

The Board of Supervisors met on 3/10/26 at 10:00 a.m. in the Story County Administration Building. Linda Murken, Latifah Faisal and Lisa Heddens, with Murken presiding. (all audio of meetings available at storycountyiowa.gov); any resolution is effective upon signature and can be inspected during business hours, Monday-Friday, 8-4:30, at 900 6th Street, Nevada, Iowa)

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

MINUTES: 3/3/26 Minutes – Faisal moved, Heddens seconded approving the Minutes as presented. Roll call vote. (MCU)

CLAIMS: 3/12/26 Claims of \$1,098,862.45 (run date 3/6/26, 31 pages, on file in the Auditor's Office) and authorize the Auditor to issue checks in payments of these claims and payment requests from CIDTF (\$2,277.05), Emergency Management (\$470.30), E911 (\$26,469.64), County Assessor (\$3,380.43), City Assessor (\$52,683.18). Heddens moved, Faisal seconded approving 3/12/26 claims as listed. Roll call vote. (MCU)

Faisal moved, Heddens seconded approving the Consent Agenda as listed.

1. Service Agreement for law enforcement services between Gilbert Community School District and Story County Sheriff's Office, effective 3/2/26, for \$80.00 per hour for a Deputy Sheriff and \$40.00 per hour for a Regular Reserve Deputy, for a minimum of two hours
2. Story County Conservation Commercial Zoning Permit for a picnic shelter at 50352 Blazing Star Street in Franklin Township
3. Class B Retail Alcohol License for KJ and A 1974, Slims Country Market, 11563 US Highway 69, Story City, effective 4/9/26-4/7/27
4. Class F Retail Alcohol License for Loyal Order of Moose, 644 W. 190th Street, Ames, effective 5/1/26-4/30/27
5. Class C Retail Alcohol License for Lawnpro LC, Twin Anchors Golf, 68030 US Highway 30, Colo, effective 5/5/26-5/4/27
6. Class C Retail Alcohol License for AYA Ranch LC, Prairie Moon Winery and Vineyards, 3801 W. 190th Street, Ames, effective 5/15/26-5/14/27
7. Local Assistance and Tribal Consistency Fund (LATCF) Annual Report for 2025
8. Resolution #26-60, to Vacate a portion of 580th Street in Section 16 of Grant Township
9. Resolution #26-67, Award of Bid to Peterson Contractors Inc for Projects LFM-L25--7X-85 and L-U28S--73-85 and that the Engineer be Authorized to sign the contract documentation on behalf of the Board
10. Resolution #26-68, Award of Bid to Progressive Structures, LLC for Projects L-COL20--73-85 and L-M22--73-85 and that the Engineer be Authorized to sign the contract documentation on behalf of the Board
11. Resolution #26-70, to Adopt Fee and Fine Schedules for Story County Planning and Development Department, effective 3/10/26, and repeal previously set fee and final schedules
12. Amendment #2 of Professional Services Agreement with Shive Hattery for Tedesco Environmental Learning Corridor (TELC) Shelter Project to include construction observation and construction administration for an amount not to exceed \$45,000.00
13. Resolution #26-71, Award of Bid for Tedesco Environmental Learning Corridor Phase 4 Project to Giardino Construction for \$879,600.00 and that the Conservation Director be authorized to sign the contract documentation on behalf of the Board
14. Supplemental Agreement with Bolton & Menk Inc. for Final Design Services for the Deppe Family Recreation Area for \$5,500.00
15. Road Closure Resolution: #26-16
16. Utility Permit: #26-8801

Roll call vote. (MCU)

SECOND CONSIDERATION OF CONSIDERATION OF ORDINANCE NO. 329, AMENDING CHAPTER 85, GENERAL PROVISIONS AND DEFINITIONS AND CHAPTER 86, DISTRICT REQUIREMENTS OF THE STORY COUNTY CODE OF ORDINANCES–LAND DEVELOPMENT REGULATIONS FOR A TEXT AMENDMENT TO RESCIND ORDINANCE NO. 311: Leanne Harter, Planning and Development Director, reported on the text amendment is to formally rescind Ordinance No. 311. Story County is subject to a permanent court injunction that prohibits enforcement of the ordinance. No public comment has been received since First Consideration. Staff recommends adoption on Second Consideration and waiving Third Consideration. Murken opened the public hearing at 10:03 a.m., and, hearing none, she closed the public hearing at 10:03 a.m. Heddens moved, Faisal seconded approving Second Consideration of Ordinance No. 329, Amending Chapter 85, General Provisions and Definitions and Chapter 86, District Requirements of the Story County Code of Ordinances–Land Development Regulations for a Text Amendment to Rescind Ordinance No. 311 as put forth and Waiving Third and Final Consideration. Roll call vote. (MCU)

SECOND CONSIDERATION OF ORDINANCE NO. 330, AMENDING CHAPTER 85, GENERAL PROVISIONS AND DEFINITIONS; CHAPTER 86, DISTRICT REQUIREMENTS; CHAPTER 88, GENERAL SITE PLANNING STANDARDS; AND CHAPTER 90, CONDITIONAL USES OF THE STORY COUNTY CODE OF ORDINANCES–LAND DEVELOPMENT REGULATIONS FOR A TEXT AMENDMENT TO ADDRESS USES FOR BATTERY/ENERGY STORAGE SOLUTIONS ON PROPERTIES LOCATED IN UNINCORPORATED STORY COUNTY: Leanne Harter, Planning and Development Director, reported on text amendment to address uses for digital asset mining, cryptocurrency operations, data processing centers, and/or battery energy storage solutions on properties located in unincorporated Story County. After extensive public input and discussion at First Consideration, the text was amended and the first reading passed as amended. Harter reported on alternatives for the Board to consider and recommended alternative one. Murken opened the public hearing at 10:08 a.m.

Peter Biechler, Ames, asked several clarifying questions about next steps and future action of the Board. Murken responded the moratorium will return to the Board prior to 3/31/26, and staff is working with legal counsel on future policies. Steve Lekwa, Nevada, stated concerns for drainage systems and stormwater runoff and if these topics are covered in County ordinances. Susie Petra, Ames, noted the *Iowa Capital Dispatch* ran an article that stated lawmakers in at least 11 states have introduced legislation temporarily banning data centers. She read the article and gave a copy to the Board. Hearing no further comments, Murken closed the public hearing at 10:16 a.m. Harter responded to Mr. Lekwa's comment stating that the state legislature passed legislation a couple of years ago prohibiting counties and cities from regulating post construction stormwater runoff.

