE 68066
800.723.8567 | jeo.com

US SURVEY FEET (sFT)

Sheet 1 of 4

Survey File No.: **2025-029**

SHEET 1 - ENTIRE SUBDIVISION
SHEET 2 - LOT 1
SHEET 3 - OUTLOT "A"
SHEET 4 - SW1/4 SEC. 8 RETRACEMENT

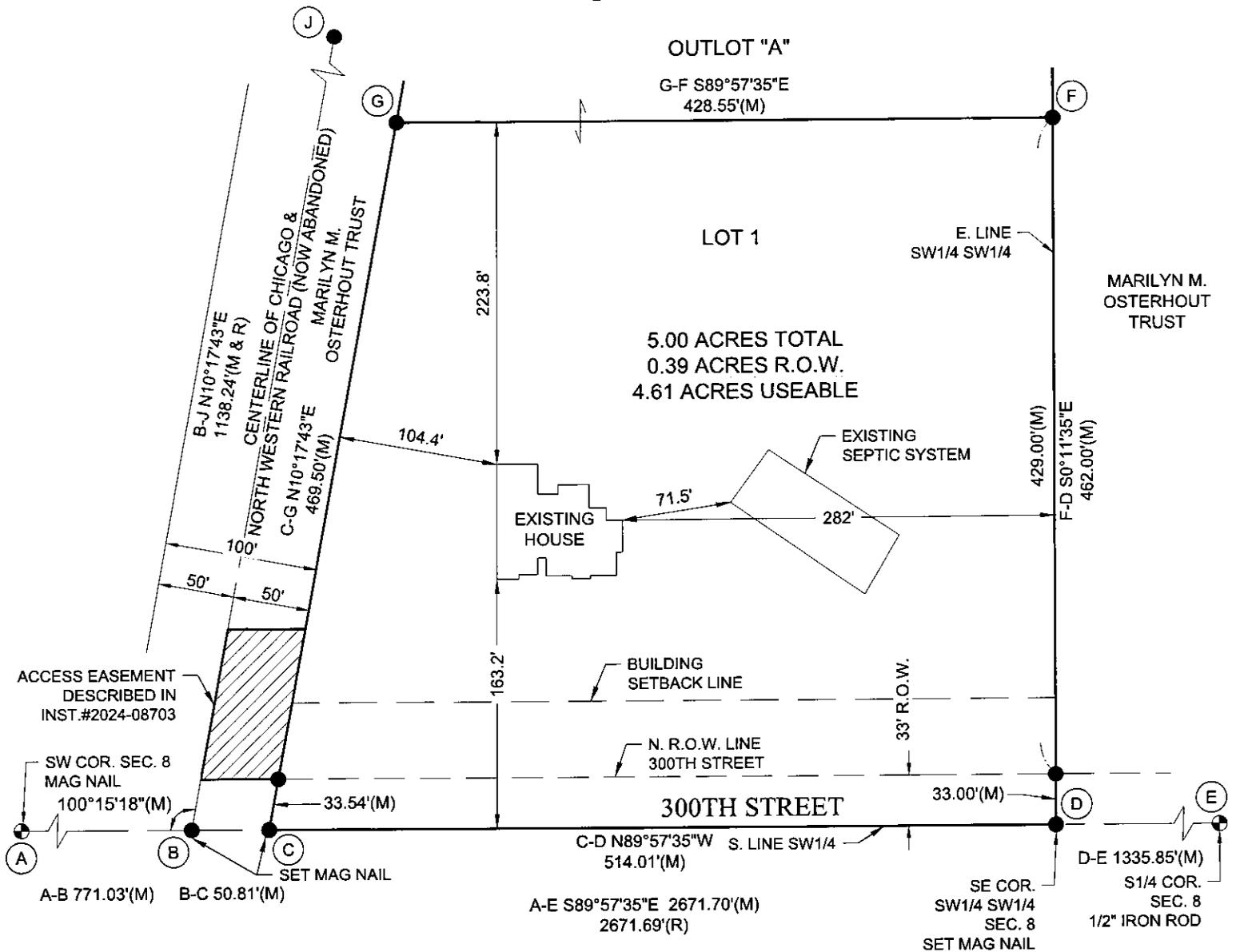


I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Andrew J. Cofran (signature) 2/6/26 (date)

Printed or typed name: ANDREW J. COFRAN
License Number: 28875
My license renewal date is December 31, 2027
Pages or sheets covered by this seal: SHEETS 1 - 4

PUDENZ ESTATES RESIDENTIAL SUBDIVISION LOT 1



NOTES:

1. LOT 1 IS SERVED BY PRIVATE SEPTIC AND IRUA WATER.
2. SEPTIC SYSTEM SETBACK FROM DWELLING IS 30 FEET. MEASUREMENT IN FIELD YIELDED 71.5 FEET.
3. LOTS DESIGNATED AS "OUTLOTS" ARE NOT BUILDABLE.
4. ACCESS EASEMENT DESCRIBED IN INST.#2024-08703
5. ADDITIONAL DIVISIONS OF THE LOTS CREATED WITH THIS RESIDENTIAL PARCEL SUBDIVISION PLAT ARE NOT PERMITTED UNLESS THE ENTIRE SUBDIVISION IS CONSIDERED FOR REPLATTING PURPOSES.
6. ALL NEW LOTS SHALL REQUIRE AN E911 ADDRESS FOR INHABITED STRUCTURES, INCLUDING RESIDENCES AND BUSINESSES, TELECOMMUNICATIONS TOWERS AND FACILITIES, AND FOR ANY PUBLIC ASSEMBLY AREA INCLUDING OPEN-AIR OUTDOOR ACTIVITIES. E911 ADDRESSES SHALL BE ASSIGNED BY STORY COUNTY AT THE REQUEST OF THE PROPERTY OWNER.
RURAL 911 ADDRESS: 51147 300TH STREET
KELLEY, IA 50134
7. DRAINAGE DISTRICT: BOONE - STORY #3
8. EMERGENCY SERVICES DISTRICT - SLATER EMS
9. SCHOOL DISTRICT: BALLARD COMMUNITY SCHOOL DISTRICT
10. ZONING DISTRICT: A-1 AGRICULTURAL
11. UTILITY DISTRICT: INTERSTATE POWER AND LIGHT COMPANY
12. WATERSHED DISTRICT: HUC10 SUGAR CREEK - SOUTH SKUNK RIVER THE FLOODPLAIN INFORMATION SHOWN ON SHEET 3 WAS EXTRACTED FROM FEMA FLOOD MAPS.

