

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

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

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

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

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

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

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

To join the meeting by telephone:

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

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

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

2. CALL TO ORDER: 10:00 A.M.
3. PLEDGE OF ALLEGIANCE:
4. STATEMENT EXPLAINING WHY A MEETING IN PERSON IS IMPOSSIBLE OR IMPRACTICAL, PER CODE SECTION 21.8.1
5. ADOPTION OF AGENDA:
6. UPDATES ON COVID-19
 - a) Staff
 - b)Supervisors
7. PUBLIC COMMENT #1:
This comment period is for the public to address topics on today's agenda
8. Proclamation Of October As Domestic Violence Awareness Month In Story County

Department Submitting Story County Attorney

Documents:

[PROCLAMATION.PDF](#)

9. DISCUSSION AND CONSIDERATION OF ITEMS BROUGHT BEFORE THE BOARD WITH REQUEST FOR IMMEDIATE ACTION:

10. AGENCY REPORTS:

I. Veterans Affairs Quarterly Report - Submitted Report Only

Department Submitting Auditor

Documents:

[BOS REPORT 1 QT OCTOBER 2020.PDF](#)

11. CONSIDERATION OF MINUTES:

I. 9/15/20 First Tier Canvass Minutes, 9/22/20 Minutes, 9/22/20 Second Tier Canvass Minutes, 9/29/20 Minutes, 10/6/20 Minutes, 10/13/20 Minutes

Department Submitting Auditor

12. CONSIDERATION OF PERSONNEL ACTIONS:

I. Action Forms

1)pay adjustment, effective 10/25/20, in a)Attorney's Office for Torey Cuellar @ \$3,122.42/bw; Shean Fletchall @ \$3,996.69/bw; Kristen Formanek @ \$3,497.11/bw; b)Community Services for Nicole Sprecher @ \$24.34/hr; c)Secondary Roads for Jim Memmer @ \$31.48/hr

Department Submitting HR

13. CONSENT AGENDA:

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

I. Consideration Of Agreement Between Iowa State University Of Science And Technology Extension And Outreach Conference Planning And Management And Story County For The 2021 Iowa's County Conservation System Fall Conference

Department Submitting Conservation

Documents:

[ISU ICCS 2021 CONFERENCE AGREEMENT.PDF](#)

II. Consideration Of Recommendation For Granting Of Surplus Story County Radio Equipment

Department Submitting Board of Supervisors

Documents:

[RECOMMENDATION TO BOARD SECOND OFFERING.PDF](#)

III. Consideration Of Annual Story County Urban Renewal Report FY 2019-2020

Department Submitting Auditor

Documents:

[ANNUAL URBAN RENEWAL.PDF](#)

IV. Consideration Of Amendments To The Economic Development Process And Policies

Department Submitting Board of Supervisors

Documents:

[TIF POLICY CHANGES OCT.PDF](#)

V. Consideration Of Funding Agreement And Certifications For FEMA Public Assistance Application (Grant #4557-Derecho)

Department Submitting Board of Supervisors

Documents:

[FEMA FORM DERECHO.PDF](#)

VI. Consideration Of Quarterly Veterans Affairs Commissioners Report

Department Submitting Auditor

Documents:

[QT REPORT OCTOBER 2020.PDF](#)

VII. Consideration Of Resolution #21-28 Setting Date And Time For Public Hearing For November 10, 2020, For Amending The Urban Renewal Plan - Story County Urban Renewal Area

Department Submitting Board of Supervisors

Documents:

[RESOLUTION2128.PDF](#)

VIII. Consideration Of Utility Permit(S): #21-5253, 21-5254, 21-5255, 21-5261

Department Submitting Engineer

Documents:

[UT 21 5261.PDF](#)
[UT 21 5255.PDF](#)
[UT 21 5254.PDF](#)
[UT 21 5253.PDF](#)

14. PUBLIC HEARING ITEMS:

- I. Discussion And Consideration Of Resolution #21-30 To Enter Into A Purchase Agreement For The Sale Of County Property Known As Part Of The Vacated Railroad Right-Of-Way And Consideration Of The Purchase Agreement Between Story County And Larry And Ruth Purvis - Ethan Anderson

Department Submitting Story County Attorney

Documents:

[PURCHASEAGREEMENT.PDF](#)
[RES2130.PDF](#)

- II. First Consideration Of Ordinance No. 290, Amending Certain Boundaries Of The Official Zoning Map Of Story County And Resolution #21-26 C2C Future Land Use Map, Key Cooperative Rezoning - Amelia Schoeneman

Department Submitting Planning and Development

Documents:

[STAFF REPORT.PDF](#)
[RES NO 21 26.PDF](#)
[ORD NO 290.PDF](#)
[APPLICATION.PDF](#)

15. ADDITIONAL ITEMS:

- I. Discussion And Consideration Of Hiring Freeze Exemption Request For Secondary Roads Equipment Operator 1 - Darren Moon And Alissa Wignall

Department Submitting Human Resources

Documents:

[EO1.PDF](#)

- II. Discussion And Consideration Of Authorization Of And Hiring Freeze Exemption Request For Attorney's Office Victim Witness Coordinator Position - Tim Meals And Alissa Wignall
Additional Items

Department Submitting Human Resources

Documents:

[VICTIM WITNESS COORDINATOR.PDF](#)

- III. Discussion And Consideration Of Opening Human Services Center Foyer Doors To Access Public Phone To Contact Offices Located In Facility And Signage Changes - Joby Brogden

Department Submitting Facilities Management

Documents:

[HSC PROPOSED SIGNAGE.PDF](#)

IV. Consideration Of Fiscal Year 2020 Annual Report Of The Story County Economic Development Group - Leanne Harter

Department Submitting Board of Supervisors

Documents:

[SCEDG ANNUAL.PDF](#)

16. DEPARTMENTAL REPORTS:

17. OTHER REPORTS:

- I. Discussion Of Story County Acting As Fiscal Agent And Providing A Cash Match For A Headwaters Of The South Skunk River Watershed Management Authority Planning Grant Application - Mike Cox

Department Submitting Conservation

Documents:

[HSSRWMA GRANT.PDF](#)

18. UPCOMING AGENDA ITEMS:

19. PUBLIC FORUM #2:

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

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

21. Closed Session Pursuant To Iowa Code Section 21.5 (1)I - Alissa Wignall, Director Of Internal Operations And Human Resources

To evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session.

Department Submitting Human Resources

22. Consideration Of The Director Of External Operations And County Services Annual Performance Review

Department Submitting Human Resources

23. ADJOURNMENT:

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

(515) 382-7204.

STORY COUNTY, IOWA
PROCLAMATION OF THE BOARD OF SUPERVISORS

Proclamation of October as Domestic Violence Awareness Month in Story County

WHEREAS, Home should be a place of warmth, unconditional love, tranquility, and security, and for most of us, home and family can indeed be counted among our greatest blessings. Tragically, for many Americans, these are blessings that are tarnished by violence and fear; and

WHEREAS, Every 9 seconds a woman in the United States is assaulted by an intimate partner; and

WHEREAS, An average of 3 women are murdered by intimate partners in the United States every day and a person experiencing strangulation in a relationship is 7 times more likely to be murdered by their partner and, according to the American Psychological Association, the presence of a gun in a domestic violence situation increases the risk of homicide by 500%; and

WHEREAS, According to the Bureau of Justice Statistics Crime Data Brief, Intimate Partner Violence, women accounted for 85% of the victims of intimate partner violence, men for approximately 15%; and

WHEREAS, Women and men are not the only targets; children, the elderly, family pets and responding law enforcement officers are counted among the victims and,

WHEREAS, According to a study by Break the Silence, 2006, witnessing violence is the strongest risk factor in transmitting violent behavior from one generation to the next; and

WHEREAS, According to the National Resource Center on Domestic Violence, approximately 23% of LGBTQ men and 50% of LGBTQ women experience abuse at the hands of their intimate partners; and

WHEREAS, Domestic Violence costs an estimated \$8.3 billion annually in medical care, mental health services, and lost productivity on the job. Women, men and children living with domestic violence suffer higher rates of physical injuries, chronic health problems, depression, PTSD, attempted suicide, substance abuse, behavior problems for children, and homelessness. NOW, THEREFORE, BE IT RESOLVED That the Story County Board of Supervisors, proclaim the month of October as Domestic Violence Awareness Month in Story County and urge our citizens to observe this month by becoming aware of the tragedy of domestic violence and supporting those who are working toward its end.

Dated this 20th day of October 2020.

Chair, Board of Supervisors



Story County Commission of Veterans Affairs
Brett D. McLain, Director
Story County Human Services Center
126 S. Kellogg Ave. Suite 001, Ames, Iowa 50010

Ph. 515-956-2626 Fax 515-956-2627
www.storycountyiowa.gov/va
veteransaffairs@storycountyiowa.gov

October 20, 2020

Veterans Affairs Quarterly Report

**** Period covered: July 1, 2020 – September 30, 2020**

“Greetings from the Commission of Veterans Affairs”

Monty Woodward Chair, Nick Briseno Vice Chair, Luke Vance, Secretary, Patrick Peakin and Amy Rosenberg.

One Veteran Family came in for funeral assistance **\$ 2,033.**

The total of county assistance was **\$ 2,033**

During this first quarter of FY 2021 we served our Veterans and surviving spouses over phone, email and or on line; we assisted **223** Veterans and/or Surviving Spouses for eligibility for Federal, State, and or County Veterans Affairs benefits. Thanks to our scanner and the US mail we were able to get signatures and complete the process of filing for Veterans Benefits.

The breakdown of the 223 interviews

173 men and 50 women.

32 served during WWII.

34 served during the Korean War.

52 served during the Vietnam War.

24 served during the Persian Gulf War.

19 served during the Cold War.

19 served in Iraq or Afghanistan (OIF, OEF, or OND)

5 Iowa National Guard

38 Surviving Spouses of Veterans.

Hometown Outreach Program

Due to COVID-19, there were no events held during this quarter.

Nursing Home, Jail Program

During this time we were able to do window, phone and some face to face visits behind Plexiglas, there were no requests for jail visits.

Story County Freedom Flight

We are in the planning stages with Brushy Creek Honor Flight for two flights to DC so Veterans can visit their war memorials. They are planned for May 8, 2021 and August 28, 2021. Currently we have 26 on our roster at this time.

Sincerely,

Brett McLain, Director Veterans Affairs



Memorandum

To: Story County Board of Supervisors

From: Michael D. Cox, Director

Date: October 20, 2020

Re: Consideration of Approval of Agreement between Iowa State University of Science and Technology Extension and Outreach Conference Planning and Management and Story County for the 2021 Iowa's County Conservation System Fall Conference

The attached agreement with ISU's Extension and Outreach Conference Planning & Management (CPM) will provide services for the Iowa's County Conservation System fall conference to be held September 15-17, 2021 in Ames, Iowa.

CPM will provide the following pre- and on-site registration and event coordination services:

- Provide financial services
- Execute facility and service contracts
- Coordinate event logistics, speaker travel arrangements, participant shuttles, and food and beverage functions
- Oversee printing, ordering, and distribution of print materials
- Complete a financial summary after the event

CPM will charge a 3% ISU administrative fee plus a 15% coordination fee. Payment of expenses will be withheld from conference sponsorship and exhibitor fees.

This is an identical contract to that entered into for the ICCS 2020 conference which was postponed due to COVID 19.

The Story County Conservation Board recommends your approval.

Approval

Disapproval

Date

Date

Agreement
Between
Iowa State University Extension and Outreach Conference Planning & Management
And
Story County, Iowa

This Agreement (“Agreement”) is entered into as of the 10th day of September, 2020 between Iowa State University of Science and Technology Extension and Outreach (“CPM”) and Story County, Iowa.

RECITALS

- Iowa State University Extension and Outreach desires to offer for use to Story County, Iowa, ISU Extension and Outreach Conference Planning and Management Services (CPM).
- Story County, Iowa desires to use those ISU Extension and Outreach Conference Planning and Management services described in this Agreement for the 2021 Iowa County Conservation System (ICCS) Fall Conference.

In consideration of the mutual covenants and conditions contained in this Agreement, ISU Extension and Outreach and Story County, Iowa agree to the following:

I. SERVICES ISU AGREES TO PROVIDE

1.0 CONFERENCE PLANNING AND MANAGEMENT

Iowa State University Extension and Outreach Conference Planning & Management (CPM), a service unit of Iowa State University Extension and Outreach, will provide pre and on-site registration and event coordination services including the following:

- Financial Services for the conference including: developing an event budget, paying all event expenses, processing sponsorship/exhibitor revenue
- Execute facility and service contracts for the designated events (including but not limited to hotel, bus transportation, catering, audio-visual, participant materials)
- Coordinate necessary keynote speaker travel arrangements
- Coordinate all food and beverage functions (pre-event and on-site)
- Oversee printing and distribution of print materials
- Order participant materials
- Coordinate participant shuttles
- On site coordination of event logistics, communication with hotels, facilities and vendors
- Complete financial summary post event, once all expenses are paid and income received.

1.1 SCHEDULED EXECUTION OF SERVICES

The successful execution of the contracted services is dependent upon full and accurate information being received and provided by both Story County, Iowa and ISU Extension and Outreach Conference Planning & Management. Identified dates, locations and deadlines will be drafted for each individual conference, and mutually agreed upon by both parties.

1.2 DATES AND SCHEDULING

CPM will confirm arrangements with facilities for the 2021 ICCS Fall Conference, and serve as the liaison with the facility representatives to ensure that facilities, grounds, venues and services for the 2021 ICCS Fall Conference, are available for the agreed upon dates with minimal conflicts with construction, repairs and maintenance, and other events. Upon signature of this contract, the following dates are confirmed for Story County, Iowa:

September 15 – 17, 2021

No dates will be changed without mutual written agreement of Story County, Iowa and CPM through the IACCB conference chairs and/or Story County, Iowa Representative and the Director of CPM and the corresponding facilities contracted.

II. TERMS and CONDITIONS

Story County, Iowa, as the host of 2021 ICCS Fall Conference, agrees to abide by the terms and conditions relating to event sponsors as indicated below:

No terms and conditions required

2.1 LIABILITY

INDEPENDENT CONTRACTOR

CPM shall be deemed an independent contractor hereunder and shall not be considered or permitted to be a servant, joint-venturer or partner with Story County, Iowa. Any CPM personnel who are providing on site assistance at the conference are doing so as one of their assigned duties as part of their employment at Iowa State University's Extension and Outreach Conference Planning & Management, and therefore are covered by the Iowa State University's insurance policy. Story County, Iowa is not liable for any workman's compensation claims for such CPM personnel and ISU shall indemnify Story County, Iowa from such claims.

2.2 FINANCIAL ARRANGEMENTS

CPM will obtain, review and manage all facility and vendor contracts on behalf of Story County, Iowa. Story County, Iowa agrees to pay any facility or service provider charges for services related to the event. These charges may include, but are not

limited to deposit schedules, insurance requirements, agreed upon catering services, etc. and will be reflected in a mutually agreed upon budget generated by CPM and the authorized Story County, Iowa representative.

A complete summary of expenses and income will be provided by CPM to Story County, Iowa (“Final Summary”) at the conclusion of the conference. A 3% ISU administrative fee and a CPM coordination fee of 15% will be added to the total amount of expenses. Final payment for all expenses will be withheld from the 2021 sponsorship and exhibitor fees collected by CPM. The balance will then be transferred as determined by Story County, Iowa. Should expenses remain, once sponsorship and exhibitor fees are collected, CPM will first use surplus funds from non-disbursed preceding conferences and then invoice Story County, Iowa for any remaining unpaid expenses after the conclusion of the event.

2.3 CANCELLATIONS

Story County, Iowa may elect to cancel any of the 2021 conferences by delivering written notice to CPM. If Story County, Iowa cancels an event within 90 days or more prior to the beginning date of said event, then Story County, Iowa shall pay the Cancellation Fee to CPM. If Story County, Iowa cancels less than 90 days prior to the beginning date of the event, Story County, Iowa shall pay the Cancellation Fee and an additional charge equal to 10% of ISU’s estimated charges for said Story County, Iowa event.

2.3.1 Cancellation Fee. Where used in this Agreement, “Cancellation Fee” shall include all of the following:

- Expenses incurred by CPM for printing, mailing, and advertising directly related to the 2021 ICCS Fall Conference.
- CPM staff time spent in scheduling and planning for the above mentioned 2021 ICCS Fall Conference.
- Non-cancelable obligations incurred by CPM prior to the date of cancellation.
- Any charges imposed by suppliers in connection with the cancellation, including facilities as outlined in 1.1.

Notwithstanding anything to the contrary in this Agreement, the Cancellation Fee will be paid first from surplus funds from previous Story County, Iowa funds held by CPM and not yet disbursed. Remaining amounts, if any following this reconciliation will be paid by Story County, Iowa.

2.3.2 Payment of Cancellation Fee and Other Charges. CPM shall notify Story County, Iowa of the amount of any applicable Cancellation Fee and other charges within thirty days of receiving or sending a notice of cancellation. Story County, Iowa shall pay all such Cancellation Fees and charges within fifteen days of receiving the notice from CPM of the amount.

2.3.3 Force Majeure. Either CPM or Story County, Iowa may cancel this Agreement if its performance of any obligation under this Agreement is prevented or delayed by causes beyond its reasonable control, such as fire, strikes or labor disputes, floods, acts of God, war, terrorism, civil disturbances, or energy shortages. CPM or Story County, Iowa's failure to perform for such reason shall not be deemed a breach of this Agreement. In such case, each party shall be responsible for all expense incurred by that party through the date of cancellation.

III. OTHER PROVISIONS

- 3.1 ASSIGNMENT:** This Agreement may not be assigned or transferred, either in total or in part, by either party without the prior written consent of the other party.
- 3.2 ADDITIONAL CHARGES:** Any requests not noted in this Agreement and any on-site requests may create additional charges. All charges incurred for the 2021 ICCS Fall Conference will be the responsibility of Story County, Iowa. Should any other goods or services be requested an addendum to this Agreement signed by both parties will be required.
- 3.3 ENTIRE AGREEMENT:** This Agreement constitutes the entire understanding and Agreement between the parties with respect to the subject matters hereof, and supersedes all prior and contemporaneous agreements and discussion of the parties herein with respect to the subject matter hereof.
- 3.4 AMENDMENT:** Amendments or revisions to this agreement may be made if in writing and signed by both parties.
- 3.5 GOVERNING LAW:** This Agreement shall be governed by and construed under the laws of the State of Iowa, which shall be the forum for any lawsuits arising from or incident to this Agreement.
- 3.6 NOTICES:** Notices relating to this Agreement shall be in writing and shall be delivered by personal delivery, overnight carrier, or fax or mailed by first class mail, certified mail or registered mail postage prepaid to the other party at the address or number set forth below or such other address or number as may be given in writing. Notice made by personal delivery, overnight mail or fax shall be deemed to be effective upon receipt. Notices made by first class mail, certified mail or registered mail shall be deemed to be effective on the third business day following the mailing of such notice.

3.7 SIGNATURES, APPROVAL, AND AUTHORITY: Story County, Iowa shall sign and return this Agreement to CPM by October 25, 2020. Signature of this Agreement signifies that CPM and Story County, Iowa approve the proposed arrangements, and verifies that the signers are authorized to commit funds for the 2021 ICCS Fall Conference.