Faisal moved, Heddens seconded approving Second Consideration of Ordinance 330, approving Code of Ordinance Text Amendment, and Set Third Consideration for 3/17/26. Roll call vote. (MCU)

ADDITIONAL OFFICE SPACE FOR COLLABORATIVE INDIVIDUAL AND COMMUNITY SUPPORTS (CICS) AT THE HUMAN SERVICES CENTER (HSC): Joby Brogden, Facilities Management Director, reported CICS is requesting to lease additional space at HSC to accommodate service demands and staffing needs. A cubicle is requested to be added to the current lease. Brogden estimates this will increase the monthly lease amount to \$150.00. The current lease can be amended. The lease will need to be renewed as of 7/1/26. Heddens moved, Faisal seconded the amended lease for additional office space at HSC for CICS for \$150.00 total. Roll call vote. (MCU)

RESOLUTION #26-66, JOHN'S FARM SUBDIVISION, AGRICULTURAL SUBDIVISION: Marcus Amman, Senior Planner, Planning and Development, reported on agricultural subdivisions: no new development lots are created, land is being divided between family members. Amman reported on property location. The City of Slater waived its review. No public comments were received in response to the notice sent. Staff recommends approval. Heddens moved, Faisal seconded approving Resolution #26-66, John's Farm Subdivision, Agricultural Subdivision as presented. Roll call vote. (MCU)

RESOLUTION #26-63, PUDENZ ESTATES RESIDENTIAL SUBDIVISION: Leslie Day, Planner, Planning and Development, reported on the proposed subdivision which will create one lot containing an existing dwelling and an outlot. The subdivision conforms with development regulations and all requirements have been met. The City of Kelley waived its review and no comments were received. Staff recommends approval. Day provided the Board with its alternatives. Faisal moved, Heddens seconded approving Resolution #26-63, Pudenz Estates Residential Subdivision as presented. Roll call vote. (MCU)

INFORMATION TECHNOLOGY (IT) QUARTERLY REPORT: submitted written report only.

UPDATE FOR REED-NILAND CORNER RESTORATION PROJECT: Brenda McGuire, President, Reed-Niland Corner, Inc., reported on the budget as requested. The budget is preliminary as donations are ongoing and several grants are in progress. McGuire stated the nonprofit will be taking possession of the corner around 4/1/26. Jan Gammon reported on grants. Discussion took place. McGuire asked the Board to come to the Grand Opening on 6/14/26.

UPCOMING AGENDA ITEMS: Faisal reported she is still working with Information Technology on an artificial intelligence (AI) policy.

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

Heddens moved, Faisal seconded to adjourn at 10:35 a.m. Roll call vote. (MCU)

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

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

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

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

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join.

[HTTPS://US02WEB.ZOOM.US/J/84805508697?](https://us02web.zoom.us/j/84805508697?pwd=2YHCFNMLRKFA9LBIS8CJK6BETSZNP.1)

[PWD=2YHCFNMLRKFA9LBIS8CJK6BETSZNP.1](https://us02web.zoom.us/j/84805508697?pwd=2YHCFNMLRKFA9LBIS8CJK6BETSZNP.1)

Webinar ID: 848 0550 8697

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or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 840 6804 1164

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

3. PLEDGE OF ALLEGIANCE:

4. ADOPTION OF AGENDA:

5. PUBLIC COMMENT #1:

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

6. AGENCY REPORTS:

7. CONSIDERATION OF MINUTES:

- I. 3/3/26 Minutes

Department Submitting Auditor

8. CONSIDERATION OF PERSONNEL ACTIONS:

9. CONSIDERATION OF CLAIMS:

- I. 3/12/26 Claims

Department Submitting Auditor

Documents:

CLAIMS 031226.PDF

10. CONSENT AGENDA:

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

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

Department Submitting Sheriff

Documents:

GILBERT SCHOOL SERVICE CONTRACT.PDF

II. Consideration Of Story County Conservation Commercial Zoning Permit

Department Submitting Planning and Development

Documents:

STAFF MEMO.PDF
PICNIC SHELTER PLANS.PDF
SITE PLAN.PDF

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

Department Submitting Auditor

Documents:

KJ AND A 1974 SLIMS.PDF

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

Department Submitting Auditor

Documents:

LOYAL ORDER OF MOOSE.PDF

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

Department Submitting Auditor

Documents:

TWIN ANCHORS GOLF.PDF

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

Department Submitting Auditor

Documents:

AYA RANCH PRAIRIE MOON.PDF

- VII. Consideration Of LATCF Annual Report 2025

Department Submitting Auditor

Documents:

LATCF ANNUAL REPORT 2025.PDF

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

Department Submitting Engineer

Documents:

RES 26 60.PDF

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

Department Submitting Engineer

Documents:

RES 26 67.PDF

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

Department Submitting Engineer

Documents:

RES 26 68.PDF

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

Department Submitting Planning and Development

Documents:

FEES RESOLUTION 2026.PDF

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

Department Submitting Conservation

Documents:

SHIVE HATTERY TELC 4 CACO.PDF

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

Department Submitting Conservation

Documents:

RES 26 71.PDF
TELC PHASE 4 BID AWARD.PDF

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

Department Submitting Conservation

Documents:

BOLTON MENK DEPPE AMENDMENT 1.PDF

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

Department Submitting Engineer

Documents:

26 16.PDF

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

Department Submitting Engineer

Documents:

UT 26 8801.PDF

11. PUBLIC HEARING ITEMS:

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

Department Submitting Planning and Development

Documents:

MEMO FOR 2ND.PDF

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

Department Submitting Planning and Development

Documents:

MEMO FOR 2ND.PDF
ORDINANCE NO 330 FOR 2ND.PDF

12. ADDITIONAL ITEMS:

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

Department Submitting Board of Supervisors

Documents:

CICS RENTAL MEMO.PDF

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

Department Submitting Planning and Development

Documents:

RES 26 66.PDF
STAFF REPORT.PDF
CONSENT.PDF
JOHNS TITLE OPINION.PDF
TREASURER.PDF
SIGNED RESOLUTION WAIVING SUBDIVISION REVIEW.PDF
FINAL PLAT.PDF

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

Department Submitting Planning & Development

Documents:

STAFF REPORT.PDF
PLAT.PDF
RESOLUTION.PDF
LEGAL DESCRIPTION.PDF
CONSENT.PDF
TITLE OPINION.PDF
TREASURER CERTIFICATE.PDF
CITY RESOLUTION.PDF

13. DEPARTMENTAL REPORTS:

I. Information Technology Quarterly Report - Colin Gerst

Department Submitting Auditor

Documents:

IT QTR.PDF

14. OTHER REPORTS:

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

Department Submitting Board of Supervisors

15. UPCOMING AGENDA ITEMS:

16. PUBLIC COMMENT #2:

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

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

18. ADJOURNMENT:

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

Story County Board of Supervisors

Agenda

3/10/26

NAME

AGENCY

Brenda McKeen

Reed Niland Cerber, Inc

Jan Turner

Reed-Niland Cerber, Inc

PETER BIECHLER

Citizen

Atwa Sekwa

citizen

Susan Lopez

citizen

Susie Petra

citizen

Bruce Antion

citizen

HUGH ESPEN

|| ||

Jack Naylor

SCFM

Russell Wood

GFCG

Sandra

BOB

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

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

Definitions:

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

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

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

The Parties, refers to the "Service Provider" and the "Contractor".

