



5. The applicant shall submit a road maintenance agreement and financial security equal to 130% of all required improvements as approved by the Story County Engineer prior to any permits being issued or any materials being mobilized into Story County.
6. Any blades, hubs, rotors, crates, packaging material, damaged or worn parts, oil and lubricant containers, barrels and other items associated with removal and installation of the proposed WECS conversions shall be removed from the WECS sites and discarded in a timely manner meeting County and State requirements, not to exceed 30 days after project completion.
7. All equipment and supplies associated with the removal and installation process of the WECS conversions shall be removed from the sites not to exceed 90 days after all twenty three WECS conversions have been completed and any ground shall be restored to current condition to accommodate agricultural use.
8. If an overhead line is identified as required the Applicant must apply to the Board of Adjustment for Conditional Approval.
9. Ames Resource Recovery Center is not to be used for any materials related to the decommissioning of the turbines.
10. Landfills must be identified that can accept the blades that are not able to be recycled.
11. If any turbines are changed from the plans submitted, all the analysis must be done for the proposed new turbines and provided to County Staff for review against the regulations.
12. A Signed letter from the NTIA is required to be submitted prior to permits being issued.

**VOTE:**

<b>Ayes:</b>	<b>Neubauer, Hovick, Jondle</b>
<b>Nayes:</b>	<b>McGill</b>
<b>Absent:</b>	<b>Excell</b>
<b>Vote:</b>	<b>(3-1)</b>

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**Case Summary**

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Nextera Energy is proposing the repowering of twenty-three wind turbines in northeast Story County.

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**November 19, 2025 Story County Board of Adjustment Meeting**

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**Staff Presentation**

Marcus Amman presented Discussion and Consideration of CUP25-000043 Story County Wind Repower.

### **Comments and Questions from the Board of Adjustment**

Kelli Excell asked if the applicant had to submit this request because of a couple of the turbines being larger.

Amman stated all the turbines will be larger.

Excell confirmed that is what prompted the application.

Amman stated yes because it is a major modification.

Andrew Friend asked what the part about Highway 69 was.

Amman stated the presentation is supposed to say Highway 65.

Kimberly Dickey, Project Director for NextEra Energy Resources, presented [Garden Wind Repower Presentation to Story County Board of Adjustment 11-19-2025](#)

Friend stated he was reading through the report and saw some discussion in the Planning and Zoning Commission meeting around some stuff with farmers and asked how is it handled around work that needs to be done that is not on the roads that impacts the fields around the towers.

Dickey asked Friend if he was referring to construction.

Friend confirmed.

Dickey invited Matt Daaboul up to the stand to talk about impacts to crops or drain tiles.

Dickey stated the team knows drain tile is one of the most important things to Iowa farmers and participating landowners. From the start, what the team does when building a greenfield construction project is gather drain tile maps and use them as a canvas to start making sure new sites are proposed. If tile can't be avoided, the team plans for mitigation which are standard contractor plans that are submitted as they are preparing for construction. She stated they want to have a plan ahead of time, and if there's going to be an impact, then there is a plan for mitigation. She shared about the important conversations with the landowners from the start and collecting all the drain tile maps, files, and resources. The team works with landowners in their contracts and agrees to certain terms to repair if damaged or fully replaced. She added on the topic of crop compensation, what is done with the landowners during and after construction; we

assess the impacted areas and use GPS equipment as well as surveying to measure out the area of crops that is damaged and from there, we have a crop compensation calculation that Matt can explain.

Matt Daaboul, Land Services Supervisor for NextEra Energy, stated the way crop compensation is done is we take the last 3 years average that county records have and usually give the landowner the higher number in their favor and that is how they get reimbursed depending on how many acres were damaged. He added the landowners would be aware of where the damage would be happening and they are provided with an exhibit showing the easement area outside the turbine so they are aware of total acres that may be damaged during construction.

Friend confirmed according to the timeline for construction it sounds like the applicant is planning construction throughout the year and not just the off season for crops.

Daaboul confirmed.

Dickey added during construction they must obtain a stormwater pollution prevention permit for the Iowa Department of Natural Resources. In that permit and plan they have to provide very detailed descriptions of all stormwater's best management practices. It requires them to implement and report on it throughout the construction process.

## **Public Comments**

### **Board of Adjustment Discussion**

**Motion by Friend, Second by Excell to approve the presented Findings of Fact.**

**Voting Aye: Friend, Excell, Jondle**

**Voting Nay: None**

**Absent: Neubauer, Hovick**

**Vote: (3-0)**

**MOTION: The Story County Board of Adjustment approves the Conditional Use Permit for the Repower of Story County II Wind CUP25-000043, with the following conditions:**

1. The applicant shall submit documentation from an Iowa licensed engineer when the zoning permit applications are submitted for the proposed twenty three WECS conversions that they will meet the National Electrical Code and that the existing structural supports will accommodate the weight of the proposed rotors and hub assemblies or show the proposed new foundations will support the new structures.
2. The applicant shall submit documentation of continued financial capability to cover 130% of decommission costs as determined by an Iowa licensed engineer for the

proposed twenty three WECS conversions without the salvage value calculated, prior to any permits being issued.

3. The Applicant will sign the County's Decommissioning Agreement prior to any permits being issued.
4. All original conditions from CUP04-08 are in full effect.
5. The applicant shall submit a road maintenance agreement and financial security equal to 130% of all required improvements as approved by the Story County Engineer prior to any permits being issued or any materials being mobilized into Story County.
6. Any blades, hubs, rotors, crates, packaging material, damaged or worn parts, oil and lubricant containers, barrels and other items associated with removal and installation of the proposed WECS conversions shall be removed from the WECS sites and discarded in a timely manner meeting County and State requirements, not to exceed 30 days after project completion.
7. All equipment and supplies associated with the removal and installation process of the WECS conversions shall be removed from the sites not to exceed 90 days after all twenty three WECS conversions have been completed and any ground shall be restored to current condition to accommodate agricultural use.
8. If an overhead line is identified as required the Applicant must apply to the Board of Adjustment for Conditional Approval.
9. Ames Resource Recovery Center is not to be used for any materials related to the decommissioning of the turbines.
10. Landfills must be identified that can accept the blades that are not able to be recycled.
11. If any turbines are changed from the plans submitted, all the analysis must be done for the proposed new turbines and provided to County Staff for review against the regulations.
12. A Signed letter from the NTIA is required to be submitted prior to permits being issued.

**Motion: Friend**

**Second: Excell**

**Voting Aye: Friend, Excell, Jondle**

**Voting Nay:**

**Absent: Neubauer, Hovick**

**Vote: (3-0)**

**Chair:** \_\_\_\_\_

**Date:** \_\_\_\_\_