Story County, Iowa

Iowa State University Extension and
Outreach Conference Planning and
Management

Linda Murken
Chair, Board of Supervisors

Julie Kieffer
Director

Date _____

Date _____

John D. Lawrence
Vice President
ISU Extension and Outreach
Conference Planning & Management

Date _____

Iowa State University Extension and Outreach
Conference Planning & Management
1601 Golden Aspen Drive, Suite #110
Ames, Iowa 50010
Phone: 515.294.1775
Fax: 515.232.6716



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

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

October 14, 2020

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

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

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

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

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

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

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

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

Submitted by Linda Murken, Board Chair

Annual Urban Renewal Report, Fiscal Year 2019 - 2020

Levy Authority Summary

Local Government Name: STORY COUNTY
 Local Government Number: 85

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
STORY COUNTY URBAN RENEWAL AREA	85022	12

TIF Debt Outstanding: 5,308,384

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:	483,074	0	Amount of 07-01-2019 Cash Balance Restricted for LMI
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TIF Revenue:	875,625
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	28,384
Asset Sales & Loan Repayments:	0
Total Revenue:	904,009

Rebate Expenditures:	0
Non-Rebate Expenditures:	822,296
Returned to County Treasurer:	0
Total Expenditures:	822,296

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:	564,787	0	Amount of 06-30-2020 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
 Obligations, Net of TIF Special
 Revenue Fund Balance: 3,921,301**

Urban Renewal Area Data Collection

Local Government Name: STORY COUNTY (85)
 Urban Renewal Area: STORY COUNTY URBAN RENEWAL AREA
 UR Area Number: 85022
 UR Area Creation Date: 11/2011

The Story Co. Urban Renewal Plan's objectives are to use TIF tax revenues to finance public improvements intended to promote the quality of life for all residents and encourage private investments & development for economic growth throughout Story County.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WARREN TWP/COLO-NESCO SCH STORY CO ORIG URA TIF INCREM	850591	850191	2,973,567
LINCOLN TWP/COLO-NESCO SCH STORY CO ORIG URA TIF INCREM	850592	850192	19,083,893
SHERMAN TWP/COLO-NESCO SCH STORY CO ORIG URA TIF INCREM	850593	850193	17,721,202
GRANT TWP/NEVADA SCH VETTER PROPERTY TIF INCREM	850594	850194	2,692,298
GRANT TWP/NEVADA SCH DEMONSTRATION WIND TURBINE TIF INCREM	850595	850195	971,259
LAFAYETTE TWP/ROLAND-STORY SCH/2013 STORY CO URA AMENDMENT TIF INCREM	850598	850198	675,192
LINCOLN TWP/COLO-NESCO SCH/2013 STORY CO URA AMENDMENT TIF INCREM	850599	850199	327,791
WARREN TWP/COLO-NESCO SCH/2013 STORY CO URA AMENDMENT TIF INCREM	850624	850200	591,961
INDIAN CREEK TWP/COLLINS-MAXWELL SCH/2013 STORY CO URA AMENDMENT TIF INCREM	850625	850201	279,728
GRANT TWP/NEVADA SCH 2016 COUNTY URA ADDITION INCREM	850632	850232	0
NEVADA TWP/NEVADA SCH 2016 COUNTY URA ADDITION INCREM	850633	850233	0
PALESTINE TWP/BALLARD SCH 2016 COUNTY URA ADDITION INCREM	850634	850234	0

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	5,982,900	98,839,300	0	0	104,822,200	0	104,822,200
Taxable	0	0	5,384,610	88,955,370	0	0	94,339,980	0	94,339,980
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: 483,074 **0** **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 875,625
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 28,384
 Asset Sales & Loan Repayments: 0
Total Revenue: 904,009

Rebate Expenditures: 0
 Non-Rebate Expenditures: 822,296
 Returned to County Treasurer: 0
Total Expenditures: 822,296

TIF Sp. Rev. Fund Cash Balance **Amount of 06-30-2020 Cash Balance**

Projects For STORY COUNTY URBAN RENEWAL AREA

City of Slater

Description:	Acq/Renovation 404/406 Main Street Main Street Iowa Program-Iowa Economic Development
Classification:	Authority
Physically Complete:	No
Payments Complete:	No

Shive-Hattery Inc

Description:	Praeri Rail Trail Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	No
Payments Complete:	No

City of Collins

Description:	Main Street Demo and Revitalization
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

City of Slater

Description:	Sidewalk Lighting on Main Street Main Street Iowa Program-Iowa Economic Development
Classification:	Authority
Physically Complete:	No
Payments Complete:	No

Dakins Lake

Description:	Dakins Lake Park Expansion Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	Yes

TELC

Description:	ISU Research Park - Phase I Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	No
Payments Complete:	No

TELC

Description: ISU Research Park - Phase II
Recreational facilities (lake development, parks, ball fields,
Classification: trails)
Physically Complete: No
Payments Complete: No

TELC

Description: ISU Research Park - Phase III
Recreational facilities (lake development, parks, ball fields,
Classification: trails)
Physically Complete: No
Payments Complete: No

City of Cambridge

Description: Opera House Redevelopment
Classification: Municipal and other publicly-owned or leased buildings
Physically Complete: No
Payments Complete: No

City of Collins

Description: Retention Area Southeast of City
Classification: Water treatment plants, waste treatment plants & lagoons
Physically Complete: No
Payments Complete: No

City of Huxley

Description: Trail ConnectorPaving
Recreational facilities (lake development, parks, ball fields,
Classification: trails)
Physically Complete: No
Payments Complete: No

City of Maxwell

Description: Water Main Improvements
Classification: Water treatment plants, waste treatment plants & lagoons
Physically Complete: No
Payments Complete: No

City of Nevada

Description: New Digital Sign - Public Library
Classification: Municipal and other publicly-owned or leased buildings
Physically Complete: No
Payments Complete: No

City of Roland

Description: Community Pool Replacement

Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	No
Payments Complete:	No

City of Story City

Description:	Carousel Pavilion Renovation
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	No
Payments Complete:	No

City of Zearing

Description:	Permanent Restroom Public Park
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For STORY COUNTY URBAN RENEWAL AREA

2012 TIF Revenue Bond

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	1,040,000
Interest:	41,047
Total:	1,081,047
Annual Appropriation?:	No
Date Incurred:	11/29/2012
FY of Last Payment:	2022

2016 TIF Revenue Bond

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	1,088,100
Interest:	95,823
Total:	1,183,923
Annual Appropriation?:	No
Date Incurred:	08/01/2016
FY of Last Payment:	2026

2017 TIF Revenue Bond

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	1,228,800
Interest:	150,671
Total:	1,379,471
Annual Appropriation?:	No
Date Incurred:	09/19/2017
FY of Last Payment:	2027

2018 TIF Revenue Bond

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	912,770
Interest:	187,063
Total:	1,099,833
Annual Appropriation?:	No
Date Incurred:	11/27/2018
FY of Last Payment:	2028

Story County Internal Loan

Debt/Obligation Type:	Internal Loans
Principal:	564,110
Interest:	0
Total:	564,110
Annual Appropriation?:	No
Date Incurred:	11/06/2015
FY of Last Payment:	2020

Non-Rebates For STORY COUNTY URBAN RENEWAL AREA

TIF Expenditure Amount: 0
 Tied To Debt: Story County Internal Loan
 Tied To Project: City of Slater

TIF Expenditure Amount: 355,280
 Tied To Debt: 2012 TIF Revenue Bond
 Tied To Project: Dakins Lake

TIF Expenditure Amount: 0
 Tied To Debt: Story County Internal Loan
 Tied To Project: Shive-Hattery Inc

TIF Expenditure Amount: 167,894
 Tied To Debt: 2016 TIF Revenue Bond
 Tied To Project: TELC

TIF Expenditure Amount: 0
 Tied To Debt: Story County Internal Loan
 Tied To Project: City of Collins

TIF Expenditure Amount: 173,263
 Tied To Debt: 2017 TIF Revenue Bond
 Tied To Project: TELC

TIF Expenditure Amount: 125,859
 Tied To Debt: 2018 TIF Revenue Bond
 Tied To Project: TELC

TIF Expenditure Amount: 0
 Tied To Debt: Story County Internal Loan
 Tied To Project: City of Cambridge

TIF Expenditure Amount: 0
 Tied To Debt: Story County Internal Loan
 Tied To Project: City of Collins

TIF Expenditure Amount: 0
 Tied To Debt: Story County Internal Loan
 Tied To Project: City of Huxley

TIF Expenditure Amount: 0
 Tied To Debt: Story County Internal Loan
 Tied To Project: City of Maxwell

TIF Expenditure Amount: 0
 Tied To Debt: Story County Internal Loan
 Tied To Project: City of Nevada

TIF Expenditure Amount: 0
 Tied To Debt: Story County Internal Loan

Tied To Project:	City of Roland
TIF Expenditure Amount:	0
Tied To Debt:	Story County Internal Loan
Tied To Project:	City of Story City
TIF Expenditure Amount:	0
Tied To Debt:	Story County Internal Loan
Tied To Project:	City of Zearing

TIF Taxing District Data Collection

Local Government Name: STORY COUNTY (85)
 Urban Renewal Area: STORY COUNTY URBAN RENEWAL AREA (85022)
 TIF Taxing District Name: WARREN TWP/COLO-NESCO SCH STORY CO ORIG URA TIF INCREM
 TIF Taxing District Inc. Number: 850191
 TIF Taxing District Base Year: 2010
 FY TIF Revenue First Received: 2013
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2033

	UR Designation
Slum	No
Blighted	No
Economic Development	11/2011

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	6,607,900	0	0	6,607,900	0	6,607,900
Taxable	0	0	0	5,947,110	0	0	5,947,110	0	5,947,110
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	506,400	5,947,110	2,973,567	2,973,543	57,598

FY 2020 TIF Revenue Received: 55,736

TIF Taxing District Data Collection

Local Government Name: STORY COUNTY (85)
 Urban Renewal Area: STORY COUNTY URBAN RENEWAL AREA (85022)
 TIF Taxing District Name: LINCOLN TWP/COLO-NESCO SCH STORY CO ORIG URA TIF INCREM
 TIF Taxing District Inc. Number: 850192
 TIF Taxing District Base Year: 2010
 FY TIF Revenue First Received: 2013
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2033

	UR Designation
Slum	No
Blighted	No
Economic Development	11/2011

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	43,231,800	0	0	43,231,800	0	43,231,800
Taxable	0	0	0	38,908,620	0	0	38,908,620	0	38,908,620
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	5,064,000	38,167,800	19,083,893	19,083,907	380,651

FY 2020 TIF Revenue Received: 370,313

TIF Taxing District Data Collection

Local Government Name: STORY COUNTY (85)
 Urban Renewal Area: STORY COUNTY URBAN RENEWAL AREA (85022)
 TIF Taxing District Name: SHERMAN TWP/COLO-NESCO SCH STORY CO ORIG URA TIF INCREM
 TIF Taxing District Inc. Number: 850193
 TIF Taxing District Base Year: 2010
 FY TIF Revenue First Received: 2013
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2033

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2011

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	42,531,900	0	0	42,531,900	0	42,531,900
Taxable	0	0	0	38,278,710	0	0	38,278,710	0	38,278,710
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	7,089,500	35,442,400	17,721,202	17,721,198	342,489

FY 2020 TIF Revenue Received: 334,291

TIF Taxing District Data Collection

Local Government Name: STORY COUNTY (85)
 Urban Renewal Area: STORY COUNTY URBAN RENEWAL AREA (85022)
 TIF Taxing District Name: GRANT TWP/NEVADA SCH VETTER PROPERTY TIF INCREM
 TIF Taxing District Inc. Number: 850194
 TIF Taxing District Base Year: 2010
 FY TIF Revenue First Received: 2013
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2033

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2011

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	5,982,900	0	0	0	5,982,900	0	5,982,900
Taxable	0	0	5,384,610	0	0	0	5,384,610	0	5,384,610
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	42,600	5,384,610	2,692,298	2,692,312	63,505

FY 2020 TIF Revenue Received: 62,522

TIF Taxing District Data Collection

Local Government Name: STORY COUNTY (85)
 Urban Renewal Area: STORY COUNTY URBAN RENEWAL AREA (85022)
 TIF Taxing District Name: GRANT TWP/NEVADA SCH DEMONSTRATION WIND TURBINE TIF INCREM
 TIF Taxing District Inc. Number: 850195
 TIF Taxing District Base Year: 2010
 FY TIF Revenue First Received: 2014
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2011

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	2,158,400	0	0	2,158,400	0	2,158,400
Taxable	0	0	0	1,942,560	0	0	1,942,560	0	1,942,560
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	1	1,942,560	971,259	971,301	22,911

FY 2020 TIF Revenue Received: 20,944

TIF Taxing District Data Collection

Local Government Name: STORY COUNTY (85)
 Urban Renewal Area: STORY COUNTY URBAN RENEWAL AREA (85022)
 TIF Taxing District Name: LAFAYETTE TWP/ROLAND-STORY SCH/2013 STORY CO URA AMENDMENT
 TIF INCREM
 TIF Taxing District Inc. Number: 850198
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received: 2015
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2025

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2013

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	1,643,700	0	0	1,643,700	0	1,643,700
Taxable	0	0	0	1,479,330	0	0	1,479,330	0	1,479,330
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	293,300	1,350,400	675,192	675,208	14,146

FY 2020 TIF Revenue Received: 10,541

TIF Taxing District Data Collection

Local Government Name: STORY COUNTY (85)
 Urban Renewal Area: STORY COUNTY URBAN RENEWAL AREA (85022)
 TIF Taxing District Name: LINCOLN TWP/COLO-NESCO SCH/2013 STORY CO URA AMENDMENT TIF INCREM
 TIF Taxing District Inc. Number: 850199
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received: 2015
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2025

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2013

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	728,500	0	0	728,500	0	728,500
Taxable	0	0	0	655,650	0	0	655,650	0	655,650
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	1	655,650	327,791	327,859	6,540

FY 2020 TIF Revenue Received: 5,707

TIF Taxing District Data Collection

Local Government Name: STORY COUNTY (85)
 Urban Renewal Area: STORY COUNTY URBAN RENEWAL AREA (85022)
 TIF Taxing District Name: WARREN TWP/COLO-NESCO SCH/2013 STORY CO URA AMENDMENT TIF INCREM
 TIF Taxing District Inc. Number: 850200
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received: 2015
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2025

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2013

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	1,315,500	0	0	1,315,500	0	1,315,500
Taxable	0	0	0	1,183,950	0	0	1,183,950	0	1,183,950
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	1	1,183,950	591,961	591,989	11,467

FY 2020 TIF Revenue Received: 9,852

TIF Taxing District Data Collection

Local Government Name: STORY COUNTY (85)
 Urban Renewal Area: STORY COUNTY URBAN RENEWAL AREA (85022)
 TIF Taxing District Name: INDIAN CREEK TWP/COLLINS-MAXWELL SCH/2013 STORY CO URA
 AMENDMENT TIF INCREM
 TIF Taxing District Inc. Number: 850201
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received: 2015
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2025

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2013

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	621,600	0	0	621,600	0	621,600
Taxable	0	0	0	559,440	0	0	559,440	0	559,440
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	1	559,440	279,728	279,712	6,719

FY 2020 TIF Revenue Received: 5,719

TIF Taxing District Data Collection

Local Government Name: STORY COUNTY (85)
 Urban Renewal Area: STORY COUNTY URBAN RENEWAL AREA (85022)
 TIF Taxing District Name: GRANT TWP/NEVADA SCH 2016 COUNTY URA ADDITION INCREM
 TIF Taxing District Inc. Number: 850232
 TIF Taxing District Base Year: 2015
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	261,400	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: STORY COUNTY (85)
 Urban Renewal Area: STORY COUNTY URBAN RENEWAL AREA (85022)
 TIF Taxing District Name: NEVADA TWP/NEVADA SCH 2016 COUNTY URA ADDITION INCREM
 TIF Taxing District Inc. Number: 850233

TIF Taxing District Base Year:	2015	UR Designation	
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	No

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	89,500	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: STORY COUNTY (85)
 Urban Renewal Area: STORY COUNTY URBAN RENEWAL AREA (85022)
 TIF Taxing District Name: PALESTINE TWP/BALLARD SCH 2016 COUNTY URA ADDITION INCREM
 TIF Taxing District Inc. Number: 850234

TIF Taxing District Base Year:	2015	UR Designation	
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	No

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	279,400	0	0	0	0

FY 2020 TIF Revenue Received: 0

Economic Development Process and Policies



Adopted by the Story County Board of Supervisors on the 2nd day of October, 2012

Amended: April 30, 2013 May 27, 2014
 May 17, 2016 December 5, 2017
 April 2, 2019 March 31, 2020
 May 26, 2020 **October 20, 2020**

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

Because these requests may become routine, the Story County Board of Supervisors developed this process and policies to establish structure and objectivity to the standard operating procedures for evaluating economic development projects. Establishing standard procedures and a framework for incentives will allow applicants to more clearly understand the County's intentions in evaluating such projects and ensure that the County's financial resources are used as efficiently and effectively as possible while limiting the impact to public budgets. Funds may or may not be available in any given year.

Tax Increment Financing (TIF) goals, objectives and strategies

TIF assistance in Story County will be used to enhance the taxpayer's enjoyment of the county and/or to increase the taxable valuation of lands in Story County. Story County established the Urban Renewal Area Program as the formal mechanism in which to receive applications and determine funding awards as applicable. It is with the goal of **community improvement** in mind that we have developed the following criteria for evaluating proposals through the Urban Renewal Area Program using TIF assistance in Story County, Iowa:

1. **Percentage Limitation**

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

2. **School Funding Recognition**

The County will recognize any changes to State funding capabilities and reevaluate the Economic Development Process and Policies (TIF policy) should the State change school funding formulas.

3. **Eligibility.**

The following types of Economic Development projects will be considered through the Urban Renewal Area Program TIF assistance:

- a) Transportation Infrastructure Enhancement
- b) Public Land and Trail Improvement
- c) Communication and Utility Infrastructure Expansion
- d) Main Street and Town Center Revitalization
- e) Housing Development, Rehabilitation, and/or Conversion

4. **No Tax Increment Rebate, Grants, Loans or Assistance to Private Business.**
Story County will not use TIF funds to participate in any direct disbursement or rebate to a private entity.
5. **Required Match Guidelines.** It is expected that applicants identify a match of 25% of the total project costs.

Economic Development Project Process

The following **standard operating procedure** applies to project requests for economic development funding through the *Urban Renewal Area Program*:

Step 1 - Pre-Application Conference (*prior to the Third Friday of June – Annually*). Annually, County staff will hold an information session to review application forms, timeline, and procedures. In order to be deemed an eligible applicant, potential applicants must attend this meeting.

Step 2 - Application Deadline (*prior to the Second Tuesday of July – Annually*) This is the information gathering stage of a project which will provide the foundation for subsequent decision making by the Board of Supervisors. Applicants shall submit the Urban Renewal Area Project Application and include as much information as possible. Only one application is allowed per organization per grant cycle. If an organization submits more than one grant application, all applications submitted by that organization will be deemed ineligible for grant funds and will not be reviewed. To ensure fairness for all, applications that are incomplete, do not follow the guidelines, whose representative did not attend the Pre-Application Conference, or miss the deadline will not be reviewed.

Step 3 – Acknowledgement of Applications (*prior to the Third Tuesday of July – Annually*)

Step 4 – Notification of Applicants (*prior to the First Tuesday of August – Annually*). The Board of Supervisors shall notify the school district, municipality, and/or township trustees in the TIF district from which monies may be utilized for payment of the proposed TIF projects through the Urban Renewal Area Program. Further notice is sent to taxing authorities associated with the individual projects.

The notice shall be given by regular mail to the entities referenced above indicating how to view the project applications on file, date of the next regularly-scheduled Board of Supervisors meeting, date of consultation meeting, and include a copy of the existing Urban Renewal Area Plan. The notice requirement's intent is designed to encourage input from the area from which taxes will be utilized so that the Board can consider input from the public in its evaluation stage.

Step 5 – Consultation Meeting (*First Tuesday of September – Annually*). The Board of Supervisors will schedule a consultation meeting to discuss potential projects.

Step 6 – Evaluation (*prior to the First Tuesday of October – Annually*). The purpose of the evaluation stage is to weigh the public costs and benefits of the project. The Board of Supervisors will evaluate the public purpose/benefit involved, the strength of the opportunity, and the public costs involved. As part of the evaluation process, the Auditor shall prepare a report showing the status of all TIF projects, monies expended and monies owed on current TIF projects so that the Board of Supervisors can evaluate the funds available for all proposed projects. Further, the Board of Supervisors recognizes the importance of citizen input on proposed projects and will post all applications for projects on its website prior to decisions on the project so that the

public may review the applications and prepare for any comment at the weekly meetings of the Board of Supervisors.

Step 7 – Urban Renewal Area Plan Updated (*prior to November 4 15*). Story County in consultation with the Story County Civil Attorney will prepare necessary updates to the Urban Renewal Area Plan to reflect any approved projects and present for action by the Board of Supervisors.

Step 7 – Incur Debt (*i.e. borrow money – prior to November 4 15*).

Step 8 – Debt Certified (*December 1*). Costs of all approved projects and the repayment schedule will be certified to the County Auditor.

Addition of TIF Property Process

The following **standard operating procedure** applies to requests for adding property to the Tax Increment Financing list, requiring amendments to Chapter 8 – Urban Renewal of the Story County Code of Ordinances.

Step 1 – Identification (*prior to September 1*). A parcel is identified as a possible addition to the TIF list. Primary consideration will be given to utility structures and/or facilities, including wind turbines (as part of a Commercial - Wind Energy Conversation System (C-WEC) and solar installations as part of a Commercial - Solar Energy System (C-SES). Secondary consideration will be given to specific development requesting a specific improvement; *i.e. a potential Commercial Facility requests a specific upgrade/improvement to public infrastructure*.

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

Step 3 – Urban Renewal Area Plan and Ordinance Updated (*prior to November 1 November 4 15*). Story County in consultation with the Story County Civil Attorney will prepare necessary updates to reflect any approved property to the Urban Renewal Area Plan and present the Urban Renewal Area Plan and Ordinance to the Board of Supervisors for consideration (including three readings).



**STATE OF IOWA
APPLICATION FOR FEDERAL / STATE ASSISTANCE
DESIGNATION OF APPLICANT'S AUTHORIZED REPRESENTATIVE**

GRANT / PROGRAM		GRANT ID		AWARDING AGENCY	
Public Assistance - CFDA 97.036				DHS-FEMA	
APPLICANT LEGAL NAME				FEDERAL EMPLOYER IDENTIFICATION #	
PHYSICAL ADDRESS					FISCAL YEAR START DATE
CITY	STATE	POSTAL CODE		COUNTY	
ORGANIZATION TYPE (check one)					
<input type="checkbox"/> State Agency		<input type="checkbox"/> City		<input type="checkbox"/> Special District	
<input type="checkbox"/> County		<input type="checkbox"/> Township		<input type="checkbox"/> Private Non-Profit	
<input type="checkbox"/> Other > >		Organization Type: _____			

APPLICANT'S DESIGNATION OF AUTHORIZED REPRESENTATIVE(S)

The signatures of the individual(s) named below shall be recognized as certification that, to the best of their knowledge and belief, the information on this application is complete and accurate, and that their respective designation to sign and file documents on behalf of the applicant cited above is authorized by official resolution, code, or statute, recognized by the governing body of the applicant as legally binding. A change of Authorized Representative will require submittal of a revised application form.

AUTHORIZED REPRESENTATIVE

NAME		JOB TITLE			
ORGANIZATION NAME			E-MAIL ADDRESS		
MAILING ADDRESS		CITY	STATE	POSTAL CODE	
OFFICE TELEPHONE #		FACSIMILE #		CELLULAR TELEPHONE #	
^ CERTIFIED BY AUTHORIZED REPRESENTATIVE OR CHIEF FINANCE OFFICER			^ DATE		

CHIEF FINANCE OFFICER

NAME		JOB TITLE			
ORGANIZATION NAME			E-MAIL ADDRESS		
MAILING ADDRESS		CITY	STATE	POSTAL CODE	
OFFICE TELEPHONE #		FACSIMILE #		CELLULAR TELEPHONE #	
^ CERTIFIED BY AUTHORIZED REPRESENTATIVE OR CHIEF FINANCE OFFICER			^ DATE		

STATE OF IOWA
APPLICANT'S ASSURANCES AND CERTIFICATIONS

NOTE: Certain of these assurances and certifications may not be applicable to this project or program. If you have questions, please contact the Awarding Agency. Certain Federal assistance Awarding Agencies may require applicants to certify to additional assurances not included in this document. Applicants will be instructed by the Awarding Agency if additional assurances are required.

AS THE DULY DESIGNATED AUTHORIZED REPRESENTATIVE FOR THIS APPLICANT, I DO HEREBY AGREE IN THEIR NAME AND ON THEIR BEHALF TO ALL OF THE FOLLOWING TERMS AND CONDITIONS OF THIS GRANT.