Additional Terms, if none then state "none":

None _____

Terms

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

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

I Description of Services

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

II Additional Services

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

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

III Times and location(s)

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

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

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

State date of service: _____
Day Month Year

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

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

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

Start date of service: _____
Day Month Year

Chart

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

Additional Locations:

Address:
City/rural:

(If necessary attach additional descriptions)

IV Duration of Agreement

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

V Fees

The Contractor agrees to pay:

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

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

VI Payment

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

VII Changes or Termination during the Agreement

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

VIII Confidentiality

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

IX Liability

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

X Acts of God and Acts of Others

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

XI Hazards

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

XII Inconsistent Terms

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

XIII Representative

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

Service Provider Representative

Contractor Representative

Lt. Gary Backous
515-382-7457

Ian Smith
515-232-3738

Address:

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

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

Billing Address:

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

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

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

Service Agreement Signatures

Service Provider

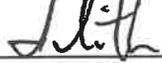


Authorized Representative

Lieutenant, Support Services
Title

2/27/2026
Date

Contractor



Authorized Representative

High School Athletic Director
Title

2/27/2026
Date

The Service Provider representative has the authority to enter this agreement as authorized by the Story County Board of Supervisors. The date of this agreement by the Board of Supervisors is 3/10/26



Board of Supervisors



Attest: Story County Auditor

(Staple attachments to back)



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

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

APPROVED **DENIED**
Board Member Initials: AM
Meeting Date: 3/10/26
Follow-up action: _____

MEMORANDUM

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

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

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

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

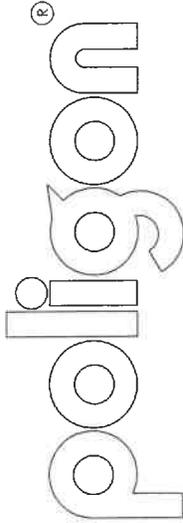
General Site Planning Standards

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

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

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





A Division of PORTER CORP 4240 N. 138th AVE HOLLAND, MI 48424 (616) 884-3500

PROJECT NAME: STORY COUNTY CONSERVATION

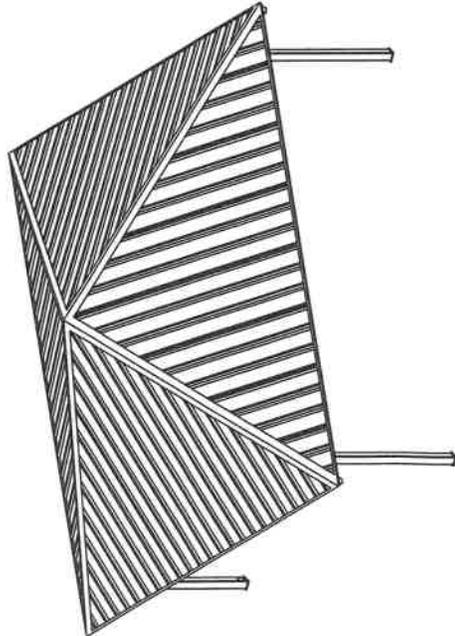
PROJECT LOCATION: AMES, IA

BUILDING TYPE: SQR 24

ROOF TYPE: MULTI-RIB

BUILDING NUMBER: P18237

ORDER NUMBER: 77841



DRAWING LIST:

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

MANUFACTURER NOTES:

MATERIALS:

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

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

CERTIFICATES: POLYGON COUNTY CERTIFICATE OF COMPETENCY NO. 23-0915.11
PCI (POWDER COATING INSTITUTE) 4000 CERTIFIED

FABRICATOR APPROVALS:

- CITY OF PHOENIX, AZ APPROVED FABRICATOR #C08-2010
- CITY OF LOS ANGELES, CA APPROVED FABRICATOR #F601.696
- CITY OF HOUSTON, TX APPROVED FABRICATOR #352.000042
- CITY OF HOUSTON, TX APPROVED FABRICATOR #352.000042
- CLARK COUNTY, NV APPROVED FABRICATOR #2764
- STATE OF UTAH APPROVED FABRICATOR 0202008-14
- AISC APPROVED FABRICATOR C-00022569
- AWS CERTIFIED WELDING FABRICATOR # 221003F



DESIGN CRITERIA:

GENERAL:
2015 INTERNATIONAL BUILDING CODE
RISK CATEGORY: II

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

LIVE LOAD:
ROOF LIVE LOAD: 20 PSF

SNOW DESIGN DATA:
GROUND SNOW LOAD (Pg): 25 PSF
FLAT ROOF SNOW LOAD (P_f): 21 PSF
SNOW EXPOSURE FACTOR (Ce): 1.0
SNOW LOAD IMPORTANCE FACTOR (I_s): 1.0
ROOF SLOPE (S): 12%
ROOF SURCHARGE LOAD (P_r): 0 PSF
WIND DRIFT SURCHARGE (W): 0 FT
MINIMUM HORIZONTAL SEPARATION DISTANCE (S): 20 FT

WIND DESIGN DATA:
WIND SPEED (V): 115 MPH
ALLOWABLE STRESS DESIGN WIND SPEED (V_{asd}): 89 MPH
GUST EFFECT FACTOR (G): 0.85
INTERNAL PRESSURE COEFFICIENT (GCp1): 0
WIND EXPOSURE: C

SEISMIC DESIGN DATA:
STEEL SYSTEMS NOT SPECIFICALLY DETAILED FOR SEISMIC RESISTANCE
SEISMIC DESIGN CATEGORY: B
SEISMIC IMPORTANCE FACTOR (I_e): 1.0
SEISMIC SITE CLASS: D
SEISMIC SHORT SPECTRAL RESPONSE (S₁): 0.29
SEISMIC SHORT SPECTRAL RESPONSE (S₂): 0.26
DESIGN SHORT SPECTRAL RESPONSE (SDS): 0.33
DESIGN 1-SEC SPECTRAL RESPONSE (SD1): 0.13
SEISMIC RESPONSE COEFFICIENT (Cs): 0.11
SEISMIC RESPONSE MODIFICATION COEFFICIENT (R): 3.00
EQUIVALENT LATERAL FORCE PROCEDURE
SEE CALCULATIONS FOR ADDITIONAL DATA

ADDITIONAL CRITERIA:

NONE

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

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

Pages/Sheets Covered by Seal: ALL



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Date: 2023.12.14
10:47:53-05'00'

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

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

PRINT DATE: 12/15/2023
SCALE: 1:68
REV LEVEL: A

WWW.POLYGON.COM
MAN: (616) 884-3500
FIELD SUPPORT: (616) 884-3500

PROJECT: STOREY COUNTY CONSERVATION		PROJECT LOCATION: AMES, IA		DRAWING: ARCHITECTURAL ELEVATIONS	
CREATION DATE: 11/15/2016		DRAWN BY: Nathan Kellecut		CAD MODEL: -P18237	
ORDER NO.: 77941		REV LEVEL: A		SCALE: 1:68	
PRINT DATE: 12/6/2023		SCALE: 1:68		WWW.POLYGON.COM	