Project No.: 242190
Date: 2/6/2026
QAQC: JB
Scale: 1" = 100'
Field Book: STORY CO. 1
Field Crew: DJM
Drawn By: AJC



JEO CONSULTING GROUP
1615 SW Main Street, Suite 205
Ankeny, IA 50023
515.964.5310
JEO Consulting, Inc.
1937 N Chestnut St
Wahoo, NE 68066
800.723.8567 | jeo.com

US SURVEY FEET (sFT)

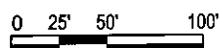
Sheet 2 of 4

Survey File No.:

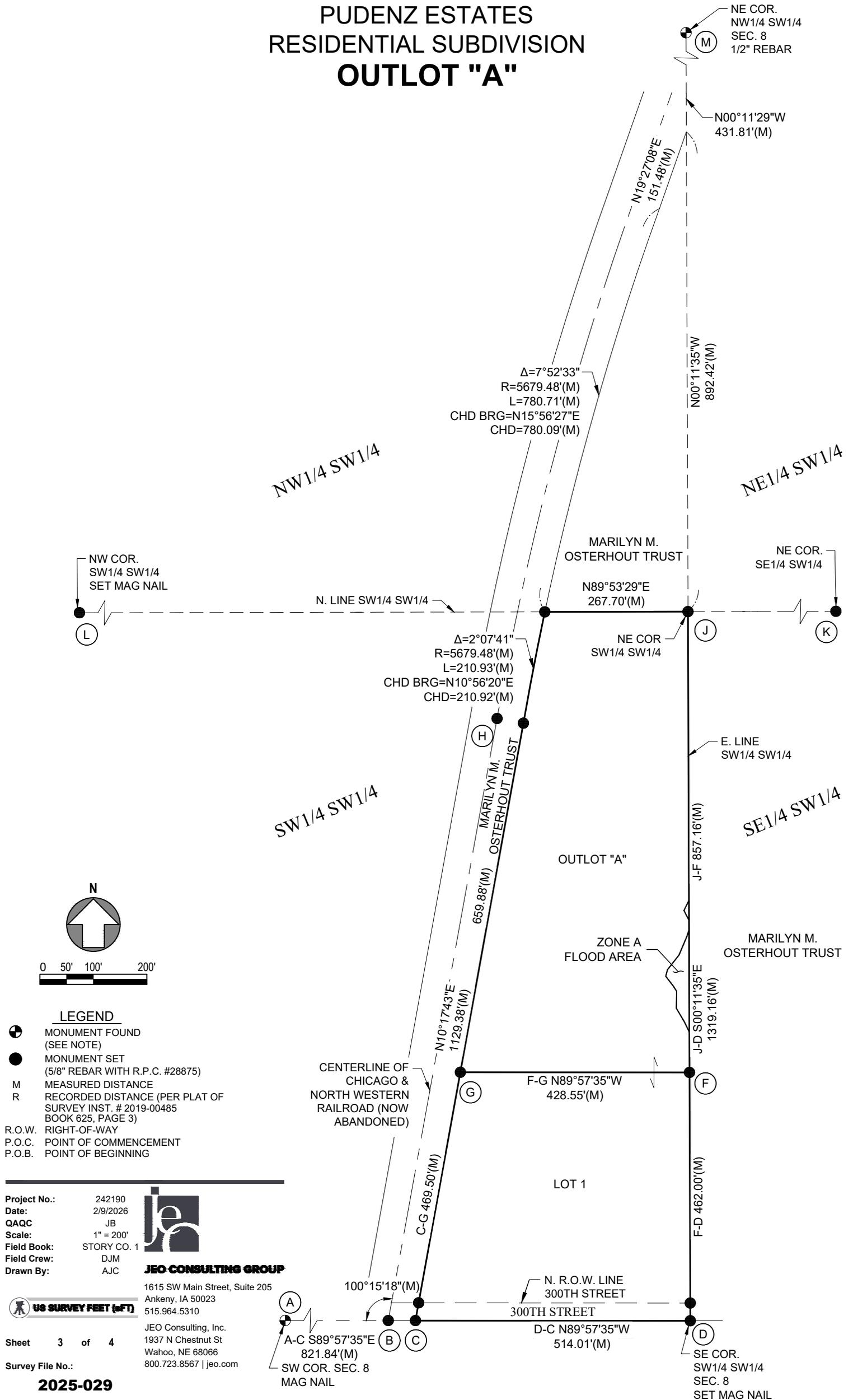
2025-029

LEGEND

- MONUMENT FOUND (SEE NOTE)
- MONUMENT SET (5/8" REBAR WITH R.P.C. #28875)
- M MEASURED DISTANCE
- R RECORDED DISTANCE (PER PLAT OF SURVEY INST. # 2019-00485 BOOK 625, PAGE 3)
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- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING



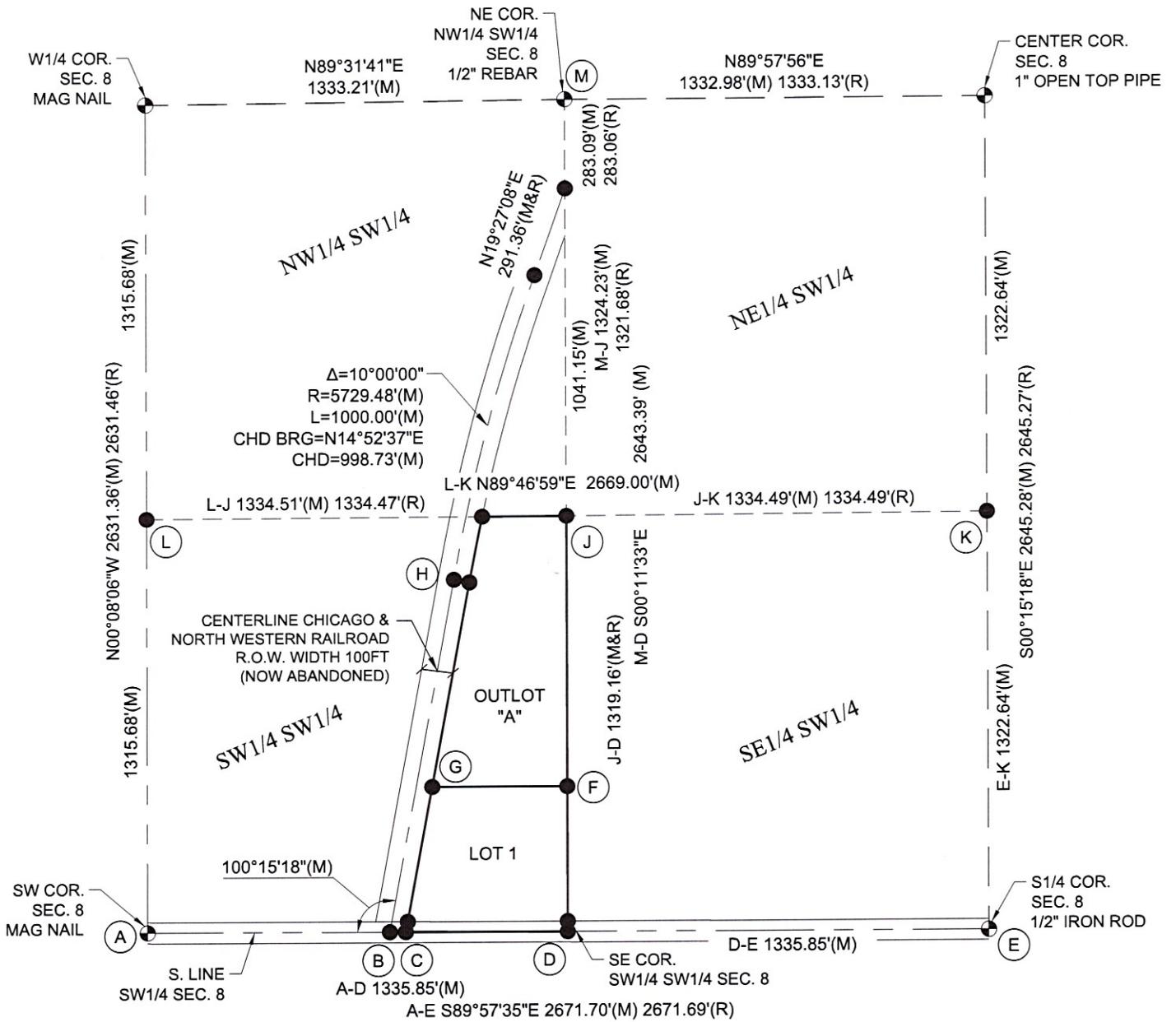
PUDENZ ESTATES RESIDENTIAL SUBDIVISION OUTLOT "A"



- LEGEND**
- ⊕ MONUMENT FOUND (SEE NOTE)
 - MONUMENT SET (5/8" REBAR WITH R.P.C. #28875)
 - M MEASURED DISTANCE
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 - R.O.W. RIGHT-OF-WAY
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING

Project No.:	242190		JEO CONSULTING GROUP
Date:	2/9/2026		
QAQC:	JB	1615 SW Main Street, Suite 205 Ankeny, IA 50023 515.964.5310 JEO Consulting, Inc. 1937 N Chestnut St Wahoo, NE 68066 800.723.8567 jeo.com	
Scale:	1" = 200'		
Field Book:	STORY CO. 1		
Field Crew:	DJM		
Drawn By:	AJC		

PUDENZ ESTATES RESIDENTIAL SUBDIVISION SW1/4 SECTION 8 T82N R24W 5TH P.M.



SURVEYOR'S NOTE:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF REVIVED INTERIORS. THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE PERIMETER AND CREATE A METES AND BOUNDS DESCRIPTION OF A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 82 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA. I RETRACED A PLAT OF SURVEY BY MURRAY B. BERTING RECORDED JANUARY 18, 2019 AS INSTRUMENT #2019-00485 IN THE STORY COUNTY RECORDER'S OFFICE TO DETERMINE THE LOCATIONS OF THE CENTERLINE & EAST RIGHT-OF-WAY LINE OF THE CHICAGO & NORTH WESTERN RAILROAD (NOW ABANDONED).



Project No.: 242190
 Date: 2/6/2026
 QAQC: JB
 Scale: 1" = 500'
 Field Book: STORY CO. 1
 Field Crew: DJM
 Drawn By: AJC



JEO CONSULTING GROUP

1615 SW Main Street, Suite 205
 Ankeny, IA 50023
 515.964.5310

JEO Consulting, Inc.
 1937 N Chestnut St
 Wahoo, NE 68066
 800.723.8567 | jeo.com

US SURVEY FEET (sFT)

Sheet 4 of 4

Survey File No.:

2025-029

LEGEND

- MONUMENT FOUND (SEE NOTE)
- MONUMENT SET (5/8" REBAR WITH R.P.C. #28875)
- M MEASURED DISTANCE
- R RECORDED DISTANCE (PER PLAT OF SURVEY INST. # 2019-00485 BOOK 625, PAGE 3)
- R.O.W. RIGHT-OF-WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

CHAIRPERSON

ATTACHMENT A

Survey Description:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 82 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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PARCEL CONTAINS 11.87 ACRES, MORE OR LESS.