I HOLD HARMLESS AGREEMENT

Pursuant to sections 403 and 407 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (P.L. 93-288), as amended, (42 U.S.C. §§5170 et seq. and 5173(b)), the undersigned agrees to indemnify, hold harmless, and defend the United States of America and the State of Iowa, as well as their agents and employees, from any claims arising from the removal of debris or wreckage for this disaster event. This applicant agrees that debris removal from public and private property will not occur until such time as the land-owner provides an unconditional authorization for the removal of debris.

II CERTIFICATION REGARDING LOBBYING

As required by the regulations implementing the New Restrictions on Lobbying (44 CFR §18), this applicant hereby certifies that, to the best of their knowledge and belief:

1. No Federal appropriated funds have been or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, or the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
2. If any funds other than Federal appropriated funds have been or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress, in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form - LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions.
3. The undersigned shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including sub-contracts, sub-grants, and contracts under grants, loans, and cooperative agreements and that all sub-recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance is placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction, imposed by §1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000, and not more than \$100,000, for each such failure.

III DEBARMENT, SUSPENSION, & OTHER RESPONSIBILITY MATTERS

As required by Executive Order #12549, Debarment and Suspension, and implemented by 44 CFR Part 17, for prospective participants in primary covered transactions, as defined in 44 CFR Part 17, §17.510.

This applicant hereby certifies that it and its principals:

1. (a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, sentenced to a denial of Federal benefits by a State or Federal court, or voluntarily excluded from covered transactions by any Federal department or agency.
- (b) Have not within a three-year period preceding this application been convicted of, or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes, or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property.
- (c) Are not presently indicted for, or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local), with commission of any of the offenses enumerated in the preceding paragraph of this certification.
- (d) Have not within a three-year period preceding this application had one or more public transactions (Federal, State, or local) terminated for cause or default.
2. Where the applicant is unable to certify to any of the statements in this certification, they shall attach an explanation to this application.

IV ASSURANCES - CONSTRUCTION & NON-CONSTRUCTION PROGRAMS

This duly authorized representative for this applicant does hereby certify that it:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial, and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management, and completion of the project described in this application.
2. Will give the Awarding Agency, the Comptroller of the United States, and if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award or assistance, and will establish a proper accounting system in accordance with generally accepted accounting standards, or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title, or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal interest in the title of real property in accordance with awarding agency directives, and will include a covenant in the title of real property in accordance with Awarding Agency directives, and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review, and approval of construction plans and specifications.
5. Will provide and maintain competent, adequate engineering supervision at all construction sites to ensure that the complete work conforms with the approved plans and specifications, and will furnish progress reports and other information as required by the assistance awarding agency, or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes, or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728 - 4763) relating to prescribed standards for merit systems for programs funded under one of the nineteen (19) statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personal Administration (5 CFR §900, Sub-part F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of a lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include, but are not limited to:
 - (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color, or national origin.
 - (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 - 1683 and 1685 - 1686), which prohibits discrimination on the basis of sex.
 - (c) Section 504 of the Rehabilitation Act of 1973, as amended (U.S.C. §794), which prohibits discrimination on the basis of handicaps.
 - (d) The Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101 - 6107), which prohibits discrimination on the basis of age.
 - (e) The Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to non-discrimination on the basis of drug abuse.
 - (f) The Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment, and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to non-discrimination on the basis of alcohol abuse or alcoholism.
 - (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records.
 - (h) Title VIII of the Civil Rights Act of 1968, (42 U.S.C. §§3601 et seq.), as amended, relating to non-discrimination in the sale, rental, or financing of housing.
 - (i) Any other non-discrimination provisions in the specific statute(s) under which application for Federal assistance is being made.
 - (j) The requirements on any other non-discrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646), which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or Federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501 - 1508 and 7324 - 7328) which limit the political activities of employees whose principle employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327 - 333) regarding labor standards for federally-assisted construction sub-agreements.
14. Will comply with the flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with the environmental standards which may be prescribed pursuant to the following:
 - (a) Institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190 and Executive Order (EO) 11514.
 - (b) Notification of violating facilities pursuant to EO 11738.
 - (c) Protection of wetlands pursuant to EO 11990.
 - (d) Evaluation of flood hazards in flood plains in accordance with EO 11988.
 - (e) Assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.).
 - (f) Conformity of Federal actions to State (Clean Air) Implementation Plans under section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.).
 - (g) Protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523).
 - (h) Protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the Awarding Agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
19. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
20. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133.
21. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
22. Is responsible for repayment of funds as a result of subsequent refunds, corrections, overpayments, or disallowed costs for ineligible expenditures.

THE SIGNATURE CERTIFICATION OF THIS FORM SHALL BE TREATED AS A MATERIAL REPRESENTATION OF FACT UPON WHICH RELIANCE WILL BE PLACED WHEN THE GRANTEE DETERMINES TO AWARD THE COVERED TRANSACTION, GRANT, OR COOPERATIVE AGREEMENT.

V CERTIFICATION OF DRUG-FREE WORKPLACE REQUIREMENTS

This certification is required by the regulations implementing the Drug-Free Workplace Act of 1988 and 44 CFR Part 17, Sub-part F. The regulations, published in the May 25, 1990 Federal Register, require certification by sub-grantees, prior to award, that they will maintain a drug-free workplace. The certification that follows is a material representation of fact upon which reliance will be placed when the Agency determines to award the grant. False certification or violation of the certification shall be grounds for suspension of payments, suspension or termination of grants, or government wide suspension or debarment (44 CFR Part 17, subpart C, 17.300, and subpart D, 17.400).

1. The Sub-grantee certifies that it will or will continue to provide a drug-free workplace by:
 - (a) Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the sub-grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition.
 - (b) Establishing an ongoing drug-free awareness program to inform employees about -
 - (1) The dangers of drug abuse in the workplace.
 - (2) The sub-grantee's policy of maintaining a drug-free workplace.
 - (3) Any available drug counseling, rehabilitation, and employee assistance programs.
 - (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.
 - (c) Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the notification statement required by paragraph (a).
 - (d) Notifying the employee in the statement required by paragraph (a) that, as a condition of employment under the grant, the employee will -
 - (1) Abide by the terms of the statement.
 - (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction.
 - (e) Notifying the agency in writing within ten calendar days after receiving notice under sub-paragraph (d)(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant.
 - (f) Taking one of the following actions within 30 calendar days of receiving notice under sub-paragraph (d)(2), with respect to any employee who is so convicted -
 - (1) Taking appropriate personnel action against such an employee, up to and including termination of employment, consistent with the requirements of the Rehabilitation Act of 1973, as amended, - or -
 - (2) Requiring the employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency.
 - (g) Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs (a), (b), (c), (d), (e), & (f).

The terms and conditions of this certification apply to any and all sites and locations at which the sub-grantee works or otherwise conducts business.

Applicant Name

Grant ID

Certified by

Date

**STATE OF IOWA
SINGLE AUDIT REQUIREMENTS FOR FEDERAL GRANTS**

AS THE DULY DESIGNATED AUTHORIZED REPRESENTATIVE FOR THIS APPLICANT, I DO HEREBY AGREE IN THEIR NAME AND ON THEIR BEHALF TO ALL OF THE FOLLOWING TERMS AND CONDITIONS OF THIS GRANT.

The Code of Federal Regulations (2 CFR 200, Subpart F), the "Single Audit Act, as amended", and the "Single Audit Act Amendments of 1996, as amended", require that Non-Federal entities that expend \$750,000.00 or more in a year in Federal awards must have a single audit conducted in accordance with 2 CFR §200, Subpart F - Audit Requirements. A program specific audit may be conducted in place of a single audit conducted in accordance with 2 CFR §200.501 (c).

The Single Audit Act provides that the audit shall be made by an independent auditor, and in addition to the financial audit, requires that the independent auditor determine and report on whether the organization has internal control systems to provide reasonable assurance that it is managing Federal assistance programs in compliance with applicable laws and regulations. In order to provide this assurance the auditor must make a study and evaluation of internal control systems used in administering Federal assistance programs. The study and evaluation must be made whether or not the auditor intends to place reliance on such systems.

Completed audits must be submitted to the Federal Audit Clearinghouse (2 CFR §200.512)

Applicant Name

Grant ID

Certified by

Date

THE SIGNATURE CERTIFICATION OF THIS FORM SHALL BE TREATED AS A MATERIAL REPRESENTATION OF FACT UPON WHICH RELIANCE WILL BE PLACED WHEN THE GRANTEE DETERMINES TO AWARD THE COVERED TRANSACTION, GRANT, OR COOPERATIVE AGREEMENT.

Iowa Homeland Security Emergency Management Department Revenue and Expenditure Account Form

Pursuant to 2 CFR §200.302(b) The financial management system of each non-Federal entity must provide for the following : Identification, in its accounts, of all Federal awards received and expended and the Federal programs under which they were received. Accurate, current and complete disclosure of the financial results of each Federal award or program in accordance with the reporting requirements set forth in 2 CFR §200.327 and 2 CFR §200.328. Records that identify adequately the source and application of funds for federally-funded activities. These records must contain information pertaining to Federal awards, authorizations, obligations, unobligated balances, assets, expenditures, income and interest and be supported by source documentation. Effective control over, and accountability for, all funds, property, and other assets. Please provide the revenue and expenditures accounts used to track funds by fiscal year, disaster, and separate project worksheet. If there is not enough room, please attach a list of account codes or a copy of the chart of accounts along with the code key used to identify funding. Use of the general fund account is not acceptable.

Grant ID	Applicant Name
Applicant ID	
Expenditure Account Number or Identifying Number	
Revenue Account Number or Identifying Number	

I hereby certify the above Account Numbers or Identifying Numbers will be used for all future revenue and expenditure activity associated to the above disaster number.

Signatures	
^ Authorized Representative or Chief Finance Officer	DATE

Iowa Homeland Security Emergency Management Department Data Universal Number System (DUNS) Number

The DUNS number is a unique nine-digit identification number provided by Dun and Bradstreet (D&B). The DUNS number is site specific giving each distinct physical location of an entity (branches, divisions, and headquarters).

Obtaining a DUNS Number:

If you have a DUNS number please provide the nine-digit number below

If you are not sure if you have DUNS number visit <http://fedgov.dnb.com/webform>, create an account based on the information for your agency and update or validate the information associated with the number.

If you do not have a DUNS number please visit <http://fedgov.dnb.com/webform>, create an account based on the information for your agency and request a DUNS be assigned accordingly.

You will need to provide the following information:

Legal Name

Headquarters name and address for your organization

Doing business as (DBA) or other name for which your organization is commonly known

Physical Address, City, State and Zip Code

Mailing address (is separate from Headquarters and/or physical location)

Telephone Number

Contact Name and Title

Number of Employees at your physical location

Grant ID	
Applicant ID	Applicant Name
DUNS Number	

Prepared By: _____

The following 3 questions are required fields in the federal reporting system. All you need to do is put an "X" next to YES or NO when answering the question.

Sub Compensation Q1

"As provided to you (HSEMD) by your sub-awardee, in your sub-awardee's business or organization's preceding completed fiscal year, did its business or organization (the legal entity to which the DUNS number it provided belongs) received (1) 80 percent or more of its annual gross revenues in U.S. federal contracts, subcontracts, loans, grants, subgrants, and/or cooperative agreements; and (2) \$25,000,000 or more in annual gross revenues from U.S. federal contracts, subcontracts, loans, grants, subgrants, and/or cooperative agreements?"

Put an "X" next to your answer:

	Yes
	No

If your response is YES, you must provide a response to Sub Compensation Q2. If your response is NO, you do not need to respond to the following questions.

Sub Compensation Q2

If you answered YES to Sub Compensation Q1, then "As provided to you [HSEMD] by your sub-awardee, does the public have access to information about the compensation of the executives in the sub-awardee's business or organization (the legal entity to which the DUNS number it provided belongs) through periodic reports filed under section 13(a) or 15(d) of the Securities Exchange Act of 1934 (15 U.S.C. 78m(a), 78o(d)) or section 6104 of the Internal Revenue Code of 1986?"

You only need to answer this if you responded YES to Sub Compensation Q1.

Put an "X" next to your answer:

	Yes
	No

If you answer YES, you do not have to provide additional information.

If you answer NO, you must provide the names and amounts of the five most highly compensated executives of the sub-awardee's organization.

Sub Comp Employer Compensation

If you answered NO to Sub Compensation Q2, then "provide the name and total compensation for the five (5) most highly compensated executives in the sub-awardee's business or organization (the legal entity to which this DUNS number is assigned)". Enter the names and total compensation of each of the top 5 executives below.

1	_____
2	_____
3	_____
4	_____
5	_____

Prepared By: _____



Story County Commission of Veterans Affairs
Brett D. McLain, Director
Story County Human Services Center
126 S. Kellogg Ave. Suite 001, Ames, Iowa 50010

Ph. 515-956-2626 Fax 515-956-2627
www.storycountylowa.Gov
veteransaffairs@storycountylowa.Gov

REPORT OF VETERANS AFFAIRS COMMISSION

STATE OF IOWA,
STORY COUNTY

We, the undersigned, members of the Veterans Affairs Commission, hereby certify that the following is a correct statement of the claim numbers and amount of assistance given to persons entitled to relief under Chapter 35B.10 Disbursement-inspection of records of the Code of Iowa, for the **First Quarter FY 21 from July 1, 2020 – September 30, 2020**

STORY CO. VA CLAIM #	ASSISTANCE	AMOUNT
B - 7056	Funeral Assistance	\$2,033.00

Total \$ 2,033.00

Brett McLain, Director

Monty Woodward, Chairman

Luke Vance, Secretary

Nicolas Briseno, Vice Chairman

Amy Rosenberg

Patrick Peakin

STORY COUNTY UTILITY PERMIT

Date 10/16/20

To the Board of Supervisors, Story County, Iowa:

OSP-22994 / WO# 71330908100275

The Windstream Iowa Communications, LLC Company, incorporated under the laws of Iowa, with its principal place of business at 4001 N. Rodney Parham Road, Little Rock, AR 72212 does hereby make application requesting permission to occupy certain portions of public right-of-way and that the County Engineer be directed to establish the location of lines of transmission of plow and replace cable on secondary route 295th st, from 690th Ave and 295th St to 68350 295th st, a distance of 0.68 miles.

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

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

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

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

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

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

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

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

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

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

Date 10/15/2020

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

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

Recommended for Approval:

Date 10-15-20

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

Approved:

Date _____

Chair, Board of Supervisors
Story County, Iowa

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



MATT MILLER #
714-158-9007
CAN BE REACHED #
515-231-5264

RoW 66'

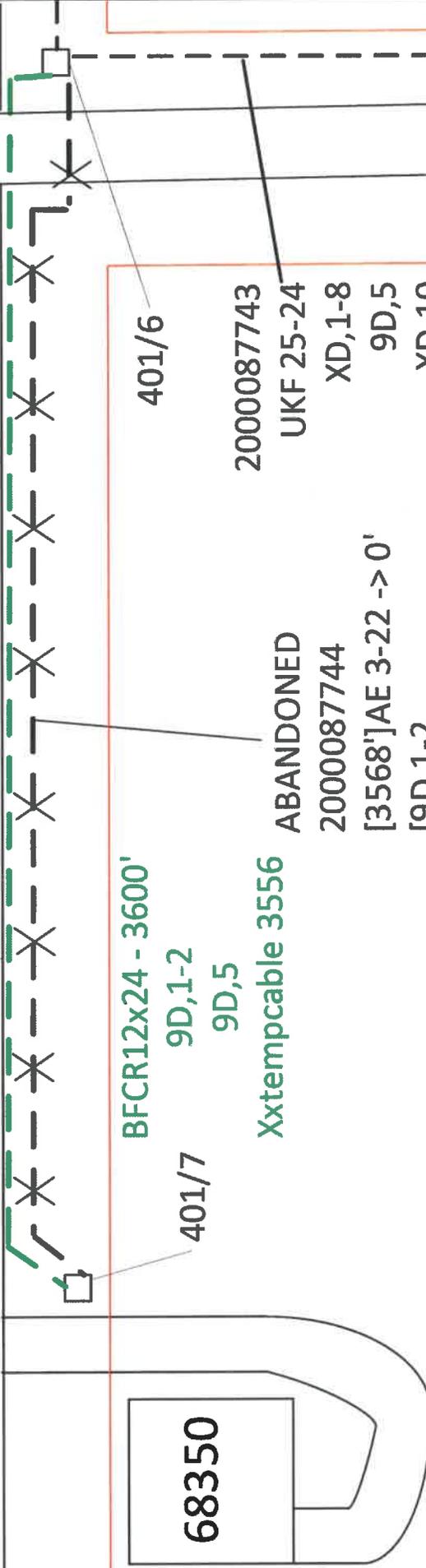
Bm2c
Whc1(b)-3

1-2' ON
ROAD
SURFACE
30 IN DEPTH

Bm2c
Whc1(b)-3

690TH AVE

295th ST



BFCR12x24 - 3600'

9D,1-2
9D,5

Xxtempcable 3556

401/7

ABANDONED

2000087744

[3568]AE 3-22 -> 0'
[9D,1-2
9D,5]

401/6

2000087743

UKF 25-24

XD,1-8

9D,5

XD,10

9D,1-3

XD,14-25

68350

N



STORY COUNTY
REPLACE TEMPORARY COPPER
ON 295TH ST COLLINS



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

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

EXCH NAME: CLNS DATE: 10/9/20

WO #: 71330908100275

TITLE: REPLACE TEMPORARY COPPER ON 295TH ST
COLLINS

DRWN: SRS PRINT: 1

STORY COUNTY UTILITY PERMIT

Date 10/13/20

To the Board of Supervisors, Story County, Iowa:

The Windstream Iowa Communications, LLC Company, incorporated under the laws of Iowa, authorize to do business within the State of Iowa, with its principal place of business at 4001 N. Rodney Parham Road, Little Rock, AR 72212, does hereby make application requesting permission to occupy certain portions of public right-of-way and that the County Engineer be directed to establish the location of lines of transmission of plow and bore on secondary route 300th St, from 300th St to 59216 300th St, a distance of 0.10 miles.

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

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

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

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

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

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

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

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

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

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

Date 10/09/2020

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

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

Recommended for Approval:

Date 10-12-20

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

Approved:

Date _____

Chair, Board of Supervisors
Story County, Iowa

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

RoW 66'

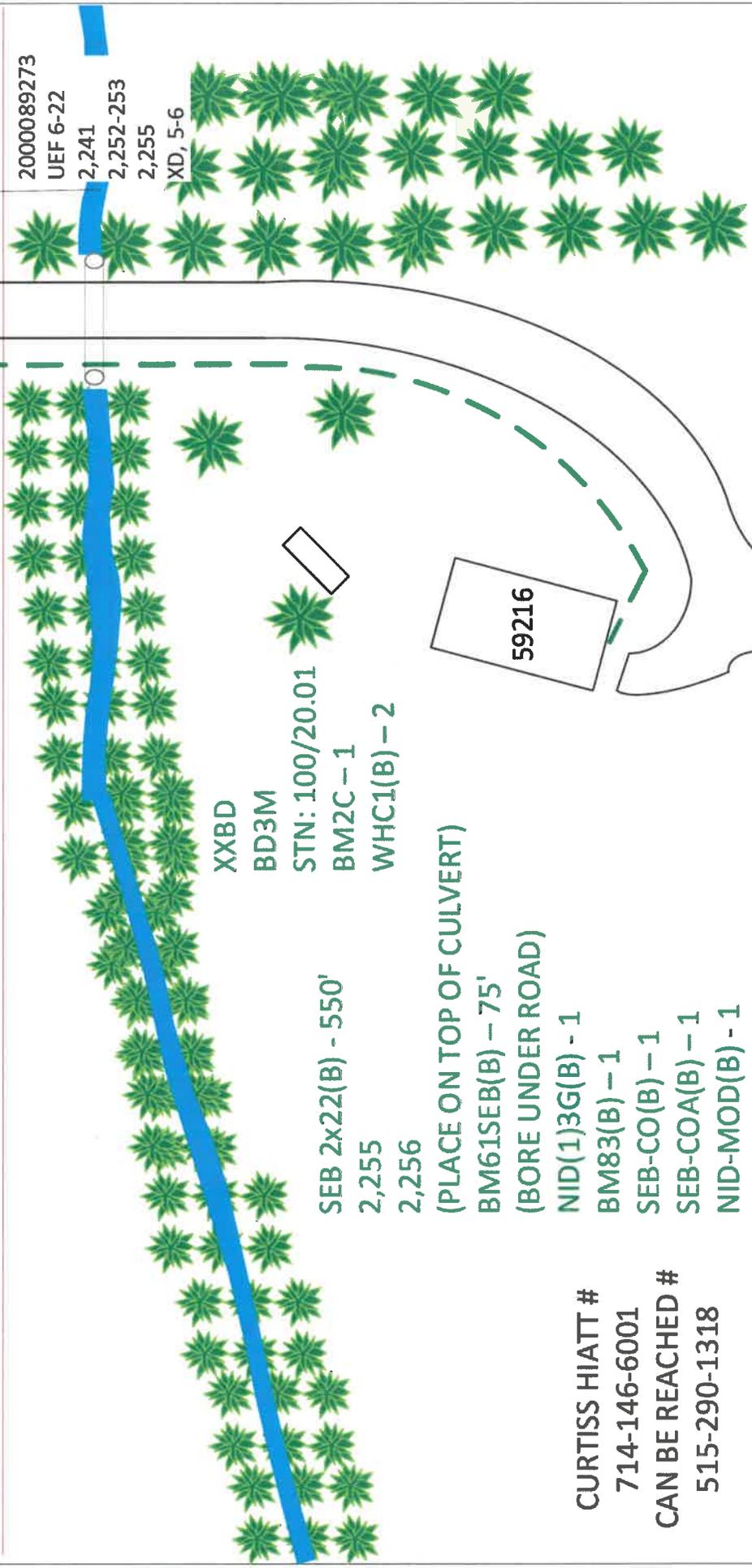
2000089269
UEF 3-22
XD,1
XD,2
2,252

100/20.01

300TH ST

TO 595TH AVE

2000089273
UEF 6-22
2,241
2,252-253
2,255
XD, 5-6



XXBD
BD3M
STN: 100/20.01
BM2C - 1
WHC1(B) - 2

SEB 2x22(B) - 550'
2,255
2,256

(PLACE ON TOP OF CULVERT)
BM61SEB(B) - 75'
(BORE UNDER ROAD)
NID(1)3G(B) - 1
BM83(B) - 1
SEB-CO(B) - 1
SEB-COA(B) - 1
NID-MOD(B) - 1

CURTISS HIATT #
714-146-6001
CAN BE REACHED #
515-290-1318



STORY COUNTY
PLACE DROP WIRE FROM PED
100/20.01 TO 59216 300TH ST
CAMBRIDGE IOWA



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

CALL ONE-CALL 1-800-292-8989 48 HOURS PRIOR TO CONSTRUCTION	
EXCH NAME: CMBR	DATE: 10/6/2020
WO #: 71330908100267	
TITLE: SO CMBRIA REPLACE DROP FROM PED TO 59216 300TH ST	
DRWN: SRS	PRINT: 1

STORY COUNTY UTILITY PERMIT

Date 10/13/20

To the Board of Supervisors, Story County, Iowa:

The Windstream Iowa Communications, LLC Company, incorporated under the laws of Iowa, authorize to do business within the State of Iowa, with its principal place of business at 4001 N. Rodney Parham Road, Little Rock, AR 72212, does hereby make application requesting permission to occupy certain portions of public right-of-way and that the County Engineer be directed to establish the location of lines of transmission of plow on secondary route 140th St, from 140th St to 66141 140th St, a distance of 0.06 miles.