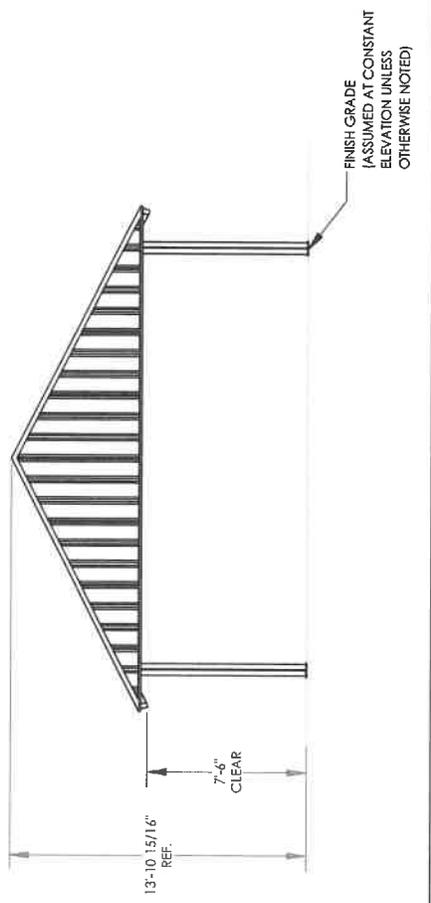
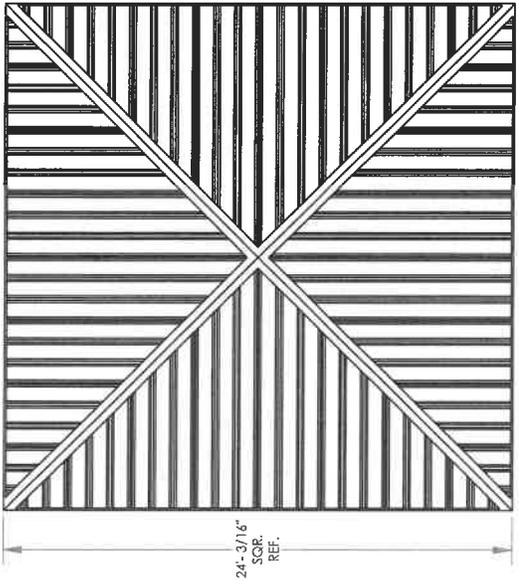
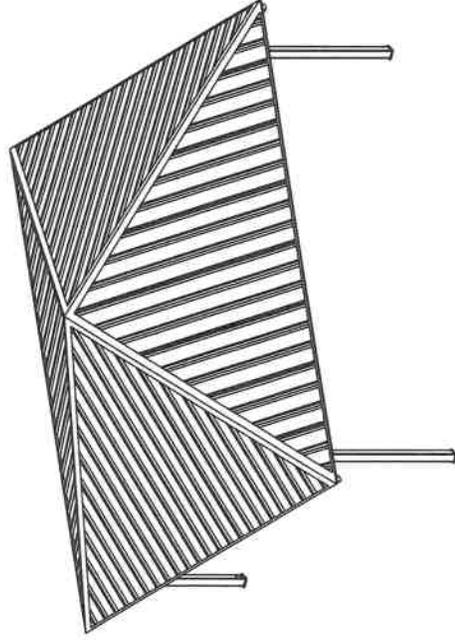
By PORTER CORP FIELD SUPPORT: (619) 528-3504
 MAIN: (616) 888-3500
poligon

1
SHEET

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 by Brendan Ryan
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PROFESSIONAL ENGINEER
 BRENDAN RYAN
 24040
 IOWA

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

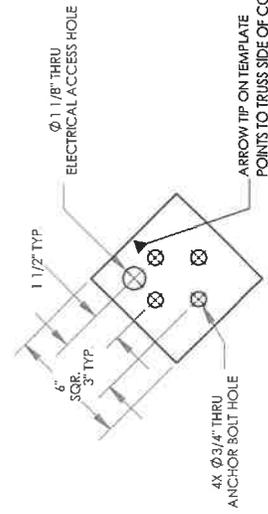
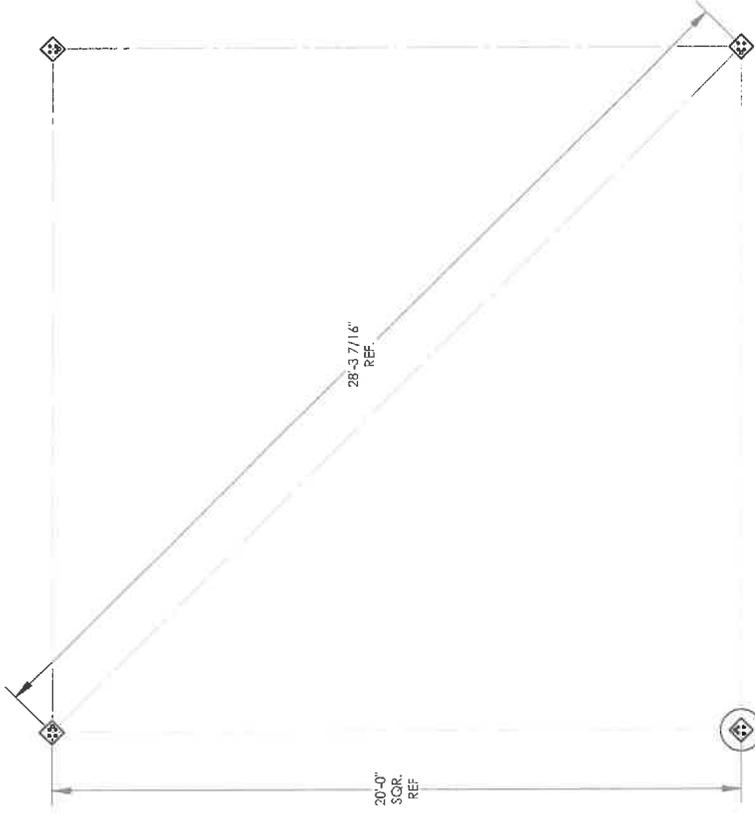


FINISH GRADE
 (ASSUMED AT CONSTANT
 ELEVATION UNLESS
 OTHERWISE NOTED)

DRAWING: AMES, IA		CAD MODEL: -P18237
PROJECT LOCATION: STORY COUNTY CONSERVATION		ORDER NO.: 77841
CREATION DATE: 11/15/2016	DRAWN BY: nothan.kellcut	REVISION: A
PRINT DATE: 12/6/2023	SCALE: 1:42	

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MAIN: (816) 888-2500
FIELD SUPPORT: (616) 888-2504
BY PORTER CORP.

- ANCHOR AND FOOTING LAYOUT NOTES:**
1. ANCHORS MUST BE CENTERED IN FOOTINGS
 2. FOOTINGS MUST BE TURNED TO ALIGN WITH COLUMN AND TRUSS CENTERLINE.



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

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by Brendan Ryan
Date: 2023.12.14
10:47:57-0500

PROFESSIONAL ENGINEER
BRENDAN RYAN
24040
IOWA

IF THESE DRAWINGS ARE REPRODUCED, THE REPRODUCER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THESE DRAWINGS AND SUPPLIES ARE THE PROPERTY OF PORTER CORP. AS WELL AS THE FOUNDATION DESIGNER, IF APPLICABLE.