ATTACHMENT B

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 82 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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PARCEL CONTAINS 11.87 ACRES, MORE OR LESS.

Prepared By: Erin Clanton, 6701 Westown Parkway, Ste 100, West Des Moines, IA 50266; (515) 274-1450
Return To: Same as Above

OWNER'S CONSENT

KNOW ALL PERSONS BY THIS INSTRUMENT:

That Dean Osterhout as Trustee of the MARILYN M. OSTERHOUT TRUST dated October 22, 2019, does hereby covenant that it is the lawful owner of the following described real estate situated in Story County, Iowa, as set forth in Exhibit A.

The Owner has caused to be filed herewith a subdivision plat of said real property together with instruments required by law attached hereto and by this reference incorporated as if set out fully. The Owner does hereby certify, acknowledge, and declare that the platting of the said real estate to be known as **PUDENZ ESTATES, STORY COUNTY, IOWA**, is with its free consent and in accordance with its desires as proprietor.

Dated this 12 day of December, 2025.

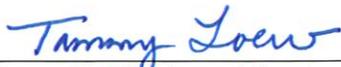
Dean Osterhout



Trustee, Marilyn M. Osterhout Trust

STATE OF IOWA, COUNTY OF STORY, ss:

This record was acknowledged before me this 12 day of December, 2025, by Dean Osterhout, as Trustee of the Marilyn M. Osterhout Trust.



Notary Public in and for the State of Iowa
My commission expires 6-26-28

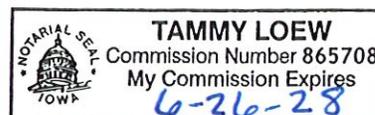


Exhibit A

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 82 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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December 1, 2025

ATTORNEY'S PLATTING OPINION

Story County Treasurer
900 6th Street
Nevada, Iowa 50201

Re: Pudenz Estates

To Whom it May Concern:

This will certify that I have examined the Abstract of Title for the real property described in Exhibit A.

This opinion is prepared for use in connection with the platting of property described above, said property to be known as Pudenz Estates. Said opinion may be relied upon by all parties intending to benefit from this opinion, as prescribed in Iowa Code Chapter 354.

For purposes of rendering this opinion we have examined Abstract No. 2511172104 by Story County Abstract & Title Services from Root of Title, containing 29 Entries, as continued to November 17, 2025, at 8:00 a.m. Our opinion covers only matters applying herein to that date based on the Iowa Title Standards and the laws of the State of Iowa.

Based on our examination of the Abstract of Title, we find good and merchantable title is vested of record in Dean Osterhout as Trustee of the MARILYN M. OSTERHOUT TRUST dated October 22, 2019, subject, however, to the following comments and objections:

1. **MORTGAGE.** At Entry No. 21 of Abstract No. 2511172104 it shows a Construction Mortgage for \$1,250,000.00 by Dean Osterhout as Trustee of the MARILYN M. OSTERHOUT TRUST to South Story Bank & Trust dated February 14, 2025 and recorded February 14, 2025 as Instrument No. 25-01048 in Story County Recorder's Office.

2. **REAL ESTATE TAXES.** At Entry No. 28 of Abstract No. 2511172104 it shows:

Parcel No.: 13-08-300-340 for fiscal year beginning 7/1/2024 and ending 6/30/2025:

First half: \$209.00 PAID

Second half: \$209.00 UNPAID, but not delinquent

No special assessments

You are advised that the abstractor has conducted all necessary searches against the titleholders and all prior titleholders and has found nothing except as otherwise set out herein.

We hereby certify that the property described herein is free from encumbrances, other than set forth in this opinion and that this opinion may be relied upon by the Story County Treasurer and such other governmental agencies for purposes of submittal of the Pudenz Estates final plat.

Respectfully Submitted,

BRICK GENTRY, P.C.

By: 
Erin M. Clanton, for the Firm

Exhibit A

LEGAL DESCRIPTION:

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PARCEL CONTAINS 11.87 ACRES, MORE OR LESS.

Prepared By: Erin Clanton, 6701 Westown Parkway, Ste 100, West Des Moines, IA 50266; (515) 274-1450
Return To: Same As Above

TREASURER'S CERTIFICATE

State of Iowa, County of Story, ss.:

I, Ted Rasmusson, Treasurer of Story County, Iowa, in accordance with Iowa Code sections 354.11 and 354.12, hereby certify that the real property described in the attached subdivision plat, legally described as in the attached Exhibit A, and to be known as: **PUDENZ ESTATES, STORY COUNTY, IOWA**

is free from certified taxes and certified special assessments. More particularly, the official records of my office show that all certified taxes and special assessments have been paid in full for the parcel of land presently having the following tax parcel identification numbers:

Parcel Identification Numbers: 13-08-300-340

which, based upon the representations of the owner identified in the Consent to Platting to which this certificate is attached, are all the lands included in said subdivision plat.

In witness whereof, I have subscribed and sealed this certificate on the 4 day of December 2025.



Ted Rasmusson
Treasurer, Story County, Iowa



Exhibit A

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RESOLUTION # 16 (2025-2026)

RESOLUTION WAIVING RIGHT OF REVIEW FOR A SUBDIVISION

WHEREAS, Pudenz Estates is the owner of the property legally described as:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 82 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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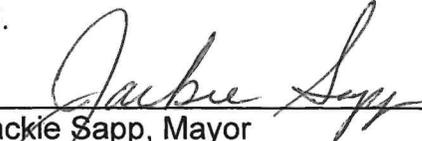
PARCEL CONTAINS 11.87 ACRES, MORE OR LESS.

WHEREAS, the owner wishes to subdivide the property as described on the attached plat of survey; and

WHEREAS, section 354.8 of the Code of Iowa provides that a local government may, by resolution, waive its right of review.

NOW LET IT BE RESOLVED that the Kelley City Council does hereby waive the requirements and is in favor of the aforementioned described subdivision of the property as shown and described on the attached plat of survey.