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

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

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

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

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

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

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

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

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

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

Date 10/09/2020

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

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

Recommended for Approval:

Date 10-12-20

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

Approved:

Date _____

Chair, Board of Supervisors
Story County, Iowa

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

REBECCA SITTIG #

515-434-2245

CAN BE REACHED #

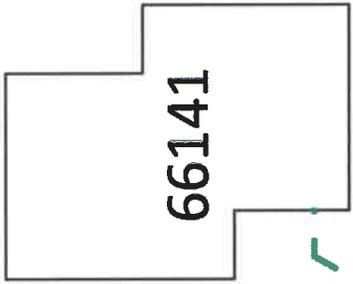
515-451-1477



SEB2x22(B) - 310'
1,326
1,327

NID(1)3G(B) - 1
BM83(B) - 1
SEB-CO(B) - 1
SEB-COA(B) - 1
NID-MOD(B) - 1

2000737847
UEF 3-22
1,326-327
XD,3



66141



140TH ST

← TO 660TH AVE

RoW 66'



STORY COUNTY
PLOW CUSTOMER LOT TO PLACE
SERVICE FROM 309/1 TO 66141
140TH ST AND REPLACE PED



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

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

EXCH NAME: MCBG DATE: 10/6/2020

WO #: 71330908100268

TITLE: SO MCBGIA REPLACE DROP TO 66141
140TH ST

DRWN: SRS

PRINT: 1

CROP FIELD

XXBD

BD3M

STN:309/1

BM2C - 1

WHC1(B) - 2

309/1

2000737849

UEF 3-22

1,326

XD,2

XD,3

1-00

Permit Number 21-5253

STORY COUNTY UTILITY PERMIT

Date 10/13/20

To the Board of Supervisors, Story County, Iowa:
XENIA RURAL

The WATER DISTRICT Company, incorporated under the laws of IOWA authorize to do business within the State of Iowa, with its principal place of business at 23998 141st ST, Bouton IA 50039 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 potable water on secondary route

To provide water service per attached map(s).

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

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

#120114 - 1630

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

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

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

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

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

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

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

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

Date 10.09.2020

XENIA RURAL WATER DISTRICT

Name of Company (Applicant - Permittee)

Roger Olsen (515) 676-2117
by ROGER OLSEN Phone no.

Recommended for Approval:

Date 10-12-20

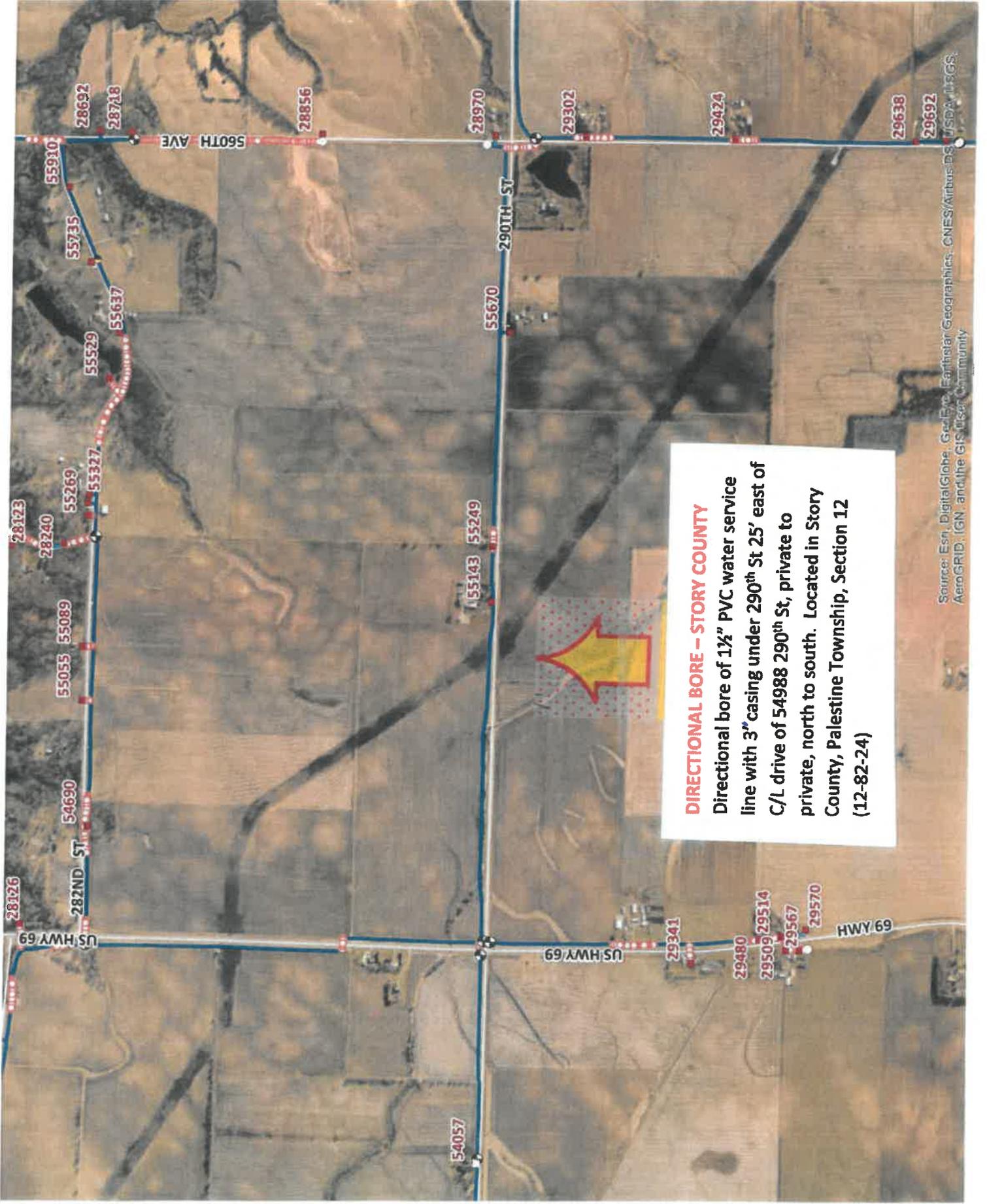
Dan Munn 515-382-7355
Asst. County Engineer Phone no.

Approved:

Date _____

Chair, Board of Supervisors
Story County, Iowa

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



DIRECTIONAL BORE – STORY COUNTY

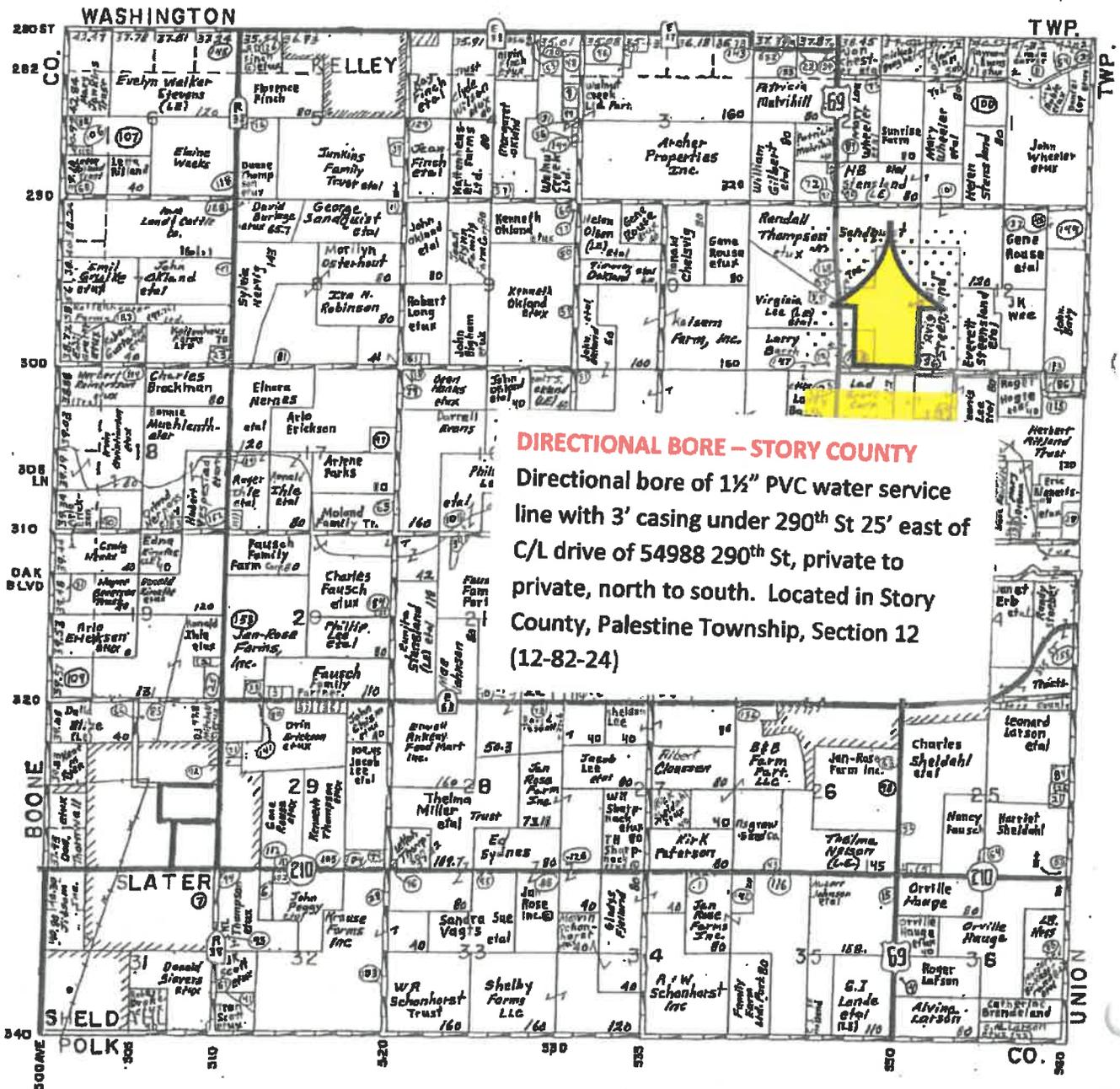
Directional bore of 1½" PVC water service line with 3" casing under 290th St 25' east of C/L drive of 54988 290th St, private to private, north to south. Located in Story County, Palestine Township, Section 12 (12-82-24)

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

T82N

PALESTINE

R24W



DIRECTIONAL BORE – STORY COUNTY
 Directional bore of 1½" PVC water service line with 3' casing under 290th St 25' east of C/L drive of 54988 290th St, private to private, north to south. Located in Story County, Palestine Township, Section 12 (12-82-24)

PURCHASE AGREEMENT

TO: Story County, Iowa, SELLER

The undersigned BUYERS hereby offer to buy and the undersigned SELLER by its acceptance agrees to sell the real property legally described as:

Part of the vacated railroad right-of-way located in the Southeast Quarter of the Southwest Quarter of Section 21, Township 82 North, Range 23 West of the 5th P.M., City of Cambridge, Story County, Iowa, being more particularly described as follows: Commencing at the Northeast Corner of Lot 10 in the Subdivision of Part of the Southeast Quarter of said Southwest Quarter; thence S11°44'50"E, 186.36 feet along the east line of said Lot 10 and said line extended; thence S88°17'53"W, 74.58 feet to the point of beginning; thence continuing S88°17'53"W, 127.06 feet; thence N11°42'31"W, 36.59 feet to the north line of said vacated railroad right-of-way; thence following said line N88°17'53"E, 30.30 feet; thence N01°42'07"W, 15.00 feet; thence N88°17'53"E, 104.51 feet; thence departing said line S00°08'44"E, 51.04 feet to the point of beginning, containing 0.14 acres.

together with any easements and appurtenant servient estates, but subject to any reasonable easements of record for public utilities or roads, any zoning restrictions, customary restrictive covenants and mineral reservations of record, if any, herein referred to as the "Property," upon the following terms and conditions provided BUYERS, on possession, are permitted to use the Property for residential purposes:

1. PURCHASE PRICE. The Purchase Price shall be \$5.00 to be delivered at closing.

2. POSSESSION AND CLOSING. If BUYERS timely perform all obligations, possession of the Property shall be delivered to BUYERS on or before November 1, 2020, and any adjustments of rent, insurance, taxes, interest, and all charges attributable to the SELLER'S possession shall be made as of the date of possession. Closing shall occur after approval of title by BUYERS' attorney. This transaction shall be considered closed upon the filing of title transfer documents and receipt of all funds then due at closing from BUYERS under the Agreement.

3. DEED. Upon payment of the purchase price, SELLER shall convey the Property to BUYERS by Quit Claim Deed, free and clear of all liens, restrictions, and encumbrances through Grantors, but not otherwise, except as provided in this Agreement.

4. NOTICE. Any notice under this Agreement shall be in writing and be deemed served when it is delivered by personal delivery or by certified mail return receipt

requested, addressed to the parties at the address given below.

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

6. GENERAL PROVISIONS. In the performance of each part of this Agreement, time shall be of the essence. Failure to promptly assert rights herein shall not, however, be a waiver of such rights or a waiver of any existing or subsequent default. This Agreement shall apply to and bind the successors in interest of the parties. This Agreement shall survive the closing. Paragraph headings are for convenience of reference and shall not limit or affect the meaning of this Agreement. Words and phrases herein shall be construed as in the singular or plural number, and as masculine, feminine, or neuter gender according to the context.

7. REMEDIES OF THE PARTIES. BUYERS and SELLERS are entitled to utilize any and all other remedies or actions at law or in equity available to them, including without limitation an action for specific performance and the prevailing parties shall be entitled to obtain judgment for costs and attorney fees.

8. NO REAL ESTATE AGENT OR BROKER. Neither party has used the service of a real estate agent or broker in connection with this transaction.

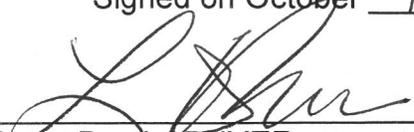
9. INSPECTION OF PRIVATE SEWAGE DISPOSAL SYSTEM. Seller represents and warrants to Buyer that the Property is not served by a private sewage disposal system, and there are no known private sewage disposal systems on the property.

10. ADDITIONAL PROVISIONS. It is expressly acknowledged by the BUYER that SELLER shall have no obligation to close the transaction contemplated by this Agreement unless and until all its obligations expressed in Iowa Code Section §331.361 have been satisfied.

11. ABSTRACT. SELLER will not provide an abstract.

ACCEPTANCE. When accepted, this Agreement shall become a binding contract.

Signed on October 7, 2020.



Larry Purvis, BUYER



Ruth Purvis, BUYER

Accepted on October _____, 2020.

Story County, Iowa, SELLER

STORY COUNTY, IOWA
RESOLUTION OF THE BOARD OF SUPERVISORS
RESOLUTION NO. 21-30

RESOLUTION TO ENTER INTO A PURCHASE AGREEMENT FOR THE SALE OF COUNTY PROPERTY KNOWN AS **Part of the vacated railroad right-of-way located in the Southeast Quarter of the Southwest Quarter of Section 21, Township 82 North, Range 23 West of the 5th P.M., City of Cambridge, Story County, Iowa, being more particularly described as follows: Commencing at the Northeast Corner of Lot 10 in the Subdivision of Part of the Southeast Quarter of said Southwest Quarter; thence S11°44'50"E, 186.36 feet along the east line of said Lot 10 and said line extended; thence S88°17'53"W, 74.58 feet to the point of beginning; thence continuing S88°17'53"W, 127.06 feet; thence N11°42'31"W, 36.59 feet to the north line of said vacated railroad right-of-way; thence following said line N88°17'53"E, 30.30 feet; thence N01°42'07"W, 15.00 feet; thence N88°17'53"E, 104.51 feet; thence departing said line S00°08'44"E, 51.04 feet to the point of beginning, containing 0.14 acres., AND AUTHORIZE THE SIGNATURE UPON THE PURCHASE AGREEMENT AND ALL OTHER NECESSARY DOCUMENTATION TO EFFECTUATE THE SALE BY THE CHAIR OF THE BOARD OF SUPERVISORS.**

BE IT RESOLVED by the Board of Supervisors of Story County, Iowa, that in order to dispose of an interest in real property, to assist Larry and Ruth Purvis, of Cambridge, Iowa with a land boundary discrepancy, the attached Purchase Agreement between Story County Iowa, and Larry and Ruth Purvis, is necessary and advisable to transfer the property.

WHEREAS the County has fully considered the Purchase Agreement and finds that it is a necessary step in the process toward disposing of property in accordance with Iowa Code 331.361.

WHEREAS the entering into said Purchase Agreement is advisable.

NOW, THEREFORE, BE IT RESOLVED that the County shall enter into the attached Purchase Agreement for the sale of **Part of the vacated railroad right-of-way located in the Southeast Quarter of the Southwest Quarter of Section 21, Township 82 North, Range 23 West of the 5th P.M., City of**

Cambridge, Story County, Iowa, being more particularly described as follows: Commencing at the Northeast Corner of Lot 10 in the Subdivision of Part of the Southeast Quarter of said Southwest Quarter; thence S11 44'50"E, 186.36 feet along the east line of said Lot 10 and said line extended; thence S88 17'53"W, 74.58 feet to the point of beginning; thence continuing S88 17'53"W, 127.06 feet; thence N11 42'31"W, 36.59 feet to the north line of said vacated railroad; thence following said line N88 17'53"E 30.30 feet, thence N01 42'07"W, 15.00 feet; thence N88 17'53"E, 104.51 feet; thence departing said line S00 08'44"E, 51.04 feet to the point of beginning, containing 0.14 acres., and any other necessary documentation to complete the transfer.

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 20th day of October, 2020.

Chairperson, Board of Supervisors

Attest:

County Auditor

ROLL CALL	Lauris Olson	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 _____

Chairperson declared this Resolution ADOPTED AND APPROVED.

Staff Report

Story County
Board of Supervisors

Date of Meeting:
October 20, 2020

Case Number REZ03-20

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



APPLICANT:

Boyd Brodie
Key Cooperative
13585 620th Avenue
Roland, Iowa

PROPERTY OWNER:

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

STAFF PROJECT MANAGER:

Amelia Schoeneman, Interim Director
Planning and Development



PROPERTY INFORMATION

GENERAL PROPERTY LOCATION

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

LEGAL DESCRIPTION OF THE PARCEL

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

PARCEL IDENTIFICATION NUMBER

Parcel number 04-22-100-200

REZONING AREA SIZE

25 acres

CURRENT ZONING

A-1 Agricultural

A-1 AGRICULTURAL DISTRICT STATEMENT OF INTENT

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

A-2 AGRIBUSINESS DISTRICT STATEMENT OF INTENT

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

FUTURE LAND USE MAP DESIGNATION

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

CITIES WITHIN TWO MILES

Zearing

SERVICE DISTRICTS

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

BACKGROUND

HISTORY AND CURRENT LAND USE

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

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

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





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

PROPOSED USE

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

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

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

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

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



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

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

C2C PLAN

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

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

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

SITE AND SURROUNDING AREA

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

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

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

ANALYSIS

REZONING STANDARDS OF APPROVAL

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



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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

C2C Future Land Use Map Amendment Standards

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

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

Agricultural Resources Goals

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

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

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

Cultural Resources Goals

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



Land Use Goals:

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

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

Commercial and Industrial Areas Principles:

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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



2. Conservation of Natural Resources and Recreation. Staff Comment: No impact anticipated.

3. Land Use. Staff Comment: See analysis for the extent to which the change would be consistent with the comprehensive plan goals and policies in section a.

4. Economic Prosperity. Staff Comment: The amendment supports the continuation of a business in Story County that directly benefits the County’s agricultural operations, an important part of the County’s economy. The elevator will fill a void in the agricultural economy around the Zearing area.

5. Transportation. Staff Comment: The proposed designation amendment will likely have an impact on the traffic on 130th. A traffic impact analysis will be required as part of the site planning process. The applicant indicates that the majority (85%) of traffic that currently uses the existing grain elevator in Zearing already comes from the east along 130th. Again, 1,750 semi loads are received and 750 loads are outbound from Labor Day through Thanksgiving. The remaining 1,000 outbound loads are spread throughout the rest of the year. Currently, the 2015 AADT counts for 130th were 380.

g. Consideration of the fiscal impact of the proposed amendment to Story County.

Staff Comment: None. 130th is a paved road and impacts will be assessed through a traffic impact analysis required as part of the site planning review process.

COMMENTS

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

Comments from the Conceptual Review Team

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

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

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

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

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



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

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

A sign permit will be required for any new signage on the property. See [Chapter 89.02](#).