PROJECT: STORE COUNTY CONSERVATION	PROJECT LOCATION: AMES, IA	DRAWING: ANCHOR AND FOOTING DETAILS
DATE: 11/15/2016	ORDER NO: 77841	CAD MODEL: -P18237
DESIGNED BY: Nathan Kellcut	SCALE: 1:12	

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

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

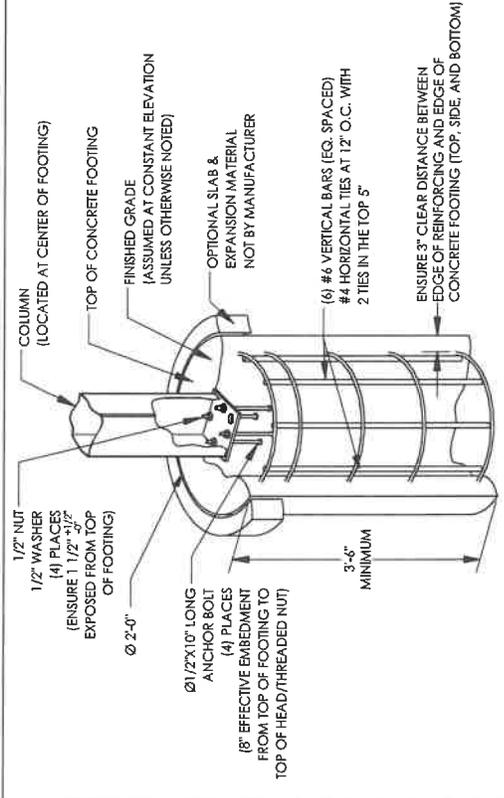
- FOUNDATION NOTES:**
- FOUNDATIONS SHALL BEAR ON COMPETENT, UNDISTURBED SOIL OR 95% COMPACTED FILL. IF SIGNS OF ORGANIC MATERIAL, UNCONTROLLED FILL, CLAY OR SILT, HIGH WATER TABLE OR OTHER POSSIBLE DETRIMENTAL CONDITIONS ARE FOUND, CONSTRUCTION OF THE FOUNDATIONS MUST BE STOPPED AND A GEOTECHNICAL ENGINEER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

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

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

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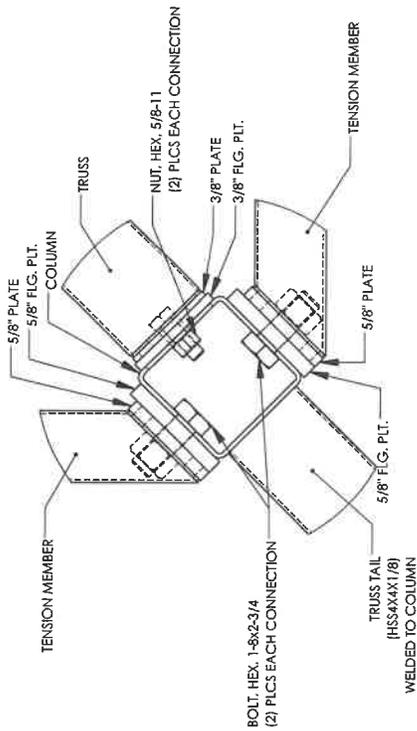
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PIER FOOTING OPTION (INTERNAL ANCHOR BOLTS)

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

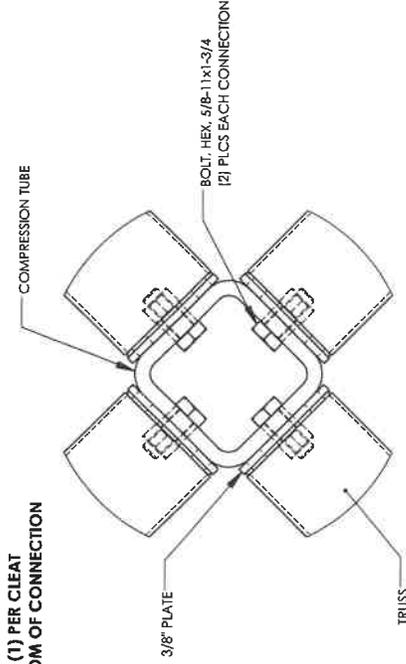
NOTE:
SEE UC-100 FOR U-CLIP INSTALLATION



COLUMN CONNECTIONS

K-100

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



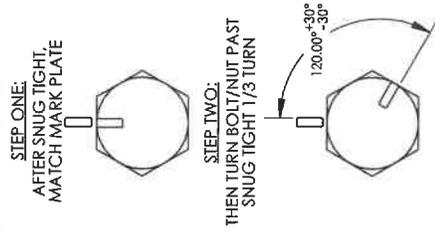
COMPRESSION MEMBER CONNECTION

T-100

CONNECTION NOTES:

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

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



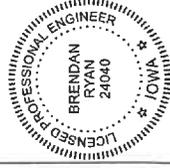
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 by Brendan Ryan
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 BRENDAN RYAN
 24040
 TOWA
 LICENSED PROFESSIONAL ENGINEER

IF THESE DRAWINGS REFER TO ANY OTHER DRAWINGS, THE DRAWINGS MUST BE REFERRED TO FOR ANY BUILDING COMPONENTS AND FOUNDATION DETAILS (IF APPLICABLE) DETAILED WITHIN THESE DRAWINGS.

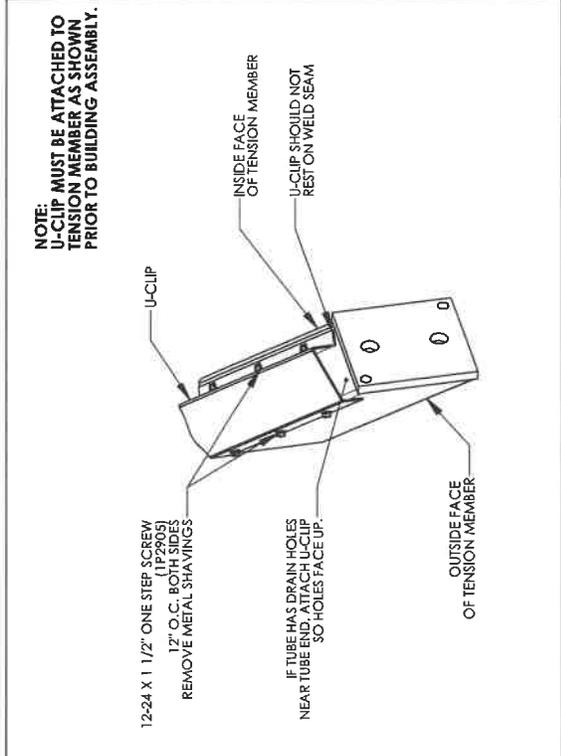
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PROJECT LOCATION: AMES, IA	ORDER NO.: 77841	REV LEVEL: A	SCALE: 1:4
DRAWING: FRAME CONNECTION DETAILS	CAD MODEL: -P18237	BY PORTER CORP WWW.POLYGON.COM MAIN: (616) 888-3500 FIELD SUPPORT: (616) 888-3504	