ADOPTED this 24th day of February, 2026.



Jackie Sapp, Mayor

ATTEST:



Jaeda Davies, City Clerk

Index Legend	
Location:	PT SW1/4 SW1/4 SEC. 8 T82N R24W 5TH P.M. STORY COUNTY, IOWA
Requestor:	BOB FEJFAR - REPRESENTING REVIVED INTERIORS
Proprietor:	MARILYN M. OSTERHOUT TRUST
Surveyor/	ANDREW J. COFRAN, PLS
Prepared	1615 SW MAIN ST., SUITE 205, ANKENY, IA 50023
By:	PHONE # 515-964-5310
Surveyor	
Company:	JEO CONSULTING GROUP INC.
Return To:	1615 SW MAIN ST., SUITE 205, ANKENY, IA 50023

FOR RECORDER'S USE ONLY

SURVEY FOR:

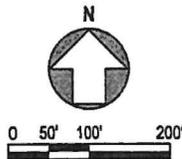
MARILYN M. OSTERHOUT TRUST
29383 520TH AVE.
KELLEY, IOWA 50134

**PUDENZ ESTATES
RESIDENTIAL SUBDIVISION**

LEGAL DESCRIPTION:

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PARCEL CONTAINS 11.87 ACRES, MORE OR LESS.

LOT 1	5.00 ACRES (21,780,000 SQ.FT.)
300TH STREET R.O.W.	0.39 ACRES (16,988 SQ.FT.)
OUTLOT "A"	6.87 ACRES (299,257 SQ.FT.)



- LEGEND**
- ⊕ MONUMENT FOUND (SEE NOTE)
 - MONUMENT SET (5/8" REBAR WITH R.P.C. #28875)
 - M MEASURED DISTANCE
 - R RECORDED DISTANCE (PER PLAT OF SURVEY INST. # 2019-00485 BOOK 825, PAGE 3)
 - R.O.W. RIGHT-OF-WAY
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING

FIELD WORK COMPLETED ON: JAN. 31, 2025

NOTE: ALL BEARINGS ARE ASSUMED.

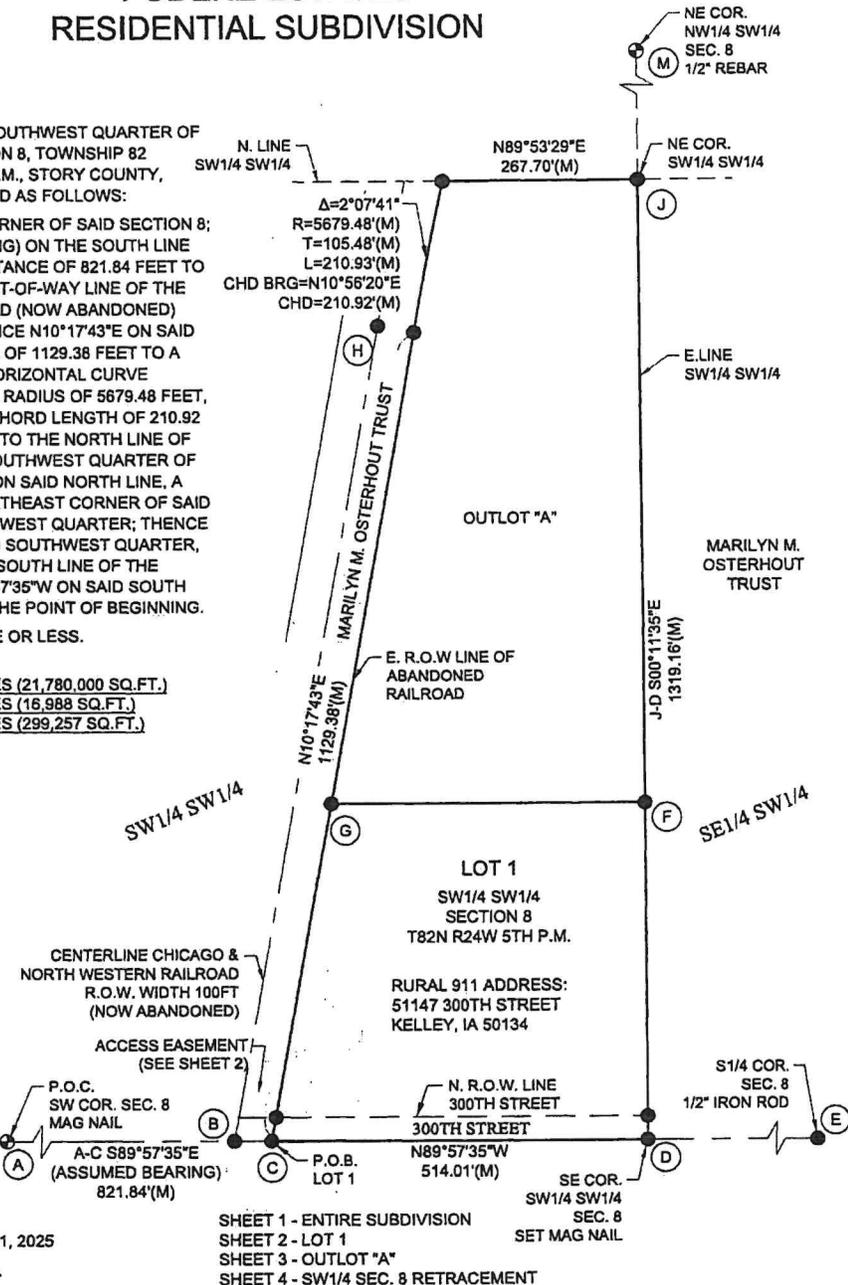
Project No.: 242190
Date: 2/5/2026
QAQC: JB
Scale: 1" = 200'
Field Book: STORY CO. 1
Field Crew: DJM
Drawn By: AJC