Comments from Cities within Two Miles

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

Comments from the General Public

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



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

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

POINTS TO CONSIDER

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

PLANNING AND ZONING COMMISSION RECOMMENDATION

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

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

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



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

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

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

ALTERNATIVES

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

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



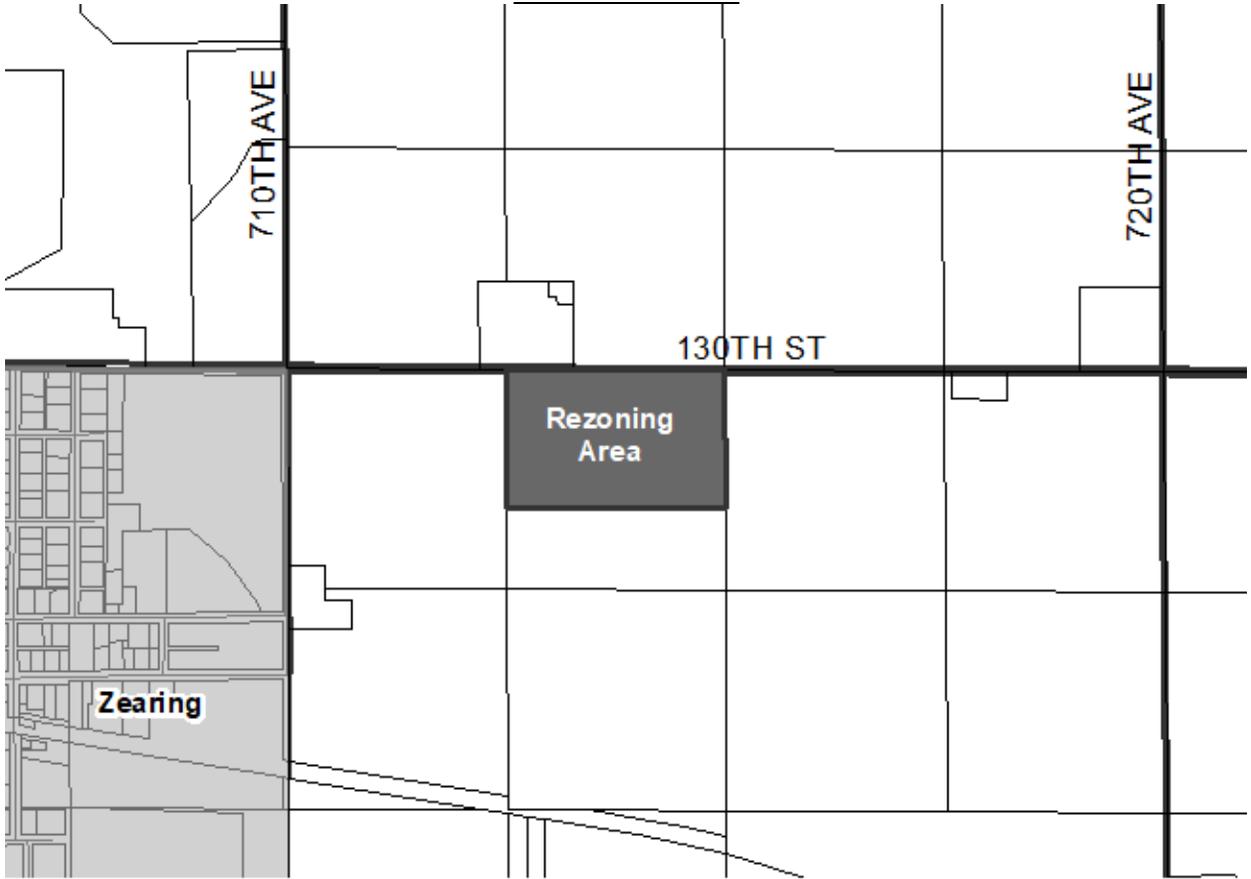
Land Use Map Designation from the Agricultural Conservation Area to the to the Commercial-Industrial Area for the north 825 feet of the Northeast Quarter of the Northwest Quarter of Section 22 of Lincoln Township as put forth in case REZ03-20 back to the applicant and/or staff for additional information,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

ATTACHMENT A

Legal Description of the Amendment Area:

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

ATTACHMENT B



DO NOT WRITE IN THE SPACE ABOVE, RESERVED FOR RECORDER

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

**Please return to:
Planning & Development**

**STORY COUNTY IOWA
ORDINANCE NO. 290**

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

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

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

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

GENERAL PROPERTY LOCATION:

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

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

WHEREAS: if any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional; and

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

Action upon FIRST Consideration: _____

DATE: October 20, 2020

Moved by: _____

Seconded by: _____

Voting Aye: _____

Voting Nay: _____

Not Voting: _____

Absent: _____

Action upon SECOND Consideration: _____

DATE: October 27, 2020

Moved by: _____

Seconded by: _____

Voting Aye: _____

Voting Nay: _____

Not Voting: _____

Absent: _____

Action upon THIRD Consideration: _____

DATE: November 10, 2020

Moved by: _____

Seconded by: _____

Voting Aye: _____

Voting Nay: _____

Not Voting: _____

Absent: _____

ADOPTED THIS _____ day of _____, _____.

Chairperson, Board of Supervisors

Attest:

County Auditor

ROLL CALL	Lauris Olson	Yea___	Nay___	Absent___
FOR ALLOWANCE	Lisa Heddens	Yea___	Nay___	Absent___
	Linda Murken	Yea___	Nay___	Absent___

ALLOWED BY VOTE
OF BOARD

Yea___ Nay___ Absent___

CHAIRPERSON

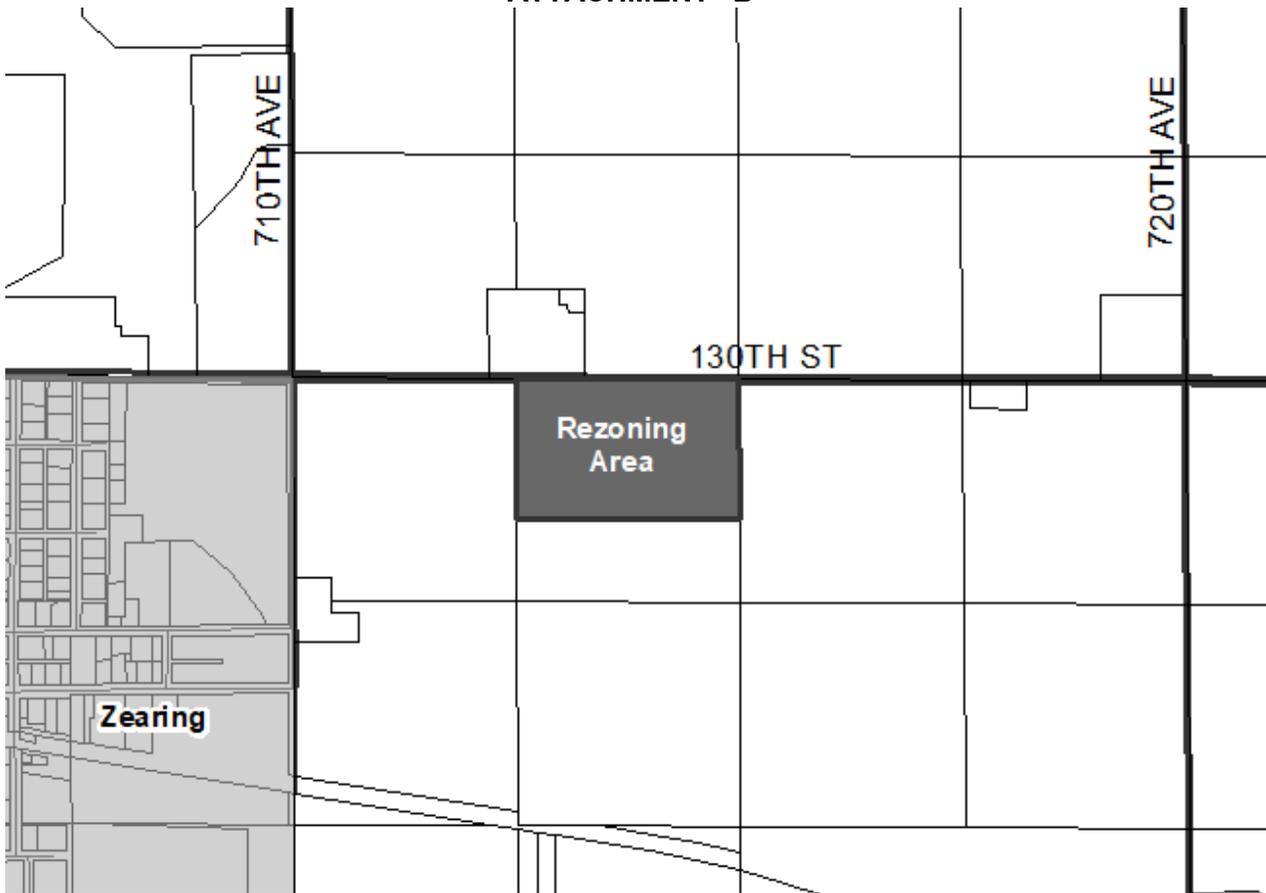
Above tabulation made by _____

ATTACHMENT "A"

Legal Description of Rezoning Area

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

ATTACHMENT "B"





1. Property Owner*

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

2. Applicant (if different than owner)

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

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

Parcel ID Number(s) 0422100200

4. Certification and Signature

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

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

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

Code of Ordinances (Text)

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

Official Zoning Map (Rezoning)***

Current District: A-1
 Proposed District: A-2
Submittal Requirements:
 Attend conceptual review meeting**
 Filing Fee (required prior to processing): \$350
 Legal description of area to be amended (submit as Word document)
 Written narrative explaining justification for proposed amendment and response to the standards for approval outlined in Section 92.06(2) of the Story County Code of Ordinances
 All submittal requirements as outlined in Section 92.06(3) of the Story County Code of Ordinances

Cornerstone to Capstone Plan***

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

RECEIVED

SEP 18 2020

**Prior to submittal of a Text, Zoning, or C2C Plan Amendment application, see conceptual review application and deadline on Planning and Development website.
 ***If applying for Zoning and C2C Plan Amendments, only 1 filing fee is required.

Receipt No. STORY CO. PLANNING & DEVELOPMENT
 Receipt Amount _____

5703e3
325

Legal Description of the area to be amended

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

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

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

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

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

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

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

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

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

Responses for conceptual review and rezoning applications are listed below.

92.06 AMENDING THE OFFICIAL ZONING MAP (REZONINGS).

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

(Ordinance No. 252)

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

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

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

(Ordinance No. 252)

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

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

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

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

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

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

(Ordinance No. 184)

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

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

Legend

E18



New Driveway

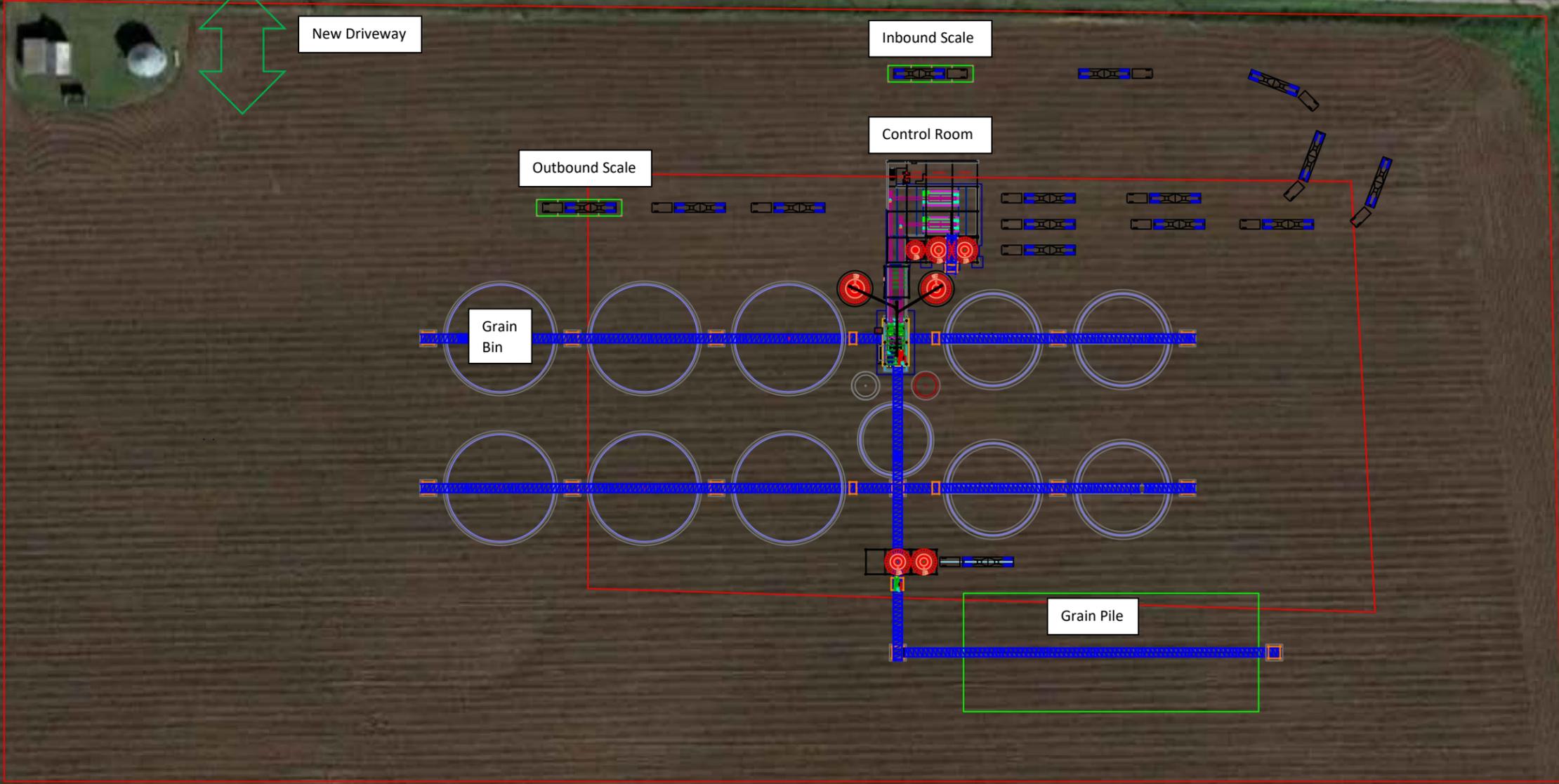
Inbound Scale

Control Room

Outbound Scale

Grain Bin

Grain Pile



Hiring Freeze Exemption Request

Position Title: Equipment Operator I Date Submitted: 10-13-20

Division/Department: Secondary Roads Preferred Start Date: 11-16-20

Requestor: Darren Moon Board Approval: _____

What job function will this position serve?

This is our entry level truck driver position and this person will have a snow plow route to maintain this winter.

Why do you consider this position to be essential?

I consider our road maintenance employees essential especially during winter snow plow season. This new hire would fill and open position due to a recent resignation.

What are the consequences if this position is not filled?

If we have an outbreak of Covid in our maintenance department this winter, this could impact our ability to maintain the roads and keep them in a safe condition. We need to be fully staffed with trained plow truck drivers.

Is it possible for the job responsibilities to be performed by other staff?

Job requires a CDL and training. We are also looking for backup help from IRVM if needed as two of them have CDL's.

What are the funding sources for this position?

Secondary Road Fund

How will the department/office manage its work if this position is not authorized?

We will run the risk of being short on plow truck drivers this winter.



STORY COUNTY ATTORNEY'S OFFICE

Timothy C. Meals – County Attorney

Story County Justice Center

1315 South B Ave – Nevada Iowa 50201

(515) 382-7255 | FAX: (515) 382-7270

Ames Office – Human Services Center

126 South Kellogg Ave, Suite 203 – Ames Iowa 50010

(515) 232-4185 | FAX: (515) 232-6405



October 20, 2020

Story County Board of Supervisors
Story County Administration Building
900 Sixth Street
Nevada, IA 50201

Dear Story County Board of Supervisors:

A Victim/Witness Coordinator position was approved for my office during our FY21 Budget Session. Due to the COVID-19 pandemic and courts being closed down for several months, there was not an urgent need to fill this position. Now that courts have opened back up and trials are being held, I am requesting this additional FTE position.

A current employee has completed extensive training and has become a certified victim/witness coordinator through the State of Iowa and she will be moved to this position. That, in turn, will open up a FTE Legal Assistant II position which we will open up for recruitment as soon as feasibly possible.

Thank you for your consideration to this request.

Respectfully,

/s/ Timothy C. Meals
Timothy C. Meals
Story County Attorney

Hiring Freeze Exemption Request

Position Title: Victim/Witness Coord Date Submitted: October 6, 2020

Division/Department: Attorney Preferred Start Date: October 26, 2020

Requestor: Attorney Tim Meals Board Approval: _____

What job function will this position serve?

Provide direct services to crime victims/witnesses, providing information, notification, and assistance to victims/witnesses regarding rights/benefits under the State Victims of Crime Act and Iowa Code 915, acting as a liaison between different stakeholder groups.

Why do you consider this position to be essential?

A VWC is the direct link to the victims in a case. Victims are the most vulnerable population we work with and should be provided an individual they can call and ask questions to, get guidance on the court process, and have a person who can be in the courtroom with them. A VWC helps answer any questions as a case progresses as well as being a support. Should the attorney's be unavailable to help, a VWC would be able to do what the attorneys cannot and help ensure victims are getting the assistance they need, when they need it.

What are the consequences if this position is not filled?

When victims are unable to reach a person, feel like they are not being heard by the legal process, or cannot get the help they need; it is common for the victims to stop working with the County Attorney's Office. The attorney is not always able to provide this service due to other demands regarding the case so the VWC provides that direct link. Without this position many victims will be left without a lifeline to help them know where they can go or what they can do throughout the process of a case.

Is it possible for the job responsibilities to be performed by other staff?

Currently I have two legal assistants and a part time temporary intern that are fulfilling many of the functions, but outside agencies that normally provide victims assistance in meetings, depositions, and trial are not available due to COVID-19 concerns. Due to having other duties to attend to, current staff cannot invest the amount of time necessary to provide the best services.

What are the funding sources for this position?

This position was approved for FY21 so funds are currently in our budget.

How will the department/office manage its work if this position is not authorized?

Attorneys who are assigned to these staff members will not get the appropriate level of support needed as they prepare for trials, depositions, meetings, hearings, etc.



STORY COUNTY

Facilities Management

JOBY BROGDEN

Director
515.382.7401

JON EICKHOLT

Assistant
515.382.7402

Story County Administration
900 6th St.

Nevada, Iowa 50201
515.382.7404 FAX

TO: Board of Supervisors
FROM: Joby Brogden JB
RE: HSC proposed signage
DATE: October 20, 2020

On the Board agenda today is discussion regarding opening the first set of foyer doors to the Human Services Center. If approved, I believe that we should change the wording of the signage on the front doors. Currently, the wording states:

Open To The Public
For Business During
The Hours of
8:00am-4:30pm
Monday-Friday

No Loitering

Proposed changes are:

Building Closed to the Public
Phone Available in Foyer to Contact Offices in the Facility
8:00am-4:30pm
Monday-Friday

No Loitering

I will be attending the meeting to discuss both the opening of the first set of foyer doors and the signage. Thank you.



STORY COUNTY
ECONOMIC DEVELOPMENT GROUP

Fiscal Year 2020 Annual Report

Submitted October 2020

Meetings and Attendance

<i>Date of Meeting</i>	<i>Meeting Location</i>	<i>Attendance</i>																
		<i>Ames</i>	<i>Cambridge</i>	<i>Collins</i>	<i>Colo</i>	<i>Gilbert</i>	<i>Huxley</i>	<i>Kelley</i>	<i>Maxwell</i>	<i>McCallsburg</i>	<i>Nevada</i>	<i>Roland</i>	<i>Slater</i>	<i>Story City</i>	<i>Zearing</i>	<i>BOS</i>	<i>AEDC Contract</i>	<i>SC Staff</i>
<i>July 18, 2019</i>	<i>Administration Building - Nevada</i>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
<i>October 24, 2019</i>	<i>Administration Building - Nevada</i>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
<i>January 23, 2020</i>	<i>Roland</i>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
<i>April 2020</i>	<i>Meeting Cancelled Due to COVID-19</i>																	

Based on the attendance in FY 2020, the following communities are eligible for FY2020 funding:

- All communities.

Fiscal Year 2020 Funds Awarded

For Fiscal Year 2020, the Story County Board of Supervisors budgeted \$110,000 in funding to the Story County Economic Development Group. These funds are distributed in two ways to eligible Story County communities:

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

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

Attached is a summary by community that includes names of appointed representatives and updates on project funds and allocated funding.

Story County Economic Development Group – Agenda Summaries

Throughout Fiscal Year 2020, the Story County Economic Development Group received reports and presentations, and/or acted on, the following items:

- Discussion of Bylaws and Guidelines
- Story County Marketing Video
- Project Funds Criteria: Define Activities Qualifying as Community Betterment
- Approval of Calendar Year 2020 Meeting Calendar

Community Name	Appointed Representative and Alternate(s)	Annual Eligibility Determination					
City of Ames	Dan Culhane	Question 1 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 2 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Meeting Date July 18, 2019	Meeting Date October 24, 2019	Meeting Date January 23, 2020	Question 3 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	Amy Howard	Question 4 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 5 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 6 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 7 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 8 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 9 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	Annual Allocation Report						
	Amount Received	All Annual Allocation Funds Used	Purpose of Funds	If not used, how will they be used?	Project Funds - Amount Received	Purpose of Funds	If not used, how will they be used?
	\$51,722.45	Yes	AEDC operations and programming				
Community Name	Appointed Representative and Alternate(s)	Annual Eligibility Determination					
City of Cambridge	David Thom	Question 1 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 2 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Meeting Date July 18, 2019	Meeting Date October 24, 2019	Meeting Date January 23, 2020	Question 3 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	Barb McBreen	Question 4 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 5 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Question 6 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 7 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Question 8 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 9 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	Annual Allocation Report						
	Amount Received	All Annual Allocation Funds Used	Purpose of Funds	If not used, how will they be used?	Project Funds - Amount Received	Purpose of Funds	If not used, how will they be used?
	\$2,887.33	Yes	Rehabilitation and redevelopment of the Cambridge Opera House Project - 222 Water Street (Design Phase)		\$2,500.00	Rehabilitation and redevelopment of the Cambridge Opera House Project - 222 Water Street (Design Phase)	

Annual Eligibility Determination							
Community Name	Appointed Representative and Alternate(s)	Annual Eligibility Determination					
City of Collins	Del Amsden	Question 1 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 2 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Meeting Date July 18, 2019	Meeting Date October 24, 2019	Meeting Date January 23, 2020	Question 3 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	Greg Schlueter	Question 4 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Question 5 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 6 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 7 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 8 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 9 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	Annual Allocation Report						
	Amount Received	All Annual Allocation Funds Used	Purpose of Funds	If not used, how will they be used?	Project Funds - Amount Received	Purpose of Funds	If not used, how will they be used?
	\$2,608.32	Yes	Improvements and Developments on Main Street		\$2,500.00	Improvements to Community Center and Mural Walk	
Annual Eligibility Determination							
Community Name	Appointed Representative and Alternate(s)	Annual Eligibility Determination					
City of Colo	Amy Kohlwes	Question 1 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 2 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Meeting Date July 18, 2019	Meeting Date October 24, 2019	Meeting Date January 23, 2020	Question 3 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	Stephanie Woodhouse	Question 4 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Question 5 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 6 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 7 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 8 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 9 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	Annual Allocation Report						
	Amount Received	All Annual Allocation Funds Used	Purpose of Funds	If not used, how will they be used?	Project Funds - Amount Received	Purpose of Funds	If not used, how will they be used?
	\$2,928.52	No		Carry over for future housing development expenses	\$2,000.00	Engineering fees for housing development	We will carry over \$274.50 for more housing development planning.