SHEET
4.1

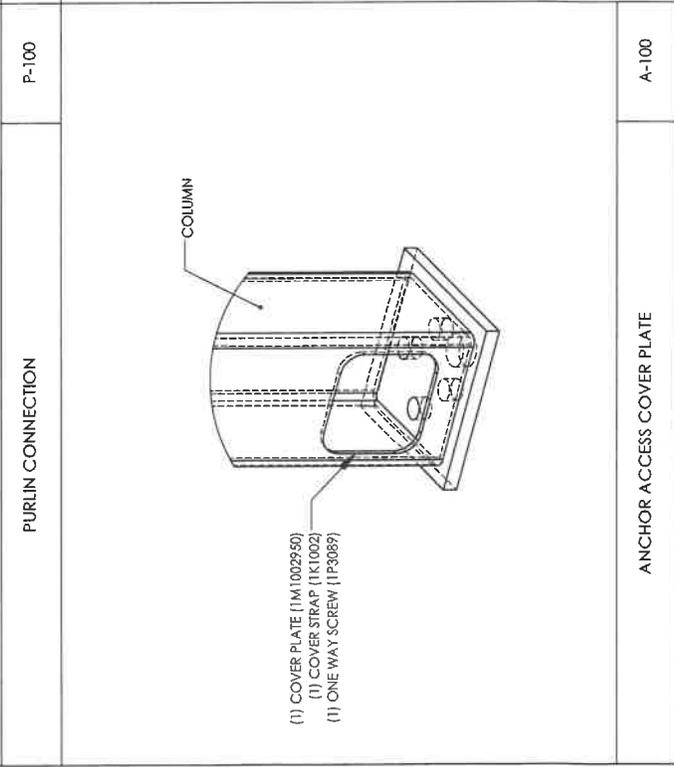
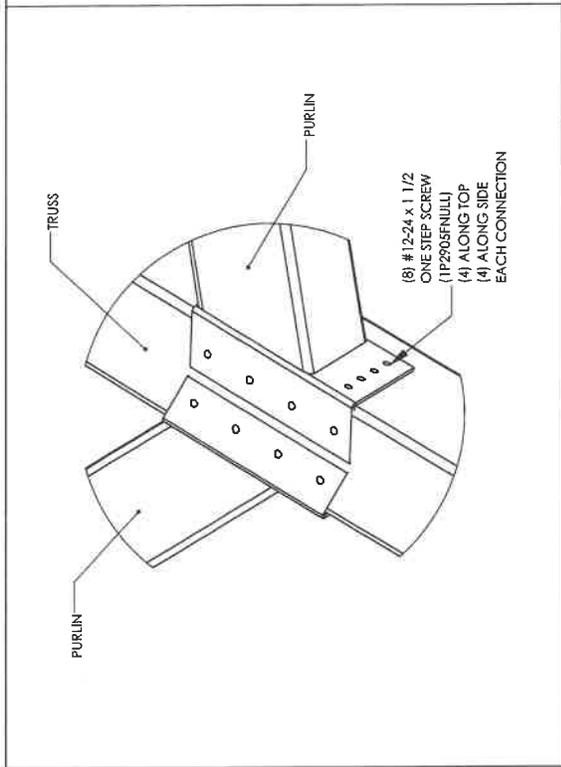
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IF THESE DRAWINGS ARE SEALED, THE SEAL APPLIES ONLY TO BUILDING COMPONENTS AND FOUNDATION DETAILS IF APPLICABLE. DETAIL NOT WITHIN THESE DRAWINGS.



UC-100	U-CLIP CONNECTION	UC-100
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P-100	PURLIN CONNECTION	P-100
A-100	ANCHOR ACCESS COVER PLATE	A-100

PROJECT: STORY COUNTY CONSERVATION
LOCATION: AMES, IA
DRAWING: ROOF OVERVIEW

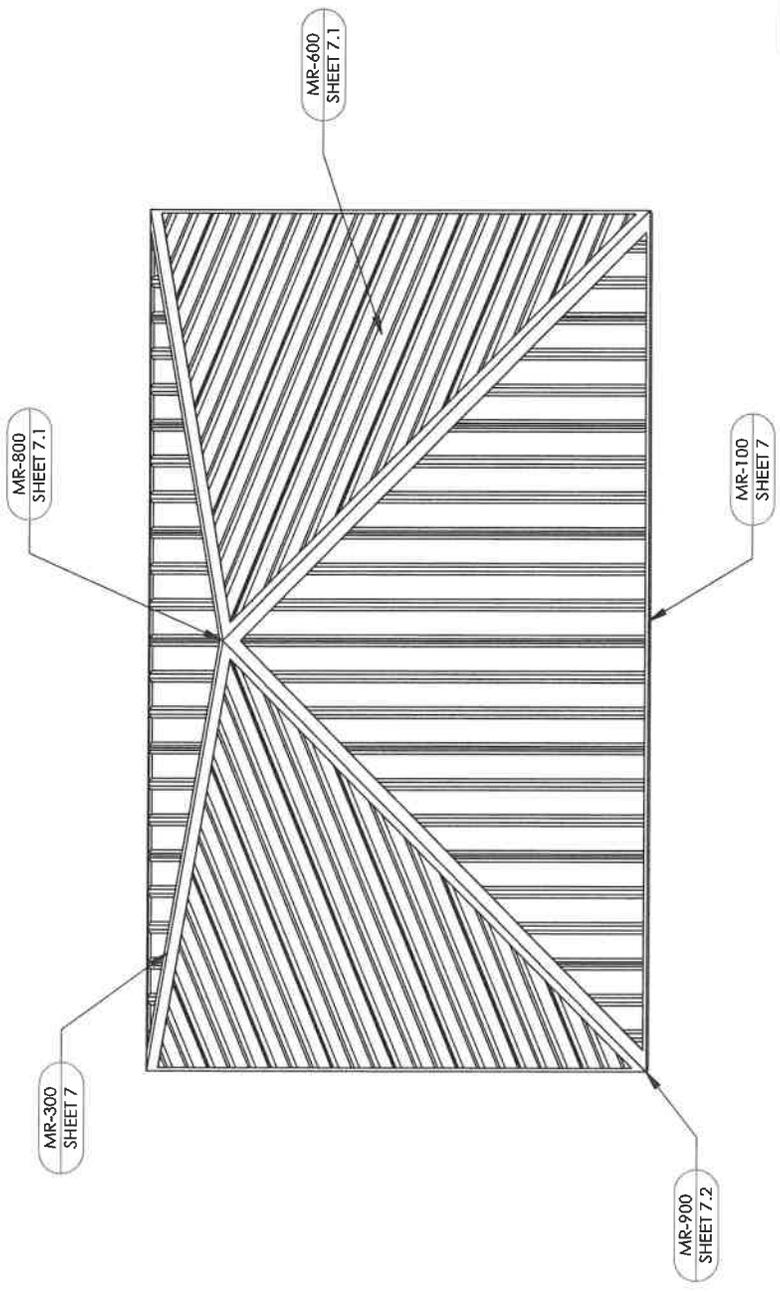
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DRAWN BY: Nathan Kellcutt
REV LEVEL: A
SCALE: 1:40
CAD MODEL: ~P18237

PRINT DATE: 12/6/2023
WWW.POLYGON.COM
MAIN: (515) 888-3500
FIELD SUPPORT: (615) 888-3504
BY PORTER CORP

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by Brendan Ryan
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LICENSED PROFESSIONAL ENGINEER
BRENDAN RYAN
24040
IOWA

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BUILDING DEPARTMENT AND NOT TO BE REPRODUCED
DETAILED WITH THESE DRAWINGS.