JEO CONSULTING GROUP
1615 SW Main Street, Suite 205
Ankeny, IA 50023
515.964.5310

US SURVEY FEET (±FT)

JEO Consulting, Inc.
1937 N Chestnut St
Wahoo, NE 68066
800.723.8567 | jco.com

Sheet 1 of 4
Survey File No.: 2025-029



ANDREW J. COFRAN
28875

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

(signature) *Andrew J. Cofran* 2/6/26 (date)

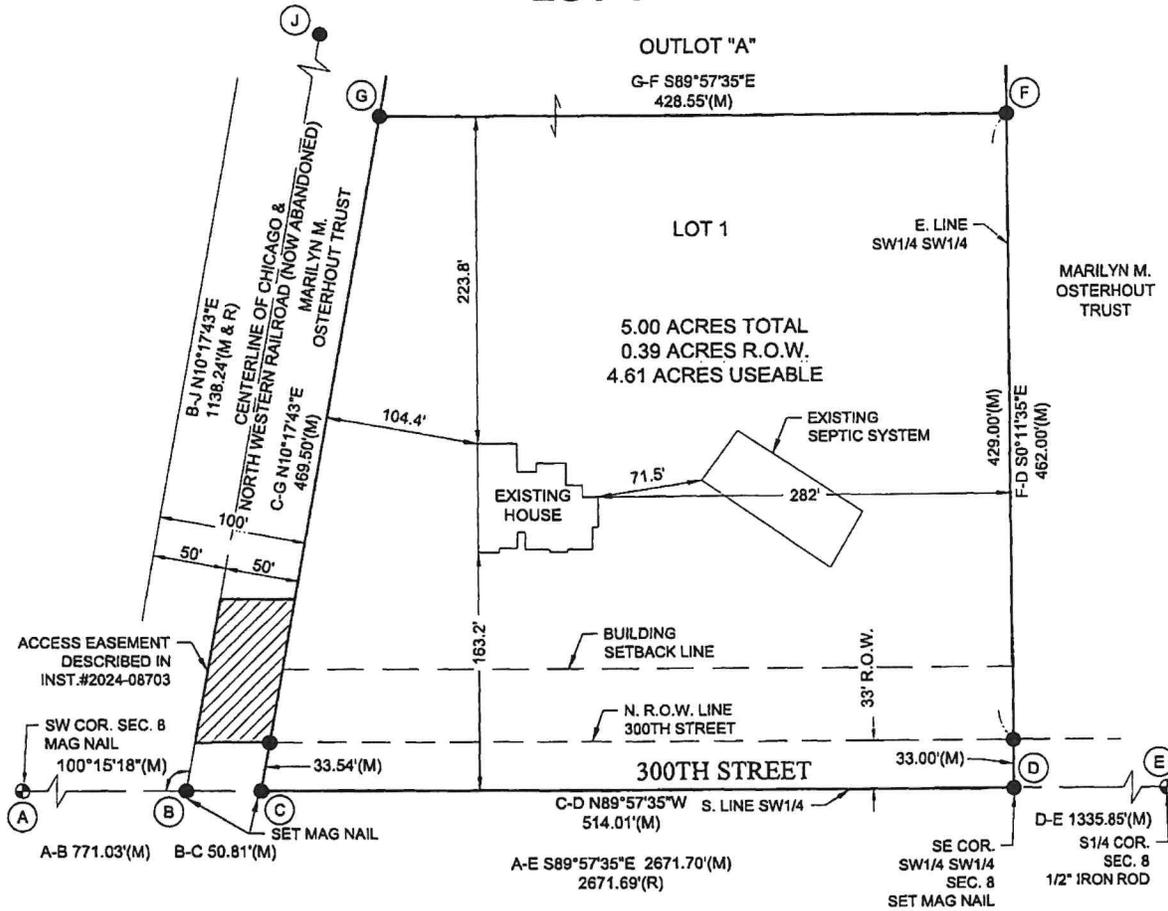
Printed or typed name: ANDREW J. COFRAN

License Number: 28875

My license renewal date is December 31, 2027

Pages or sheets covered by this seal:
SHEETS 1 - 4

PUDENZ ESTATES RESIDENTIAL SUBDIVISION LOT 1



NOTES:

1. LOT 1 IS SERVED BY PRIVATE SEPTIC AND IRUA WATER.
2. SEPTIC SYSTEM SETBACK FROM DWELLING IS 30 FEET. MEASUREMENT IN FIELD YIELDED 71.5 FEET.
3. LOTS DESIGNATED AS "OUTLOTS" ARE NOT BUILDABLE.
4. ACCESS EASEMENT DESCRIBED IN INST.#2024-08703
5. ADDITIONAL DIVISIONS OF THE LOTS CREATED WITH THIS RESIDENTIAL PARCEL SUBDIVISION PLAT ARE NOT PERMITTED UNLESS THE ENTIRE SUBDIVISION IS CONSIDERED FOR REPLATTING PURPOSES.
6. ALL NEW LOTS SHALL REQUIRE AN E911 ADDRESS FOR INHABITED STRUCTURES, INCLUDING RESIDENCES AND BUSINESSES, TELECOMMUNICATIONS TOWERS AND FACILITIES, AND FOR ANY PUBLIC ASSEMBLY AREA INCLUDING OPEN-AIR OUTDOOR ACTIVITIES. E911 ADDRESSES SHALL BE ASSIGNED BY STORY COUNTY AT THE REQUEST OF THE PROPERTY OWNER.
RURAL 911 ADDRESS: 51147 300TH STREET
KELLEY, IA 50134
7. DRAINAGE DISTRICT: BOONE - STORY #3
8. EMERGENCY SERVICES DISTRICT - SLATER EMS
9. SCHOOL DISTRICT: BALLARD COMMUNITY SCHOOL DISTRICT
10. ZONING DISTRICT: A-1 AGRICULTURAL
11. UTILITY DISTRICT: INTERSTATE POWER AND LIGHT COMPANY
12. WATERSHED DISTRICT: HUC:10 SUGAR CREEK - SOUTH SKUNK RIVER THE FLOODPLAIN INFORMATION SHOWN ON SHEET 3 WAS EXTRACTED FROM FEMA FLOOD MAPS.