Annual Eligibility Determination							
Community Name	Appointed Representative and Alternate(s)	Annual Eligibility Determination					
City of Gilbert	Sonia Arellano Dodd	Question 1 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Question 2 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Meeting Date July 18, 2019	Meeting Date October 24, 2019	Meeting Date January 23, 2020	Question 3 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	Teri Gallahan	Question 4 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 5 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 6 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Question 7 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 8 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 9 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	Annual Allocation Report						
	Amount Received	All Annual Allocation Funds Used	Purpose of Funds	If not used, how will they be used?	Project Funds - Amount Received	Purpose of Funds	If not used, how will they be used?
	\$3,101.64	No		Plan to carry over funds. Possible future projects include: directional signage, roundabout streetscaping, update website.			
Annual Eligibility Determination							
Community Name	Appointed Representative and Alternate(s)	Annual Eligibility Determination					
City of Huxley	Rita Conner	Question 1 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 2 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Meeting Date July 18, 2019	Meeting Date October 24, 2019	Meeting Date January 23, 2020	Question 3 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	Kevin Deaton	Question 4 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 5 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 6 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 7 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 8 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 9 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	Annual Allocation Report						
	Amount Received	All Annual Allocation Funds Used	Purpose of Funds	If not used, how will they be used?	Project Funds - Amount Received	Purpose of Funds	If not used, how will they be used?
	\$4,979.98	Yes	Operational expense for Huxley Development Corporation		\$2,500.00	Contract with BG Productions – City Video	

Annual Eligibility Determination							
Community Name	Appointed Representative and Alternate(s)	Annual Eligibility Determination					
City of Kelley	Karen Denger	Question 1 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 2 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Meeting Date July 18, 2019	Meeting Date October 22, 2019	Meeting Date January 23, 2020	Question 3 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	Jane Walter	Question 4 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Question 5 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 6 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 7 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Question 8 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Question 9 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	Annual Allocation Report						
	Amount Received	All Annual Allocation Funds Used	Purpose of Funds	If not used, how will they be used?	Project Funds - Amount Received	Purpose of Funds	If not used, how will they be used?
	\$2,452.00	Yes	Hospitality Room/City Hall improvements	Click or tap here to enter text.			
Annual Eligibility Determination							
Community Name	Appointed Representative and Alternate(s)	Annual Eligibility Determination					
City of Maxwell	Doug Miller	Question 1 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 2 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Meeting Date July 18, 2019	Meeting Date October 22, 2019	Meeting Date January 23, 2020	Question 3 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	Steve Gast	Question 4 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 5 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Question 6 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 7 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Question 8 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 9 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	Annual Allocation Report						
	Amount Received	All Annual Allocation Funds Used	Purpose of Funds	If not used, how will they be used?	Project Funds - Amount Received	Purpose of Funds	If not used, how will they be used?
	\$2,965.49	Yes	Development plans of Rock Creek Estates and Sidwell Property				

Annual Eligibility Determination							
Community Name	Appointed Representative and Alternate(s)	Annual Eligibility Determination					
City of McCallsburg	Mellisa Mattingly	Question 1 <input type="checkbox"/> YES <input type="checkbox"/> NO	Question 2 <input type="checkbox"/> YES <input type="checkbox"/> NO	Meeting Date October 24, 2019	Meeting Date January 23, 2020	Meeting Date	Question 3 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	Jacki Meimann	Question 4 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Question 5 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Question 6 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Question 7 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Question 8 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Question 9 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	Annual Allocation Report						
	Amount Received	All Annual Allocation Funds Used	Purpose of Funds	If not used, how will they be used?	Project Funds - Amount Received	Purpose of Funds	If not used, how will they be used?
	Not eligible to receive funds.						
Annual Eligibility Determination							
Community Name	Appointed Representative and Alternate(s)	Annual Eligibility Determination					
City of Nevada	John Hall	Question 1 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 2 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Meeting Date July 18, 2019	Meeting Date October 24, 2019	Meeting Date January 23, 2020	Question 3 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	Jordan Cook	Question 4 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 5 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 6 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 7 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 8 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 9 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	Annual Allocation Report						
	Amount Received	All Annual Allocation Funds Used	Purpose of Funds	If not used, how will they be used?	Project Funds - Amount Received	Purpose of Funds	If not used, how will they be used?
	\$7,905.48	Yes	Annual Operating Expenses of the Nevada Economic Development Council				

Annual Eligibility Determination							
Community Name	Appointed Representative and Alternate(s)	Annual Eligibility Determination					
City of Roland	Jodi Meredith	Question 1 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 2 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Meeting Date July 18, 2019	Meeting Date January 23, 2020	Meeting Date Click or tap here to enter text.	Question 3 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	Jeri Neely	Question 4 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Question 5 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Question 6 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Question 7 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 8 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 9 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	Annual Allocation Report						
	Amount Received	All Annual Allocation Funds Used	Purpose of Funds	If not used, how will they be used?	Project Funds - Amount Received	Purpose of Funds	If not used, how will they be used?
	\$3,271.41	No		Industrial Park sign for business	\$2,500.00	Golden Valley - Mulch	
Annual Eligibility Determination							
Community Name	Appointed Representative and Alternate(s)	Annual Eligibility Determination					
City of Slater	Jennifer Davies	Question 1 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 2 <input type="checkbox"/> YES <input type="checkbox"/> NO	Meeting Date July 18, 2019	Meeting Date October 24, 2019	Meeting Date January 23, 2020	Question 3 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	Ken May/Susan Erickson	Question 4 <input type="checkbox"/> YES <input type="checkbox"/> NO	Question 5 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 6 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 7 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 8 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 9 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	Annual Allocation Report						
	Amount Received	All Annual Allocation Funds Used	Purpose of Funds	If not used, how will they be used?	Project Funds - Amount Received	Purpose of Funds	If not used, how will they be used?
	\$3,443.69	Yes	Promotional events, newsletters, banners, website updating, business recruitment, building improvements				

Annual Eligibility Determination							
Community Name	Appointed Representative and Alternate(s)	Annual Eligibility Determination					
City of Story City	Mark Jackson	Question 1 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 2 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Meeting Date July 18, 2019	Meeting Date October 24, 2019	Meeting Date January 23, 2020	Question 3 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	Jay Wilson and Tyler Frederiksen	Question 4 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 5 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 6 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 7 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 8 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 9 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	Annual Allocation Report						
	Amount Received	All Annual Allocation Funds Used	Purpose of Funds	If not used, how will they be used?	Project Funds - Amount Received	Purpose of Funds	If not used, how will they be used?
	\$5,075.79	No	Sponsorship of GCC and partnership with AEDC	Will use carry-over for signage in 2020. New signage in Business Park and along Interstate.			
Annual Eligibility Determination							
Community Name	Appointed Representative and Alternate(s)	Annual Eligibility Determination					
City of Zearing	Karen Davis	Question 1 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 2 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Meeting Date July 18, 2019	Meeting Date October 24, 2019	Meeting Date January 23, 2020	Question 3 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
		Question 4 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 5 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Question 6 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Question 7 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Question 8 <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Question 9 <input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	Annual Allocation Report						
	Amount Received	All Annual Allocation Funds Used	Purpose of Funds	If not used, how will they be used?	Project Funds - Amount Received	Purpose of Funds	If not used, how will they be used?
	\$2,657.90	No		Possible sidewalk repairs to connect trail to Dakins Lake	\$2,000.00	Fire Department and EMS Radios	

SCEDG Financials - FY 2020

Community	Population	Base \$	Certification \$	Fiscal Year 2020 (Annual Allocations)		Additional from Re-Allocation (\$2500/13)	Project Funds	Total \$
				Population \$ (0.8404198)	Total \$ FY20		Total \$ FY20	Total \$ FY20
Ames	58,935	\$ 500.00	\$ 1,500.00	\$ 49,530.14	\$ 51,530.14	\$ 192.31	\$ -	\$ 51,722.45
Cambridge	827	\$ 500.00	\$ 1,500.00	\$ 695.03	\$ 2,695.03	\$ 192.31	\$ 2,500.00	\$ 5,387.33
Collins	495	\$ 500.00	\$ 1,500.00	\$ 416.01	\$ 2,416.01	\$ 192.31	\$ 2,500.00	\$ 5,108.32
Colo	876	\$ 500.00	\$ 1,500.00	\$ 736.21	\$ 2,736.21	\$ 192.31	\$ 2,000.00	\$ 4,928.52
Gilbert	1,082	\$ 500.00	\$ 1,500.00	\$ 909.33	\$ 2,909.33	\$ 192.31	\$ -	\$ 3,101.64
Huxley	3,317	\$ 500.00	\$ 1,500.00	\$ 2,787.67	\$ 4,787.67	\$ 192.31	\$ 2,500.00	\$ 7,479.98
Kelley	309	\$ 500.00	\$ 1,500.00	\$ 259.69	\$ 2,259.69	\$ 192.31	\$ -	\$ 2,452.00
Maxwell	920	\$ 500.00	\$ 1,500.00	\$ 773.19	\$ 2,773.19	\$ 192.31	\$ -	\$ 2,965.49
McCallsburg	333	\$ -	\$ -	\$ 279.86	\$ -		\$ -	\$ -
Nevada	6,798	\$ 500.00	\$ 1,500.00	\$ 5,713.17	\$ 7,713.17	\$ 192.31	\$ -	\$ 7,905.48
Roland	1,284	\$ 500.00	\$ 1,500.00	\$ 1,079.10	\$ 3,079.10	\$ 192.31	\$ 2,500.00	\$ 5,771.41
Slater	1,489	\$ 500.00	\$ 1,500.00	\$ 1,251.39	\$ 3,251.39	\$ 192.31	\$ -	\$ 3,443.69
Story City	3,431	\$ 500.00	\$ 1,500.00	\$ 2,883.48	\$ 4,883.48	\$ 192.31	\$ -	\$ 5,075.79
Zearing	554	\$ 500.00	\$ 1,500.00	\$ 465.59	\$ 2,465.59	\$ 192.31	\$ 2,000.00	\$ 4,657.90
Totals	80,650	\$ 6,500.00	\$ 19,500.00	\$ 67,779.86	\$ 93,500.00	\$ 2,500.00	\$ 14,000.00	\$ 110,000.00



Memorandum

To: Story County Board of Supervisors

From: Michael D. Cox, Director

Date: October 20, 2020

Re: Discussion of Story County Acting as Fiscal Agent and Providing a Cash Match for a Headwaters of the South Skunk River Watershed Management Authority Planning Grant Application.

The Headwaters of the South Skunk River Watershed Management Authority (HSSRWMA) is preparing to submit a grant application to the DNR. This grant would fund HSSRWMA recruitment, develop a watershed plan, and conduct an education and outreach campaign.

HSSRWMA has previously established a 28E agreement with seven political subdivisions. Story County is a current member. This WMA encompasses three HUC10 watersheds:

- Headwaters South Skunk River,
- Keigley Branch-South Skunk River, and
- Drainage Ditch 71

This grant request will fund further efforts to recruit the remaining political subdivisions and other stakeholder groups to the WMA, conduct a Comprehensive Watershed Plan (Plan) including identification of specific water quality improvement goals, and conduct a watershed awareness and community engagement campaign.

This work is directly related to goals specified in the Strategic Plan and C2C.

The Conservation Board supports the grant application and is considering a cash match.

The WMA will meet on October 28, 2020 to form a Board of Directors, adopt bylaws, and consider submission of this grant. Story County consideration of serving as fiscal agent and offering a match will be on the consent agenda for November 3, 2020. Pending WMA approval of the grant, and Story County approval of a match and agreement to serve as fiscal agent, the application will be submitted on November 6, 2020.



Paul D. Pate
Secretary of State
State of Iowa

28E Agreement

FOR OFFICE USE ONLY

FILED

M511295

10/23/2018 3:30:48 PM

PLEASE READ INSTRUCTIONS ON BACK BEFORE COMPLETING THIS FORM

Item 1. The full legal name, organization type and county of each participant to this agreement are:

	Full Legal Name	Organization Type	*County
Party 1	Story County, Iowa	County	Story
Party 2	City of Ames	City	Story
Party 3	City of Story City	City	Story
Party 4	City of Roland	City	Story
Party 5	City of Randall	City	Hamilton

**Enter "Other" if not in Iowa*

Item 2. The type of Public Service included in this agreement is: 560 Planning
(Enter only one Service Code and Description) Code Number Service Description

Item 3. The purpose of this agreement is: *(please be specific)*
 To establish the Headwaters of the South Skunk River Watershed Management Authority to enable cooperation in supporting watershed planning and improvements for the mutual advantage of the political subdivisions involved.

Item 4. The duration of this agreement is: *(check one)* Agreement Expires _____ Indefinite Duration
[mm/dd/yyyy]

Item 5. Does this agreement amend or renew an existing agreement? *(check one)*

NO

YES Filing # of the agreement: _____

(Use the filing number of the most recent version filed for this agreement)

The filing number of the agreement may be found by searching the 28E database at: <http://sos.iowa.gov/28e>.

Item 6. Attach two copies of the agreement to this form if not filing online.

Item 7. The primary contact for further information regarding this agreement is: *(optional)*

LAST Name Harter **FIRST** Name Leanne

Title County Outreach & Special Projects Department County Outreach & Special Projects

Email lharter@storycountyiowa.gov Phone 5153827247

DO NOT WRITE IN THE SPACE ABOVE – RESERVED FOR RECORDER
Prepared by Leanne Lawrie Harter, County Outreach and Special Projects Manager, 900 6th Street,
Nevada, Iowa 50201 515-382-7247

Return to: Leanne Harter

**Headwaters of the South Skunk River Watershed Management Authority Agreement
Between Story County, Boone County, Hamilton County, Hardin County,
City of Ames, City of Story City, City of Roland, City of Randall, City of Jewell, City of
Ellsworth, City of Kamrar, City of Blairsburg, City of Williams,
Story County Soil and Water Conservation District, Boone County Soil and Water
Conservation District, Hamilton County Soil and Water Conservation District, and
Hardin County Soil and Water Conservation District**

This Joint and Cooperative Agreement (hereinafter referred to as the “Agreement”) is entered into pursuant to the authority of the *Code of Iowa*, Chapter 28E on this 17th day of July, 2018 by and between Story County, Boone County, Hamilton County, Hardin County, City of Ames, City of Story City, City of Roland, City of Randall, City of Jewell, City of Ellsworth, City of Kamrar, City of Blairsburg, City of Williams, Story County Soil and Water Conservation District, Boone County Soil and Water Conservation District, Hamilton County Soil and Water Conservation District, and Hardin County Soil and Water Conservation District. All entities shall be referred to hereinafter as the “Cooperators”.

WHEREAS, *Code of Iowa* Section 466B authorizes two (2) or more political subdivisions, defined as including cities, counties and/or soil and water conservation districts, all of which must be located within the same United States Geological Survey Hydrologic Unit Code 8 watershed, to enter into agreement under Chapter 28E of the *Code of Iowa* to establish a watershed management authority to enable cooperation in supporting watershed planning and improvements for the mutual advantage of the political subdivisions involved; and

WHEREAS, pursuant to *Code of Iowa* Section 466B.23, a watershed management authority may perform all of the following duties:

1. Assess the flood risks in the watershed.
2. Assess the water quality in the watershed.
3. Assess options for reducing flood risk and improving water quality in the watershed.
4. Monitor federal flood risk planning and activities.
5. Educate residents of the watershed area regarding water quality and flood risks.
6. Allocate moneys made available to the authority for purposes of water quality and flood mitigation.
7. Make and enter into contracts and agreements and execute all instruments necessary or incidental to the performance of the duties of the authority. A watershed management authority shall not acquire property by eminent domain.

and;

WHEREAS, Story County, Boone County, Hamilton County, Hardin County, City of Ames, City of Story City, City of Roland, City of Randall, City of Jewell, City of Ellsworth, City of Kamrar, City of Blairsburg, City of Williams, Story County Soil and Water Conservation District, Boone County Soil and Water Conservation District, Hamilton County Soil and Water Conservation District, and Hardin County Soil and Water Conservation District all deem establishment of the Headwaters of the South Skunk River Watershed Management Authority (the Authority), a

Instrument #: 2018-09583
10/19/2018 03:41:32 PM Total Pages: 25
28E 28E AGREEMENTS
Recording Fee: \$ 0.00
Stacie Herridge, Recorder, Story County Iowa

watershed management authority encompassing all three Hydrologic Unit Code 10 (HUC 10) watersheds, to be of mutual advantage; and

WHEREAS, it is mutually desired to enter into this Agreement pursuant to *Code of Iowa* Chapter 28E for the purpose of establishing the Headwaters of the South Skunk River Watershed Management Authority to carry out watershed planning and improvements in the Headwaters of the South Skunk River Watershed.

NOW THEREFORE, it is agreed by and between the parties as follows:

SECTION 1. IDENTITY OF THE PARTIES.

- 1.1 The Counties of Story, Boone, Hamilton, and Hardin are each a municipality of the State of Iowa, organized and operating pursuant to *Code of Iowa* Chapter 331. Their respective addresses are:

Story County
900 Sixth Street
Nevada, Iowa 50201

Boone County
201 State Street
Boone, Iowa 50036

Hamilton County Courthouse
2300 Superior Street, Suite 3
Webster City, Iowa 50595

Hardin County Courthouse
1215 Edgington Ave
Eldora, Iowa 50627

- 1.2 The Cities of Ames, Story City, Roland, Blairsburg, Ellsworth, Jewell, Kamrar, Williams, and Randall are each a municipality of the State of Iowa, organized and operating pursuant to *Code of Iowa* Chapter 364. Their respective addresses are:

City of Ames
515 Clark Avenue
Ames, Iowa 50010

City of Story City
504 Broad Street
Story City, Iowa 50248

City of Roland
202 East Ash Street/P.O. Box 288
Roland, Iowa 50236

City of Randall
Box 36
Randall, Iowa 50231

City of Blairsburg
PO Box 100
Blairsburg, IA 50034

City of Ellsworth
1528 DeWitt St.
Ellsworth, IA 50075

City of Jewell
701 Main St.
Jewell, IA 50130

City of Kamrar
PO Box 77
Kamrar, IA 50132

City of Williams
PO Box 7
Williams, IA 50271

- 1.3 The Soil and Water Conservation Districts of Story, Boone, Hardin, and Hamilton are each a governmental division of the State of Iowa as defined in *Code of Iowa* Section 161A.3(6) and a soil and water conservation district established pursuant to Iowa Code Section 161A.5(1). Their respective addresses are:

Story County SWCD
510 South 11th Street
Nevada, Iowa 50201

Boone County SWCD
1602 Snedden Drive
Boone, Iowa 50036

Hamilton County SWCD
1921 Superior Street
Webster City, IA 50595-3145

Hardin County SWCD
840 Brooks Road
Iowa Falls, Iowa 50126

SECTION 2. HEADWATERS OF THE SOUTH SKUNK RIVER WATERSHED BOUNDARY

The area within this Agreement are those lands draining to the South Skunk River above its confluence with Squaw Creek, and shall be known as the Headwaters of the South Skunk River Watershed Boundary. This Boundary is shown in Attachment A.

SECTION 3. PURPOSE.

- 3.1 The purpose of this Agreement is to provide for the manner in which the parties shall cooperate with one another to successfully encourage, plan for, and implement watershed activities within the Headwaters of the South Skunk River Watershed, including but not limited to the following activities authorized pursuant to *Code of Iowa* Section 466B.23:
- 3.1.1 Assess the flood risks in the watershed.
 - 3.1.2 Assess the water quality in the watershed.
 - 3.1.3 Assess options for reducing flood risk and improving water quality in the watershed.
 - 3.1.4 Monitor federal flood risk planning and activities.
 - 3.1.5 Educate residents of the watershed area regarding water quality and flood risks.
 - 3.1.6 Seek and allocate moneys made available to the Authority for purposes of water quality and flood mitigation.
 - 3.1.7 Make and enter into contracts and agreements and execute all instruments necessary or incidental to the performance of the duties of the Authority. The Authority shall not acquire property by eminent domain.

SECTION 4. NO SEPARATE ENTITY CREATED.

- 4.1 It is the intention of this Agreement that there be no new or additional legal or administrative entity created by this Agreement, nor that the inherent governmental powers of any Cooperator be affected in any way beyond the terms of this Agreement.
- 4.2 A joint board of the Cooperators known as the Headwaters of the South Skunk River Watershed Management Authority Board (the Board) shall be responsible for coordinating watershed planning and improvements. The Board shall be comprised of one appointee from each county, city, and district participating in this Agreement.
- 4.3 Once established, the Board will develop governing bylaws.

SECTION 5. DURATION.

This Agreement shall be in effect in perpetuity until terminated pursuant to Section 13.