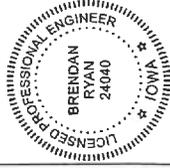
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PROJECT LOCATION: STORY COUNTY CONSERVATION		ORDER NO.: 77841
PROJECT: STORRY COUNTY CONSERVATION		CREATION DATE: 11/15/2016
DRAWN BY: notin.kellicott		SCALE: 1:40
PRINT DATE: 12/6/2023		LEVEL: A
WWW.POLYGON.COM		PORTER CORP. FIELD SUPPORT: (616) 884-954

SHEET
6.1

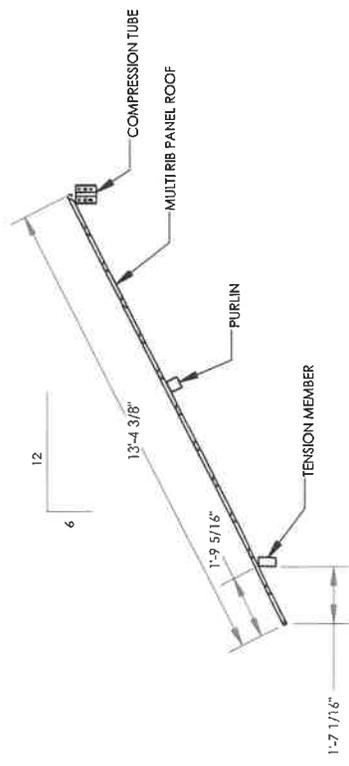
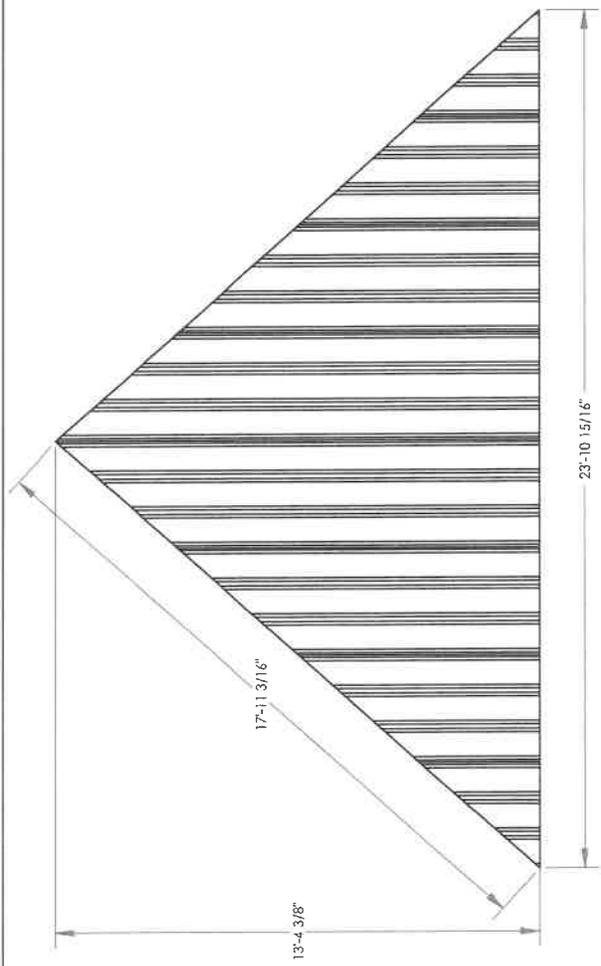
MULTI-RIB NOTES:

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

Digitally signed
by **Brendan Ryan**
Date: 2023.12.14
10:48:10-0500'



IF THESE DRAWINGS ARE BEATEN, THE SEAL APPLIES ONLY TO BUILDING COMPONENTS AND FOUNDATION DESIGN IF APPLICABLE. CONTACT WITH THESE DRAWINGS.

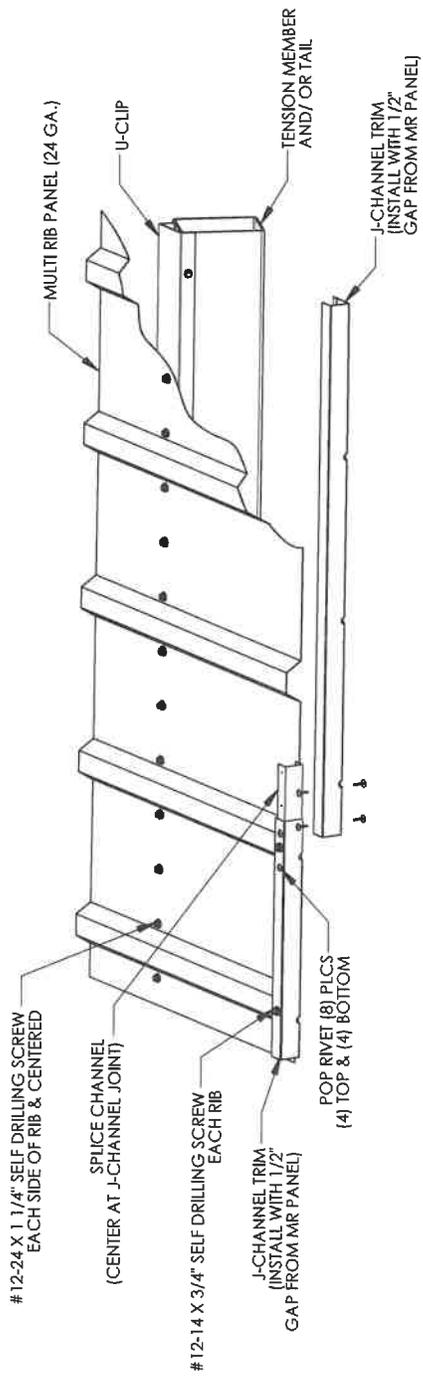


PART DESCRIPTIONS:

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

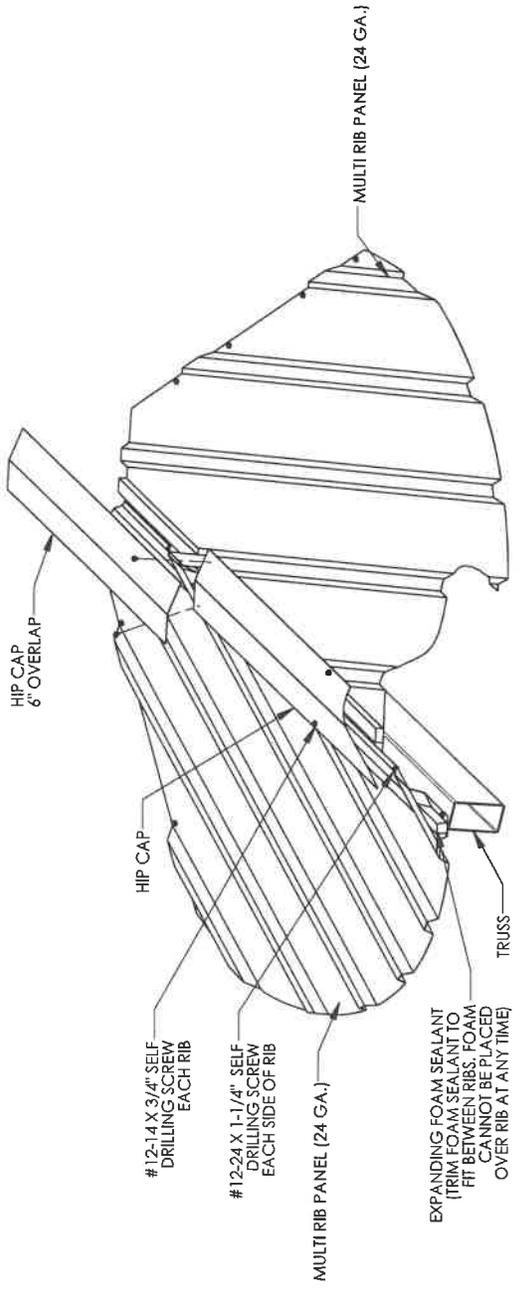
Digitally signed
 by Brendan Ryan
 Date: 2023.12.14
 10:48:12-05'00'
 LICENSED PROFESSIONAL ENGINEER
 BRENDAN RYAN
 24040
 IOWA

IF THESE DOCUMENTS ARE BEING USED FOR ANY OTHER PROJECT, THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMISSIONS FROM THE ORIGINAL DRAWING AUTHOR. THESE DRAWINGS ARE NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF THE ORIGINAL DRAWING AUTHOR.