Project No.: 242190
 Date: 2/6/2026
 QA/QC: JB
 Scale: 1" = 100'
 Field Book: STORY CO. 1
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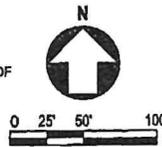
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 800.723.8567 | jeo.com

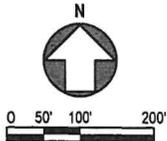
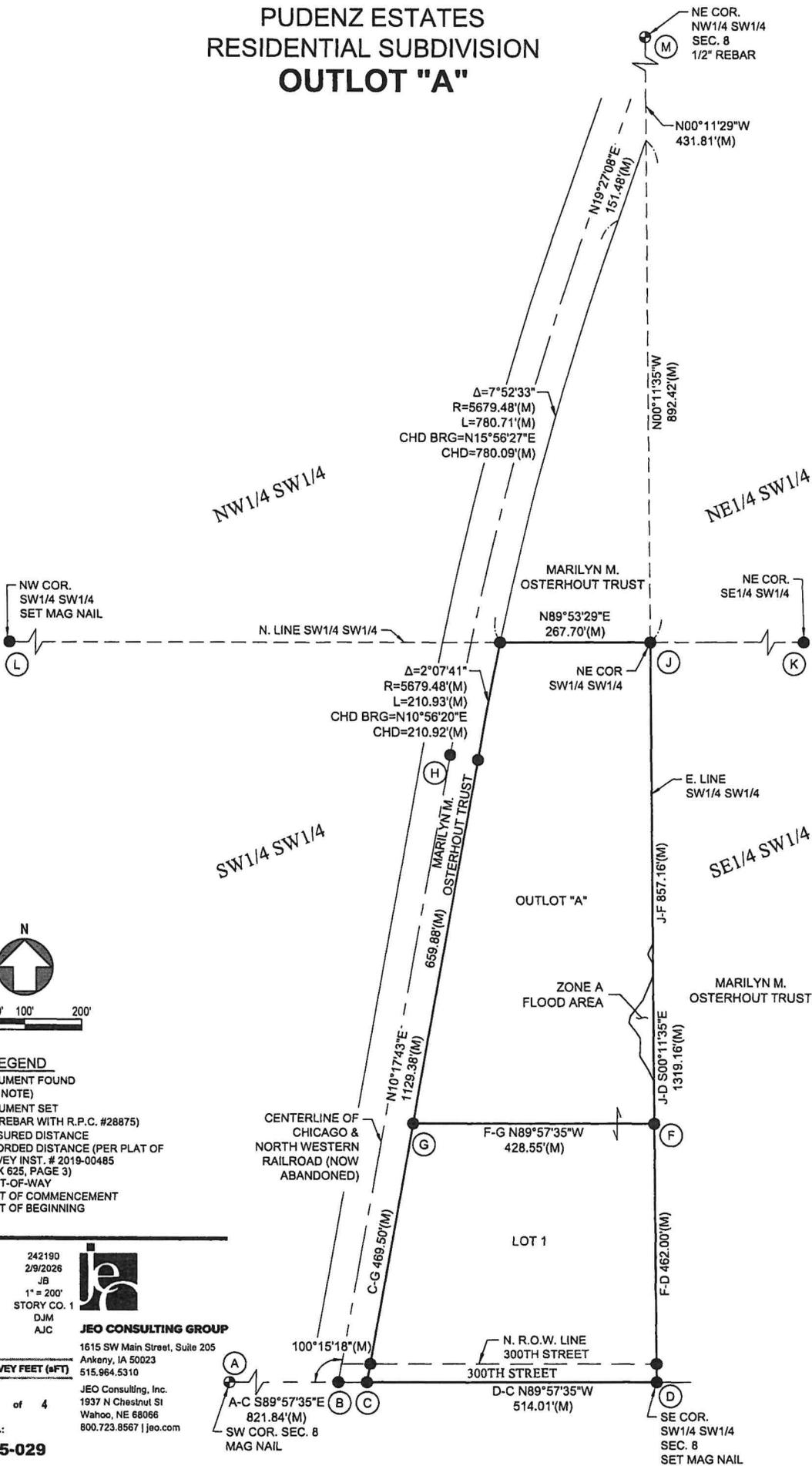
Sheet 2 of 4
 Survey File No.: 2025-029

LEGEND

- ⊕ MONUMENT FOUND (SEE NOTE)
- MONUMENT SET (5/8" REBAR WITH R.P.C. #28875)
- M MEASURED DISTANCE
- R RECORDED DISTANCE (PER PLAT OF SURVEY INST. # 2019-00485 BOOK 625, PAGE 3)
- R.O.W. RIGHT-OF-WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING



PUDENZ ESTATES RESIDENTIAL SUBDIVISION OUTLOT "A"



- LEGEND**
- ⊕ MONUMENT FOUND (SEE NOTE)
 - MONUMENT SET (5/8" REBAR WITH R.P.C. #28875)
 - M MEASURED DISTANCE
 - R RECORDED DISTANCE (PER PLAT OF SURVEY INST. # 2019-00485 BOOK 625, PAGE 3)
 - R.O.W. RIGHT-OF-WAY
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING

Project No.: 242190
 Date: 2/9/2026
 QAQC: JB
 Scale: 1" = 200'
 Field Book: STORY CO. 1
 Field Crew: DJM
 Drawn By: AJC