SECTION 6. POWERS AND DUTIES.

- 6.1 The parties to this Agreement shall retain all powers and duties conferred by law but shall work together in the exercise of such powers and the performance of this Agreement. These powers shall not be transferred to the Watershed Management Authority. Each party shall be responsible for:
- 6.1.1 identifying opportunities for funding and in-kind support for the undertaking of watershed planning and improvements within the Headwaters of the South Skunk River Watershed;
 - 6.1.2 identifying opportunities for infrastructure development and planning capable of assessing and mitigating flood risks in the Headwaters of the South Skunk River Watershed;
 - 6.1.4 participating in educational/outreach programs regarding water quality and flood risks;

- 6.1.5 identifying opportunities for infrastructure development and planning to assess and mitigate water quality in the Headwaters of the South Skunk River Watershed;
- 6.1.6 providing support for the administration of any projects, including technical, financial and clerical, as agreed to by the Cooperators;
- 6.1.7 securing such financing, including grants, loans and the issuance of bonds of loan agreements, as determined by the respective party to be necessary or desirable to achieve the objectives of the agreement;
- 6.1.8 designing and bidding of projects;
- 6.1.9 administering contracts; and
- 6.1.10 observing construction.

SECTION 7. MANNER OF FINANCING.

The Board may solicit, accept and receive donations, endowments, gifts, grants, reimbursements and other such funds as necessary to support work pursuant to this Agreement. It is agreed and understood by the parties hereto that no financial obligations upon any cooperator are intended to be created hereby.

No action to contribute funds by a Board member of the Authority is binding on the Cooperator that he or she represents without official approval by the governing body of that Cooperator. No Cooperator may be required to contribute funds to the Authority, except to fulfill any obligation previously made by official action by the governing body of the Cooperator.

The Board will review each opportunity for funding or in-kind support. After review of the opportunity, a fiscal agent will be nominated. The fiscal agent would be a Cooperator or other organization meeting the fiscal agent standards outlined in the bylaws. Should no Cooperator or other organization accept the nomination of fiscal agent for the opportunity, the opportunity will not be considered.

SECTION 8. ENTIRE AGREEMENT.

This Agreement represents the entire understanding among the Cooperators and no Cooperator is relying on any representation or understanding which may have been made by another Cooperator and which is not included in this Agreement.

SECTION 9. SEVERABILITY/INVALIDITY.

If any term, provision or condition of this Agreement shall be determined to be invalid by a court of law, such invalidity shall in no way effect the validity of any other term, provision or condition of this Agreement, and the remainder of the Agreement shall survive in full force and effect unless to do so would substantially impair the rights and obligations of the Cooperators to this Agreement or substantially frustrate the attainment of the purposes of this Agreement.

SECTION 10. GOVERNING LAW.

This Agreement shall be governed by and interpreted under the laws of the State of Iowa.

SECTION 11. AMENDMENTS.

- 11.1 This Agreement may be amended at any time by an affirmative vote of the majority of the governing bodies of all Cooperators. Any Cooperator desiring an amendment to this Agreement shall notify the other Cooperators of its desire, and the reasons for the request.
- 11.2 Such a request shall be in writing to the other governing bodies of the Cooperators, and shall be considered by their governing body without unreasonable delay and within no more than ninety (90) days of receipt.
- 11.3 If the request is agreed to by the other Cooperators, each Cooperator shall prepare and submit to the others a certified resolution confirming the affirmative vote of the Cooperator's governing body.
- 11.4 The Amendment shall take effect ten (10) days following receipt of the last such resolution by the other Cooperators. Amendments shall be filed and recorded as required by Section 16 hereof.

SECTION 12. ADDITIONAL COOPERATORS

- 12.1 A City, County, or Soil and Water Conservation District within the Headwaters of the South Skunk River Watershed who is not a Cooperator, may request, in writing to all Cooperators, to become a Cooperator.
- 12.2 Such a request shall be considered and decided by a 2/3 vote of the Board, and shall become effective when the new Party has signed the then-current Agreement pursuant to a resolution of its governing body and requisite filing with the Iowa Secretary of State and/or County Auditor has been accomplished.

SECTION 13. TERMINATION OF AGREEMENT.

This agreement shall terminate upon the mutual agreement of the governing bodies of all Cooperators in the Authority. Upon termination, all property and money then owned by the Authority shall be distributed equally among its members after payment of all debts. Any funds donated under a stipulation limiting their use shall be dispersed consistent with the owner's direction. The governing body of each jurisdiction may individually terminate their participation in the agreement after providing the Authority a ninety (90) days' prior written notice of intent to terminate. Such termination shall be effective on the expiration of the ninety (90) days.

SECTION 14. EFFECTIVE DATE.

This Agreement shall take effect upon execution by the Cooperators as required by law, and filing with the Secretary of State in an electronic format.

SECTION 15. NOTICES.

Notices under this Agreement shall be in writing and delivered to the representative of the party to receive notice (identified below) at the address of the party designated to receive notice for each Cooperator as set forth in this Agreement. The effective date of any notice under this Agreement shall be the date of actual delivery of such notice and not the date of dispatch. The preferred means of notice shall be either actual hand delivery, certified US Mail, return receipt

requested with postage prepaid thereon, or by recognized overnight delivery service, such as FedEx or UPS.

Notices shall be delivered to the following persons at each Cooperator:

Story County: Chairperson, Story County Board of Supervisors
Story County Administration Building
900 Sixth Street
Nevada, Iowa 50201

Boone County: Chairperson, Boone County Board of Supervisors

Boone County Administration
201 State Street
Boone, Iowa 50036

Hardin County: Chairperson, Hardin County Board of Supervisors

Hardin County Courthouse
1215 Edgington Ave
Eldora, Iowa 50627

Hamilton County: Chairperson, Hamilton County Board of Supervisors

Hamilton County Courthouse
2300 Superior Street, Suite 3
Webster City, Iowa 50595

Ames: Mayor, City of Ames
City Hall
515 Clark Avenue
Ames, Iowa 50010

Story City: Mayor, City of Story City
504 Broad Street
Story City, Iowa 50248

Roland: Mayor, City of Roland
202 East Ash Street/P.O. Box 288
Roland, Iowa 50236

Randall: Mayor, City of Randall
Box 36
Randall, Iowa 50231

Blairsburg: Mayor, City of Blairsburg
PO Box 100
Blairsburg, IA 50034

Ellsworth: Mayor, City of Ellsworth

1528 DeWitt St.
Ellsworth, IA 50075

Jewell: Mayor, City of Jewell
701 Main St.
Jewell, IA 50130

Kamrar: Mayor, City of Kamrar
PO Box 77
Kamrar, IA 50132

Williams: Mayor, City of Williams
PO Box 7
Williams, IA 50271

Story County Soil and Water Conservation District:

Chairperson, Story County SWCD
510 South 11th Street
Nevada, Iowa 50201

Boone County Soil and Water Conservation District:

Chairperson, Boone County SWCD
1602 Snedden Drive
Boone, Iowa 50036

Hamilton County Soil and Water Conservation District:

Chairperson, Hamilton County SWCD
1921 Superior Street
Webster City, IA 50595-3145

Hardin County Soil and Water Conservation District:

Chairperson, Hardin County SWCD
840 Brooks Road
Iowa Falls, Iowa 50126

SECTION 16. RECORDATION.

This Agreement shall be recorded pursuant to the requirements of *Code of Iowa*, Chapter 28E.

SECTION 17. ENTIRE AGREEMENT.

This Agreement and attachments attached hereto constitute the entire Agreement, among the Cooperators and supersedes or replaces any prior agreements among the Cooperators relating to its subject matter.

SECTION 17. ENTIRE AGREEMENT.

This Agreement and attachments attached hereto constitute the entire Agreement, among the Cooperators and supersedes or replaces any prior agreements among the Cooperators relating to its subject matter.

SECTION 18. NO WAIVER.

The waiver or acceptance by any Cooperator of a breach or violation of any provisions of this Agreement by another cooperator shall not operate as, or be construed to be, a waiver of any subsequent breach.

SECTION 19. NO ASSIGNMENT OR DELEGATION.

Neither this Agreement, nor any right or obligation under it, may be assigned, transferred or delegated in whole or in part to any outside party without the prior written consent of all the Cooperators.

SECTION 20. AUTHORITY AND AUTHORIZATION.

Each party to this Agreement represents and warrants to the other that it has the right, power and authority to enter into and perform its obligations under this Agreement; and that it has taken all requisite actions necessary to approve the execution, delivery and performance of this Agreement, and that this Agreement constitutes a legal, valid and binding obligation upon itself in accordance with the terms of the Agreement.

SECTION 21. HEADINGS AND CAPTIONS.

The paragraph headings and captions set forth in this Agreement are for identification purposes only and do not limit or construe the contents of the paragraphs.

SECTION 22. COUNTERPARTS.

The Cooperators agree that this Agreement has been or may be executed in several counterparts, each of which shall be deemed an original and all such counterparts shall together constitute one and the same instrument.

Dated this 17th day of JULY, 2018.

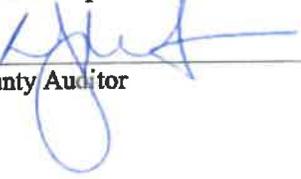
STORY COUNTY, IOWA

BY:



Board of Supervisors Chair

ATTEST:



County Auditor



NOT PARTICIPATING
AT THIS TIME

Dated this _____ day of _____, 2018.

BOONE COUNTY, IOWA

BY:

Board of Supervisors Chair

ATTEST:

County Auditor

Dated this ____ day of _____, 2018.

NOT PARTICIPATING
AT THIS TIME

HAMILTON COUNTY, IOWA

BY:

Board of Supervisors Chair

ATTEST:

County Auditor

Dated this ____ day of _____, 2018.

NOT PARTICIPATING
AT THIS TIME

HARDIN COUNTY, IOWA

BY:

Board of Supervisors Chair

ATTEST:

County Auditor

Dated this 2ND day of AUGUST, 2018.

AMES, IOWA

BY:

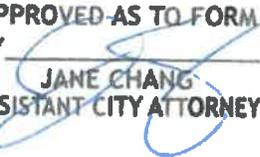


Mayor

ATTEST:



City Clerk

APPROVED AS TO FORM
BY 
JANE CHANG
ASSISTANT CITY ATTORNEY

Dated this 7th day of August, 2018.

STORY CITY, IOWA

BY:

Mike Jensen
Mayor

ATTEST:

Alexa Nichols
City Clerk

Dated this 6th day of July, 2018.

ROLAND, IOWA

BY:



Mayor

ATTEST:

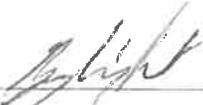


City Clerk

Dated this 11 day of September, 2018...

RANDALL, IOWA

BY:


Mayor

ATTEST:


City Clerk

NOT PARTICIPATING
AT THIS TIME

Dated this ____ day of _____, 2018.

BLAIRSBURG, IOWA

BY:

Mayor

ATTEST:

City Clerk

Dated this _____ day of _____, 2018.

NOT PARTICIPATING
AT THIS TIME

KAMRAR, IOWA

BY:

Mayor

ATTEST:

City Clerk

Dated this ____ day of _____, 2018.

NOT PARTICIPATING
AT THIS TIME

JEWELL, IOWA

BY:

Mayor

ATTEST:

City Clerk

NOT PARTICIPATING
AT THIS TIME

Dated this _____ day of _____, 2018.

ELLSWORTH, IOWA

BY:

Mayor

ATTEST:

City Clerk

Dated this _____ day of _____, 2018.

NOT PARTICIPATING
AT THIS TIME

WILLIAMS, IOWA

BY:

Mayor

ATTEST:

City Clerk

Dated this 10 day of July, 2018.

STORY COUNTY SOIL AND WATER CONSERVATION DISTRICT
STORY COUNTY, IOWA

BY:

Jerald Fitzgerald
Chairperson

ATTEST:

Jayne C. Anial
Secretary

Dated this ____ day of _____, 2018.

NOT PARTICIPATING
AT THIS TIME

BOONE COUNTY SOIL AND WATER CONSERVATION DISTRICT
BOONE COUNTY, IOWA

BY:

Chairperson

ATTEST:

Secretary

Dated this 20th day of August, 2018.

HAMILTON COUNTY SOIL AND WATER CONSERVATION DISTRICT
HAMILTON COUNTY, IOWA

BY: Linda Prussmann
Chairperson

ATTEST: Kim Olson
Secretary

Dated this _____ day of _____, 2018.

NOT PARTICIPATING
AT THIS TIME

HARDIN COUNTY SOIL AND WATER CONSERVATION DISTRICT
HARDIN COUNTY, IOWA

BY:

Chairperson

ATTEST:

Secretary

**Iowa Department of Natural Resources Comprehensive Water Quality Management
Planning Grant Application**

Grant Title:

Headwaters of the South Skunk River Watershed Management Authority –
Recruitment, Planning, and Engagement

Submitted by:

Headwaters of the South Skunk Watershed Management Authority

Fiscal Agent:

Story County

November 6, 2020

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Applicant Information

Insert form

DRAFT

Certification Letter

Insert Letter

DRAFT

Executive Summary

The Headwaters of the South Skunk River Watershed Management Authority (HSSRWMA) has previously established a 28E agreement with seven political subdivisions. The 28E is filed with the Secretary of State and a copy is attached. This WMA encompasses three HUC10 watersheds (The Watershed):

- Headwaters South Skunk River 0708010502,
- Keigley Branch-South Skunk River 0708010504, and
- Drainage Ditch 71 0708010501

This grant request will fund further efforts to recruit the remaining political subdivisions and other stakeholder groups to the WMA, conduct a Comprehensive Watershed Plan (Plan) including identification of specific water quality improvement goals, and conduct a watershed awareness and community engagement campaign.

The Watershed is part of the South Skunk River Watershed (HUC8) and is of a manageable size for this work. The Watershed is comprised of many entities committed to water quality, most of which are members of other WMAs. Specifically, many current and prospective HSSRWMA members are also members or collaborators with the Squaw Creek WMA. Squaw Creek WMA and other WMA best practices and lessons learned will be incorporated into this project. Additionally, Cities of Ames, Gilbert, Huxley, and Nevada, Story County, and stakeholder groups have been collaborating to perform county wide water quality sampling and conduct a 10-year water quality monitoring program. Lastly, Story County has recently completed a county-wide watershed assessment which will be drawn upon, and potentially scaled-up across The Watershed.

The Watershed resides entirely within Boone, Hamilton, Hardin, and Story counties, with the majority of land, residents, and businesses residing in Story and Hamilton Counties.

Our grant request is for \$ to: 1) recruit additional WMA members, 2) develop a Comprehensive Watershed Plan at the HUC12 level, identifying important goals, objectives, and action steps for the watershed, and to 3) conduct watershed awareness and community engagement. Letters of support are attached.

The Watershed

Cities and towns include: Ames (pop 67,154), Blairsburg (pop. 204), Ellsworth (pop 499), Jewell (pop 1158), Kamrar (pop 192), Story City (pop 3370), Randall (pop 165), Roland (pop 1271), and Williams (pop 327). Portions of Boone, Hamilton, Hardin and Story Counties fall within the watershed, with Hamilton and Story Counties comprising ___% of the land in the watershed.

The Watershed has been greatly altered by agriculture and urbanization. Most of the agricultural land is drained by field tiles. Bank erosion is a major problem throughout the watershed and major flooding occurred in 1993, 1996, 2008, 2010, 2014, and 2015 causing millions of dollars in property damage, siltation, and natural resource degradation.

The Watershed has a history of landowner and stakeholder involvement in water quality issues. Examples include: (1) A watershed assessment completed within Story County (2018); (2) A Water Trail Plan completed through broad community stakeholder involvement (2018); (3) a multi-agency participatory riparian buffer demonstration project – Bear Creek Riparian Buffer Project;

The Headwaters South Skunk River, Keigley Branch South Skunk River and Drainage Ditch 71 are all HUC10s. These watersheds are part of the larger South Skunk River Watershed (HUC8) and fall entirely within the USDA/NRCS' Common Resource Area (CRA) referred to as the Iowa and Minnesota Till Prairies (103.1). This CRA is characterized as primarily loamy glacial till soils with scattered lacustrine areas, potholes, outwash and flood plains and nearly level to gently undulating with relatively short slopes. Most of the wet soils have been artificially drained to maximize crop production. Primary land use is cropland. Corn and soybeans are the major crops. Hogs, cattle, and horses are the major livestock and large confined animal feeding operations (CAFOs) are common. Native vegetation was predominantly tall grass prairie. Resource concerns include: sediment loss, and nutrient loss, compromised waterway buffers, flooding, natural resource and habitat loss, and limited outdoor recreational opportunities. Classification of land use is given in Table 1.

Table 1. Land-use classification

Land Use	Headwaters South Skunk River		Keigley Branch South Skunk River		Drainage Ditch 71	
	Acres	Percent	Acres	Percent	Acres	Percent
Corn Production						
Soy Bean Production						
Grassland						
Forest						
Roads						

Alfalfa Hay						
Commercial/Industrial						
Residential						
Other Row Crops						
Wetland						
Water						
Barren						
Total		100.0		100.0		100.0

Source: Iowa DNR, Geologic Survey Bureau, 2009 Watershed Initiative Map

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Previous Assessments, Data and Projects

Countywide Watershed Assessment

Story County contracted Emmons & Olivier Resources, Inc. to conduct an assessment of all HUC12s in the county. The HUC10s represented in The Watershed are: City of Ames South Skunk River, Keigley Branch, Bear Creek, Long Dick Creek, Miller Creek South Skunk River, Headwaters Keigley Branch.

The assessment includes recommendations to improve water quality in each HUC12.

<http://www.storycountyiowa.gov/DocumentCenter/View/9046/County-Wide-Watershed-Assessment--Final-Date-19-June-2018-PDF>

IOWATER Data.

IOWATER volunteers have collected data from 20 sampling sites in the watersheds. Data is available for The Watershed from the Isaac Walton League Clean Water Hub. [Clean Water Hub](#)

Story County Water Quality Monitoring Group

The SCWQMP is a multi-layered program created to improve water quality through monitoring and stakeholder engagement. Monitoring includes laboratory analysis, agency staff field analysis, and volunteer sampling. These methods provide a balanced approach to technical analysis as well as engaging citizens as scientists. The program also facilitates community engagement in protecting and improving water resources by providing opportunities for citizens to experience and discover the influence of a watershed on water quality and implementing a user-friendly process for data collection and interpretation. Citizen involvement encourages stewardship and increases accurate information on the county's water resources.

SCWQMP volunteer and staff programs follow the Isaac Walton League of America Save Our Streams (SOS) nationwide processes and procedures. The Chemical Monitoring Data (dissolved oxygen, pH, chloride, phosphate, nitrate-N, Nitrite, transparency, water temperature) is collected and reported twice per month to the Isaac Walton League's [Clean Water Hub](#). The collection windows are the first and third or second and fourth week of each month.

The SCWQMP selects testing sites with consideration of the need factors around them, including accessibility of the site, proximity to activities that may alter water quality and for measuring an overall ambient baseline condition. SCWQMP discusses site options that will impact Story County watersheds, with Prairie Rivers of Iowa and community partners to determine site locations which provide the most benefit to all groups for the betterment of the Story County watersheds. Sixteen sites have been identified in Keigley Branch-South Skunk River HUC10 watershed. Nine of these sites currently have volunteer monitors assigned to them. The monitoring sites are located in the lower reaches of the HUC12s so that if the data suggests water quality issues, there can be a methodical approach to identifying the source(s).

The latest SCWQMP can be seen here [August 2020 data update](#).

Environmentally Sensitive Areas Inventory

Story County Conservation Board (SCC) contracted Scott C. Zager, Wildlands Ecological Services, to develop a strategy to inventory the Story County of its remaining natural areas, which are comprised of Native Plant Communities: e.g., forests/woodlands, savannas, prairie, wetlands, etc. The Story County Natural Areas Inventory is being conducted in two

phases: 1) Phase one is the identification of potential natural areas using remote sensing (air photos) along with previously collected data (rare species occurrences, previous natural areas surveys (Norris 1995), U S DA Soil Surveys, Iowa Geological Survey, etc.). 2) Phase two is the ground survey to visit sites identified in Phase 1 and evaluate the Quality of Naturalness and Biodiversity within these sites.

Site boundaries were determined primarily using air photos that were photographed along flight lines spanning the county. These pictures were digitized and then combined into a mosaic that completely canvassed the county. Photo mosaics were then rectified into electronic maps used in Geographical Information System (GIS) software as a theme layer. These rectified mosaics, known as rasters, became the base layers that were then overlain by other Theme Layers, such as, rare species inventories, soil surveys and surficial geology. Past natural areas surveys, such as that completed by W. R. Norris for his Master's Dissertation at Iowa State University, helped identify areas of known quality. The photographic signatures of these areas were used to extrapolate the potential natural quality of other areas with similar signature patterns. Using this general methodology sites were identified and delineated using a combination of themes, primarily in this order: 1) Vegetation patterns (from air photos), 2) Surficial Geology Landscapes, 3) Soil Type (including hydrology, texture, etc.), and 4) Topographic position and aspect. Existing data was incorporated into the attribute fields associated with Site Shapefiles. These attributes include the "Survey Priority Categories: High, Medium, Low, Special (Restorable) and Unknown or Undetermined quality".

[Phase 1](#) is complete and resulted identification of thousands of acres (primarily along waterways) which are potentially environmentally sensitive areas. Phase 2 is currently underway. Dr. Tom Rosburg and Dr. Bill Norris have conducted field surveys of approximately 10,000 acres of high and medium survey priority sites. The final report is due Spring 2021. The vast majority of these acres are on private property. This effort has resulted in a cadre of private landowners who are more invested in their natural resources and improving their conditions. Our goals have been to not only identify sensitive areas but to do it in a way which builds engagement and individual investment in the health of the soil, water, and plant communities. Dr. Rosburg and Dr. Norris spent countless hours in the field with landowners interpreting their natural resources and engendering landowner commitment. These landowners are now ready for next steps in resource stewardship and many are and have undertaken resource BMPs on their properties. This process will be emulated in Plan development and outreach.

Story County Cornerstone to Capstone (C2C)

Story County adopted the Cornerstone to Capstone (C2C) Comprehensive Plan in 2016. This long-range plan driven by public participation includes land use, natural resource, outdoor recreation strategies impacting water quality.