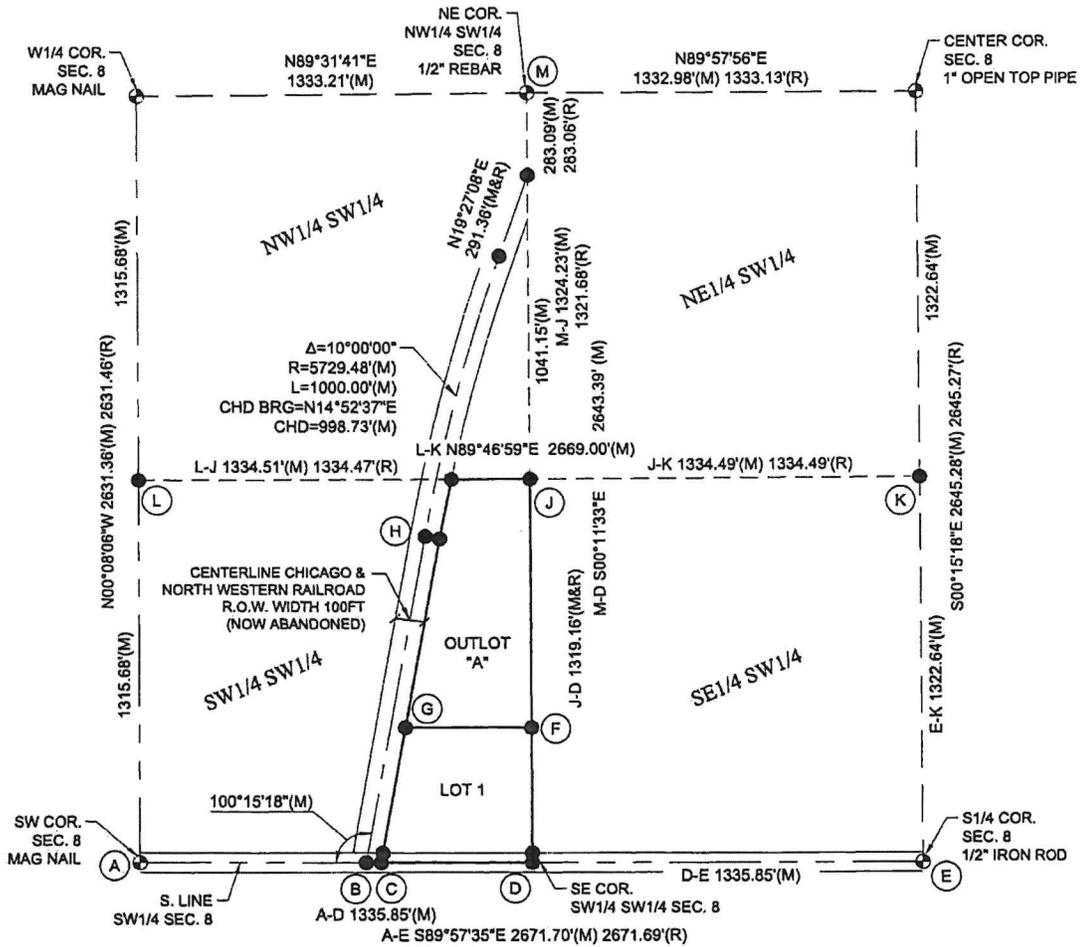
JEO CONSULTING GROUP
 1615 SW Main Street, Suite 205
 Ankeny, IA 50023
 515.964.5310

JEO Consulting, Inc.
 1937 N Chestnut St
 Wahoo, NE 68066
 800.723.8567 | jeo.com

US SURVEY FEET (±FT)

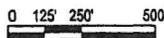
Sheet 3 of 4
 Survey File No.: 2025-029

**PUDENZ ESTATES
RESIDENTIAL SUBDIVISION
SW1/4 SECTION 8 T82N R24W 5TH P.M.**



SURVEYOR'S NOTE:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF REVIVED INTERIORS. THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE PERIMETER AND CREATE A METES AND BOUNDS DESCRIPTION OF A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 82 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA. I RETRACED A PLAT OF SURVEY BY MURRAY B. BERTING RECORDED JANUARY 18, 2019 AS INSTRUMENT #2019-00485 IN THE STORY COUNTY RECORDER'S OFFICE TO DETERMINE THE LOCATIONS OF THE CENTERLINE & EAST RIGHT-OF-WAY LINE OF THE CHICAGO & NORTH WESTERN RAILROAD (NOW ABANDONED).

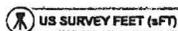


Project No.: 242190
 Date: 2/6/2026
 QAQC: JB
 Scale: 1" = 500'
 Field Book: STORY CO. 1
 Field Crew: DJM
 Drawn By: AJC



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Sheet 4 of 4

Survey File No.:

2025-029

- LEGEND**
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 - M MEASURED DISTANCE
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Department of Information Technology

Administration Building
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Ph. 515-382-7300

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Information Technology Quarterly Report

March 6, 2026

Phone System Deployment

The County-wide deployment of the new phone system has been completed. This project replaced outdated equipment with a more modern communications platform that provides added functionality and greater flexibility for staff. In addition to the operational improvements, the new system is producing significant cost savings for the County compared to the previous phone environment, making it both a service improvement and a financial benefit.

Wireless Access Points and Connectivity

The IT Department is currently deploying new wireless access points to improve wireless coverage, performance, and reliability throughout County facilities. These upgrades are intended to strengthen connectivity for staff, improve access in areas with weaker coverage, and better support the growing number of wireless devices used in daily operations. This project will also provide a stronger foundation for future technology needs across County offices.

PC and Laptop Replacements

The IT Department is continuing the rollout of new desktop computers and laptops as part of its regular hardware replacement efforts. This work is focused on replacing aging devices, improving reliability for staff, and ensuring users have equipment capable of supporting current software and security standards. The office expects to complete the majority of these deployments within the next couple of months.

Cybersecurity Analyst Recruitment

The IT Department has begun the interview process for a new Cybersecurity Analyst position. Adding this role will provide greater departmental focus on cybersecurity and help the County continue to address the growing importance of system security, threat awareness, monitoring, and risk management in the current technology environment. This position is intended to strengthen the County's ability to proactively support and protect its technology resources and operations.