[The C2C Plan | Story County, IA - Official Website](#)

South Skunk River Rapid Watershed Assessment

The South Skunk River Watershed assessment provides initial estimates of where conservation investments would best address the Resource Priorities/Capabilities of landowners, conservation districts and other community organizations and stakeholders.

https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_007355.pdf

Bear Creek Riparian Buffer Project

The Iowa State University (ISU) Agroecology Research Team developed the Bear Creek Watershed Demonstration Project near Ames in Story County to study riparian buffer systems. The highly successful, award-winning program engaged landowners in the watershed to install riparian buffers to mitigate erosion, reduce nitrate runoff and improve wildlife habitat.

<https://www.leopold.iastate.edu/files/pubs-and-papers/2013-06-funding-impact-brief-bear-creek-riparian-buffer-project.pdf>

Squaw Creek Watershed Management Plan

This plan was developed by the Squaw Creek WMA. Although the Squaw Creek WMA is not part of the HSSRWMA, it is adjoining and will inform development of the Plan.

<https://www.prrcd.org/wp-content/uploads/2020/07/Squaw-Creek-Watershed-Management-Plan.pdf>

Table 2. Previous Assessments, Data, and Projects

Organization	Project	Watershed
Bear Creek	Bear Creek Riparian Buffer Project	Keigley Branch
IOWATER Watershed Monitoring Group		Keigley Branch Drainage Ditch 71 Headwaters South Skunk River
NRCS	South Skunk River Watershed Rapid Watershed Assessment	South Skunk River
Story County	Countywide Watershed Assessment	All county HUC12s
Story County	Environmentally Sensitive Areas Inventory	All of Story County
Story County	Cornerstone to Capstone	All of Story County
Story County Water Quality Monitoring group	10-year Countywide water quality monitoring program	All county HUC12s

Figure 2. Headwaters South Skunk River WMA map showing major tributaries and county boundaries.

Figure 3. Animal Feeding Operations within Headwaters South Skunk River WMA.

Figure 4. Impaired water bodies within the Headwaters South Sunk River WMA.

Statement of Work

The HSSRWMA plan of work includes:

- **GOAL AND OBJECTIVE 1: Full political technical and public support will be generated and maintained across all participating political subdivisions and other stakeholders to ensure plan sustainability for 20 years.**

There are 17 counties, cities, and SWCDs within the watersheds represented by the WMA. Seven of these are founding members of the WMA. Those founding members are identified in Table 2. Additionally, all other political subdivisions in The Watershed have been invited to join the HSSRWMA. Some of these have expressed willingness to join as of the time of this writing and all are identified in Table 2. More cooperation of political subdivisions will improve the ability of the WMA to effect water quality change in the watersheds. Increased involvement will also result in sustained political, technical, and public support for Plan implementation. The HSSRWMA will conduct business virtually whenever possible for efficient and effective use of member resources.

These potential Watershed Management Authority Members will continue to be recruited to join the WMA by joining the 28E. Initial recruitment efforts were made in 2018. Additional efforts have been made during the summer of 2020. Several of these political subdivisions including Hamilton and Hardin counties, have now expressed interest in joining the WMA. Recruitment efforts are currently in progress.

Table 2 also identifies some of the other NGOs who will be approached to join the HSSRWMA.

A unique aspect of this work is that current and prospective members of this WMA are actively engaged in multiple water quality initiatives, WMAs, and research. The existing networks and working history among WMA members and stakeholders will greatly aid successful completion of this plan of work. These members will add value to the HSSRWMA by bringing this knowledge, expertise, and collaboration to bear in plan development, implementation and assessment.

Table 3. HSSRWMA Political Subdivisions and Other Members

Membership	Political Subdivision	Other	Current WMA Member	Invited Member	Potential Member
Story County, Iowa	X		X		
City of Ames	X		X		
City of Story City	X		X		
City of Roland	X		X		
City of Randall	X		X		
Story County Soil and Water Conservation District	X		X		
Hamilton County Soil and Water Conservation District	X		X		
Boone County Board of Supervisors	X			X	
Hamilton County Board of Supervisors*	X			X	
Hardin County Board of Supervisors*	X			X	
Boone County Soil and Water Conservation District	X			X	

Hardin County Soil and Water Conservation District	X			X	
Hamilton County Conservation Board*		X		X	
Story County Conservation Board*		X		X	
City of Blairsburg	X			X	
City of Ellsworth	X			X	
City of Kamrar	X			X	
City of Williams	X			X	
Boone County Conservation Board		X			X
Hardin County Conservation Board		X			X
Boone County Emergency Management		X			X
Hamilton County Emergency Management		X			X
Hardin County Emergency Management		X			X
Story County Emergency Management		X			X
Boone County Farm Bureau		X			X
Hamilton County Farm Bureau		X			X
Hardin County Farm Bureau		X			X
Story County Farm Bureau		X			X
Iowa Soybean Association		X			X
Iowa Corn Growers Association		X			X
Practical Farmers of Iowa		X			X
Iowa State University College of Agriculture and Life Sciences					X
Skunk River Paddlers		X			X
Center for Rural Affairs		X			X
Prairie Rivers of Iowa		X			X
<i>* These have agreed to join or have expressed willingness to join WMA</i>					

Activities (Outputs):

Each identified potential WMA member listed above will receive a letter outlining the goals of the watershed authority and ask for their participation as a member through entering the 28E agreement. This letter will be followed up with a phone call to answer questions and identify the process to be named to represent the jurisdiction. This allows time to provide stakeholder presentations about WMA membership as needed or required.

Output 1(a): Engage all cities, counties, and SWCDs within The Watershed

Output 1(b): Engage NGOs and University partners

Projected Environmental Improvement (Outcome):

Consistent, comprehensive, and sustainable water quality improvements across all participating political subdivisions.

Outcome 1(a): Seventy five percent of cities, counties, and SWCDs will enter the 28E

Outcome 1(b): Ten additional other groups enter the 28E

Baseline measure:

The baseline for membership in the WMA is seven current participating members. Recruitment of members will continue until to reach 75 percent (13 of 17) of the political subdivisions and at least 10 additional stakeholders join the WMA. Feedback will be collected at least annually from these stakeholders to determine progress towards environmental improvement. A second baseline measure for this goal is the increased amount of resources brought to and actions conducted in The Watershed by its members.

➤ **GOAL AND OBJECTIVE 2: Improve water quality to enhance quality of life and environmental integrity within the HSSRWMA**

Activities (outputs):

Develop a comprehensive Watershed Plan including implementation actions and ongoing assessment measures. The planning process will follow the EPA nine elements for watershed planning and incorporating smart planning principles.

The Plan will enable the HSSRWMA and members to make long-lasting improvements in the watersheds. Resource improvements will include:

- Enhanced recreation opportunities
- Flood mitigation
- Nutrient loss
- Restoration and protection of natural resources and habitat
- Sediment loss
- Waterway buffers

The Plan will address each of the above resource concerns, as well as others identified through the planning process. Opportunities for improving these resource concerns and estimated benefits from implementing the Plan will also be included. The Plan will be developed with specific goals, objectives, and action steps which are sustainable for at least 20 years. It will also include measures to abate significant water quality problems in The Watershed. An Action Plan will prioritize resource concerns, implementation strategies, educational opportunities, and identify measurable milestones.

Plan development activities include:

1. Hire a consultant. In February the HSSRWMA members will meet to develop a RFP for consulting services and subsequent contract execution. The HSSRWMA will appoint a technical committee to work directly with the consultant.
2. Review existing data. The consultant will conduct a thorough review of existing data within The Watershed.
3. Conduct a watershed resource inventory.
4. Conduct pollutant loading assessments.
5. Develop an action plan.

6. Develop an education plan.
7. Develop a final watershed plan.

This plan will be unique in that it will leverage studies conducted within portions of The Watershed into plan development. Specifically, the lessons learned and promising practices from the Story County Sensitive Areas Inventory, the Story County Watershed Assessment, Water Quality Monitoring Program, Squaw Creek Watershed Management Plan and other research and practices will augment and inform the Plan development and content.

Projected Environmental Improvement (Outcome):

Water quality in impaired water bodies improves and waterbodies are delisted after plan implementation. Water quality and flood mitigation are enhanced through implementation of the suite of actions identified in the Plan.

Baseline Measure:

Establishment of baseline measures are critical to gauging success of the future improvements. These baselines will be identified through physical measures and through success of the WMA as a catalyst for future improvements through its collaborations. Some anticipated baselines include:

- Removal of water bodies in the HSSRWMA from the Impaired Waters listing.
- Agricultural Conservation Planning Framework (ACPF). The ACPF will be completed on all HUC12s in The Watershed. This will give measures to gauge success of implementation actions.
- Water Sampling. The WMA anticipates that the water quality monitoring effort underway in Story County will be implemented throughout The Watershed.

- **GOAL AND OBJECTIVE 3:** More widely and deeply affect water quality improvements in the HSSRWMA by increasing individual and community commitment to water quality.

Activities (outputs):

The HSSRWMA will create, implement, and assess a water quality improvement and community engagement campaign in parallel with Plan development. This campaign will be implemented at the outset and throughout the contract period. The campaign will include specific outreach strategies to engage the public individually and in groups to address each resource concern.

Output 3(a): Engage elected officials in cities and counties within The Watershed in meaningful watershed awareness dialogue and action plans.

Output 3(b): Involve stakeholder groups and citizens in watershed educational opportunities and engagement opportunities.

Additional educational outputs will be designated in the Plan.

Projected Environmental Improvement (Outcome):

Increase individual and collective behaviors to improve water quality.

Outcome 3(a): Two additional cities and/or counties implement procedures and/or policies which positively impact watersheds.

Outcome 3(b): Conduct three field days per year, provide opportunities for citizen engagement through two snapshots per year – one in each of the HSSRWMA HUC10s. Publish semiannual water quality articles in local newspapers and through stakeholder groups. Develop a website and social media presence. Install watershed boundary signage on paved roads and creek signage throughout The Watershed.

Baseline Measure:

Additional cities and/or counties implement procedures and/or policies which positively impact watersheds.

Alignment with State of Iowa’s Nonpoint Source Management Plan

The HSSRWMA efforts to expand membership, create a water quality plan, and conduct a watershed awareness and community engagement campaign directly align with the goals and objectives of the Iowa Nonpoint Source Management Program Plan (INSMP) in the following ways:

Table 4. HSSRWMA activities aligned with INSMP

Nonpoint Source Plan Goal	INSMP Objectives	HSSRWMA Aligned Activities
Build partnerships to enhance a collaborative watershed approach to nonpoint source water pollution	<ul style="list-style-type: none"> -Strengthen and expand agency collaboration -Encourage Soil and Water Conservation Districts (SWDCs) to cooperative within watershed boundaries -Develop local comprehensive visions and action plans for nonpoint source water quality within the HUC-12 watershed -Implement Smart Planning principles as provided by Code of Iowa at watershed level -Increase coordination between public and private entities to better leverage existing funding 	<ul style="list-style-type: none"> -Additional WMA members will be strategically recruited including all SWCDs, all political subdivisions, and select NGOs -HSSRWMA work will be conducted virtually whenever possible to effectively and efficiently use member resources since many current and potential members are engaged with several WMAs -A comprehensive water quality plan will be developed by the HSSRWMA -Smart Planning principles will be integrated into the Plan
Improve technical assistance, outreach, and education to facilitate NPS assessment, planning, and implementation	<ul style="list-style-type: none"> -Build local and mutual accountability through community-based watershed and other groups to set expectations for conservation behavior -Develop and implement a statewide campaign to inform people about water quality issues, motivate involvement, and change behavior -Develop and implement 	<ul style="list-style-type: none"> -Increased recruitment and engagement of WMA members and through Plan development and awareness and community engagement campaigns will increase and sustain buy in and accountability across the watershed politically, technically, and publicly -Lessons learned from previous/pilot programs,

	conservation plans to adequately preserve soil productivity and to protect water quality for targeted priority areas	plans, and studies will contribute to more effective WMA planning and action implementation
Science-based performance measures	<ul style="list-style-type: none"> -Encourage greater public participation in the monitoring and evaluation of water quality best management practices -Develop local natural resource goals with targeted solutions to meet watershed needs -Utilize long-term research projects, including monitoring, funding, and alternative management practices to confirm post-project results of demonstration -Place greater focus on up-scaling small-plot research to watershed scale -Establish uniform practices and protocols for monitoring that can be applied to watershed needs 	<ul style="list-style-type: none"> -The HSSRWMA plan includes the creation, implementation, and assessment of an intentional watershed awareness and community engagement campaign -The Story County Water Quality Monitoring Group best and promising practices can be scaled-up across The Watershed - Lessons learned from previous/pilot programs, plans, and studies will inform The Watershed's work
Funding	<ul style="list-style-type: none"> -Improve interaction among private sector groups to invest in NPS issues and solutions 	<ul style="list-style-type: none"> -Expanded WMA membership and the community engagement campaign will increase strategic connections with private sector partners to enhance funding for projects in The Watershed

Alignment with Iowa Smart Planning Principles

The process for plan development will incorporate Iowa Smart Planning Principles as described in Iowa Code Chapter 18B. Story County has developed many plans utilizing these principles. For example, the Cornerstone to Capstone Plan was adopted in 2016. This county comprehensive plan was based on smart planning principles.

Story County adopted the Cornerstone to Capstone (C2C) Comprehensive Plan in 2016. The C2C Plan considers all ten of the Iowa Smart Planning Principles as well as includes the thirteen Smart Planning Elements. These principles and elements have continued to be included in the maintenance and implementation of the C2C Plan. The County's 2018 Watershed Assessment Report was adopted as an appendix to the C2C Plan and thus followed the Smart Planning Principles and Elements. As the Plan would build on the countywide watershed assessment, it too will incorporate the Smart Planning Principles and Elements. Specifically,

Natural resources and agricultural protection. Planning, zoning, development, and resource management should emphasize protection, preservation, and restoration of natural resources, agricultural land, and cultural and historic landscapes, and should increase the availability of open spaces and recreational facilities.

The proposed comprehensive watershed plan and community engagement campaign will increase understanding of the importance of the natural resources in the Headwaters of the South Skunk River Watershed. It will also include goals and objectives to protect and restore the area and recommendations for agricultural practices to improve water quality.

The watershed area inside Story County is experiencing development pressures, especially north of the City of Ames. A comprehensive watershed plan will provide decision makers in the political subdivisions with the appropriate policies to follow to ensure that growth is balanced with resource protection. Recruiting additional political subdivisions to join the HSSRWMA will support a uniform approach to resource protection across city, county, and WMA boundaries.

Sustainable design. Planning, zoning, development, and resource management should promote developments, buildings, and infrastructure that utilize sustainable design and construction standards and conserve natural resources by reducing waste and pollution through efficient use of land, energy, water, air, and materials.

Again, the portion of the watershed area inside Story County is one of the fastest developing areas inside of Story County. The comprehensive watershed plan will provide objectives for political subdivisions to adopt new ordinances and policies to promote sustainable design. For example, Story County's Watershed Assessment included a review of County Ordinances and an objective for the County and municipalities to adopt new stormwater and erosion control ordinances. The County adopted ordinances pertaining to erosion control and stormwater management in August of 2019 and new developments have been required to implement water

quality improvements and control the rate of runoff from storm events.

For Story County, a comprehensive watershed plan for this specific area presents a unique opportunity to expand on an existing ordinance. The Headwaters of the South Skunk River Watershed contains the majority of the Greenbelt-Conservation zoned property in Story County, which is a zoning district designed to protect the Skunk River Greenbelt from south of Story City to the City of Ames. While uses are already restricted in this district, a comprehensive watershed plan could provide objectives to provide additional restrictions or restoration requirements for the zoning district and provide guidelines for sustainable design. Recruiting additional political subdivisions to join the Watershed Management Authority will further the implementation of these goals and objectives more uniformly throughout the watershed.

Objectives, information, and programs that identify current land uses within the municipality and that guide the future development and redevelopment of property, consistent with the municipality's characteristics identified under paragraph "b". The comprehensive plan or land development regulations may include information on the amount, type, intensity, and density of existing land use, trends in the market price of land used for specific purposes, and plans for future land use throughout the municipality. The comprehensive plan or land development regulations may identify and include information on property that has the possibility for redevelopment, a map of existing and potential land use and land use conflicts, information and maps relating to the current and future provision of utilities within the municipality, information and maps that identify the current and future boundaries for areas reserved for soil conservation, water supply conservation, flood control, and surface water drainage and removal. Information provided under this paragraph may also include an analysis of the current and potential impacts on local watersheds and air quality.

As part of the C2C Plan, Story County has both current and future land use maps. The Future Land Use Maps take into account where municipalities would be able to support future growth. The Future Land Use Map also includes Rural Residential Areas, Natural Resource Areas, and Agricultural Conservation Areas. These areas include principles for the type of growth that may occur in the designations as well as how to conserve natural resources and agricultural lands. The South Skunk River and its floodplain are designated as Natural Resource Areas. The Planning and Development Department is currently reviewing the Natural Resource Areas mapping countywide to ensure that all environmentally sensitive areas are included. A comprehensive watershed plan would inform this work and assist in accurately mapping these areas to protect natural resources.

These maps will inform what the future land use of the Headwaters of the South Skunk River Watershed will look like. This will provide scenarios for the community to respond to as part of the proposed community engagement work and to be

studied as part of the proposed watershed plan.

Objectives, policies, and programs to guide future development of sanitary sewer service, storm water management, water supply, solid waste disposal, wastewater treatment technologies, recycling facilities, and telecommunications facilities. The comprehensive plan or land development regulations may include estimates regarding future demand for such utility services.

- Similar to the countywide watershed assessment, the comprehensive watershed plan may contain an analysis and objectives related to wastewater treatment plants in the watershed as well as onsite wastewater treatment (septic systems).
- It may also include the recommended adoption of stormwater management ordinances for political subdivisions that do not currently have stormwater requirements for development or changes to existing ordinances.
- The County's development review process includes reaching out to cities, the Environmental Health Department, water and electric service providers and others to gain insight on potential impact to the property and natural resources and current and future service levels.

Objectives, policies, and programs addressing preservation and protection of agricultural and natural resources.

- The purpose of a comprehensive watershed plan is to create objectives to preserve and enhance natural resources (the watershed). These may include objectives for agricultural practices in the watershed.

Objectives, policies, and programs that identify the natural and other hazards that have the greatest likelihood of impacting the municipality or that pose a risk of catastrophic damage as such hazards relate to land use and development decisions, as well as the steps necessary to mitigate risk after considering the local hazard mitigation plan approved by the federal emergency management agency.

- Reducing flood risk is one of the main goals that drove the formation of the Squaw Creek Watershed Management Authority. Broadening the membership of the WMA through this proposal will include many upstream communities, which will assist in managing flood risk comprehensively. The comprehensive watershed assessment will further provide objectives and strategies for political subdivisions to work together to manage flood risk at a watershed level. Through this membership and involvement the County may also explore other possible ways to strengthen the County's current flood plain ordinance standards to provide greater protections to floodplains.

Objectives, policies, and programs for joint planning and joint decision making with other

municipalities or governmental entities, including school districts and drainage districts, for siting and constructing public facilities and sharing public services. The comprehensive plan or land development regulations may identify existing or potential conflicts between the municipality and other local governments related to future development of the municipality and may include recommendations for resolving such conflicts. The comprehensive plan or land development regulations may also identify opportunities to collaborate and partner with neighboring political subdivisions and other entities in the region for projects of mutual interest.

- The first task part of this proposal is to engage all cities and counties and other partners within the watershed, directly supporting this smart planning element. The watershed plan will then work to create a joint vision and policies for those political subdivisions to share as they work to improve the Headwaters of the South Skunk River Watershed. United planning working with all political subdivisions is the best approach to create meaningful, impactful plans for areas that go beyond any one jurisdiction's boundaries.

Implementation Schedule and Milestones

Table 3. Implementation Schedule with Milestones

Goal	Task	2021				2022	
		Q 1	Q 2	Q 3	Q 4	Q 1	Q 2
<i>Full political and public support from participating political subdivisions and stakeholders</i>	Task 1: Recruit additional WMA members						
	Task 2: Develop a Comprehensive Watershed Plan						
<i>Improve water quality to enhance quality of life and environmental integrity</i>	Hire Consultant						
	Existing data review and collection						
	Watershed Resource Inventory						
	Pollutant Loading and Assessments						
	Action Plan						
	Education Plan						
	Final Plan						
	Task 3: Ongoing Watershed Awareness and Community Engagement						
<i>More widely and deeply affect water quality improvements by increasing community and individual commitments to water quality</i>	Field Days						
	Snapshots						
	Water quality articles						
	Website development						
	Social media						

	Watershed and creek signage								
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Financial Assistance Request

The HSSRWMA requests \$100,000 to assist with WMA recruitment, develop a watershed management plan and conduct a public outreach campaign. Story County will serve as the fiscal agent. The HSSRWQMA plans on hiring a consultant to assist with development of a comprehensive watershed management plan and public outreach

Meet federal guidelines?

Match must be above 25%

Table 4. Project Budget

Budget Category	Total Cost	DNR request	Match Information		
			In-kind	Cash	Total
Salaries and benefits					
Travel and training					
Supplies					
Signage	4,500	0		4,500	
Outreach					
Contractual Services					
Totals	0	0	0	0	0
Total Project Cost					

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November 3, 2020

Steven Konrady, Issuing Officer
Department of Natural Resources
Wallace State Office Building
502 E. 9th St.
Des Moines, IA 50319-0034

Dear Mr. Konrady,

The Story County Board of Supervisors supports the Headwaters of the South Skunk River Watershed Management Authority Management Planning Grant application. Story County is willing to serve as Fiscal Agent, provide a cash match of \$ and an in-kind match of \$ for Fiscal Agent services.

Story County recognizes the importance of water quality improvements in its Strategic Plan and the Cornerstone to Capstone Plan and has been very active in water quality efforts.

The grant's comprehensive approach to water quality management will create greater collaboration among political subdivisions, engage other stakeholders, improve quality of life and environmental integrity, and reduce the impact of flood events on the Skunk River.

Sincerely,

Linda Murken, Chair
Story County Board of Supervisors