EAVE DETAIL

MR-100



TRUSS DETAIL

MR-300

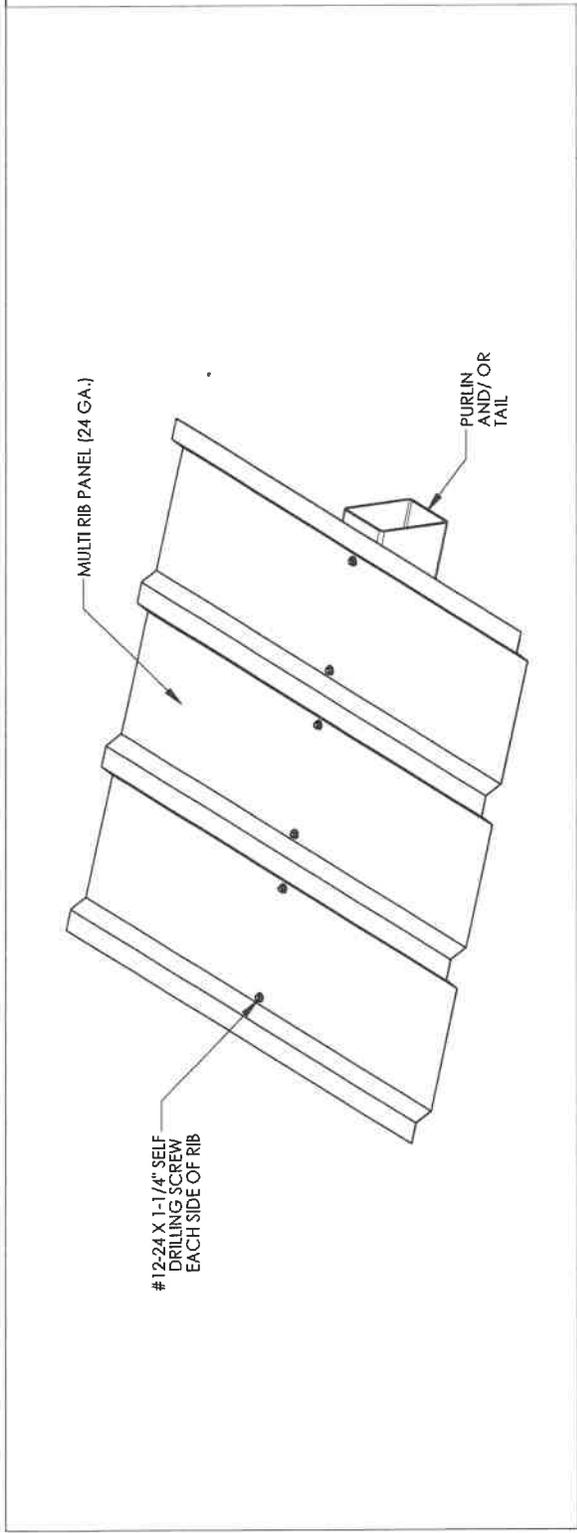
DRAWING: ROOF CONNECTION DETAILS	PROJECT: STORY COUNTY CONSERVATION	PROJECT LOCATION: AMES, IA	CAD MODEL: -P18237
	ORDER NO.: 77841	REVISION: A	SCALE: NTS
CREATION DATE: 11/15/2016	DRAWN BY: northan.kellcut	PRINT DATE: 12/6/2023	 WWW.POLIGON.COM MAIN: (616) 882-9500 FIELD SUPPORT: (616) 882-9504 BY PORTER CORP

7.1
SHEET

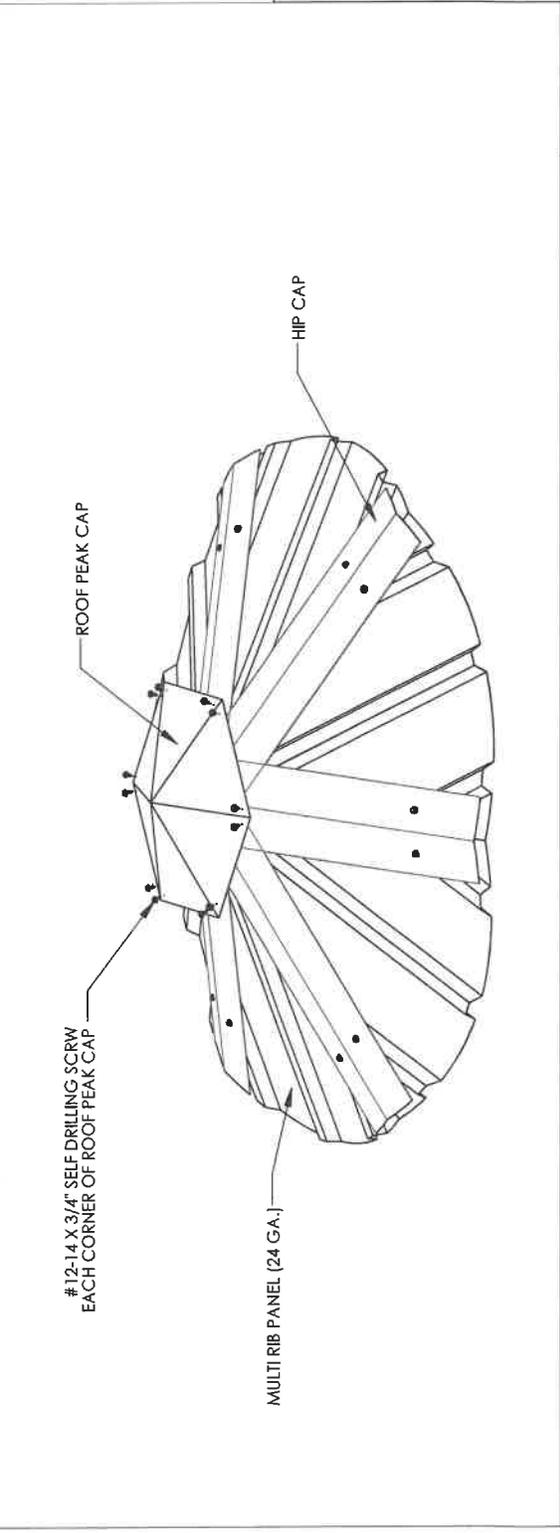
Digitally signed
by Brendan Ryan
Date: 2023.12.14
10:48:15-0500



IF THESE DIMENSIONS ARE SEEN IN THE BEST INTERESTS TO BUILDING COMPONENTS AND TO MAINTAIN DESIGN (IF APPLICABLE) DETAILED WITHIN THESE DRAWINGS.



2022A PURLIN DETAIL MR-600



2022A ROOF PEAK DETAIL MR-800

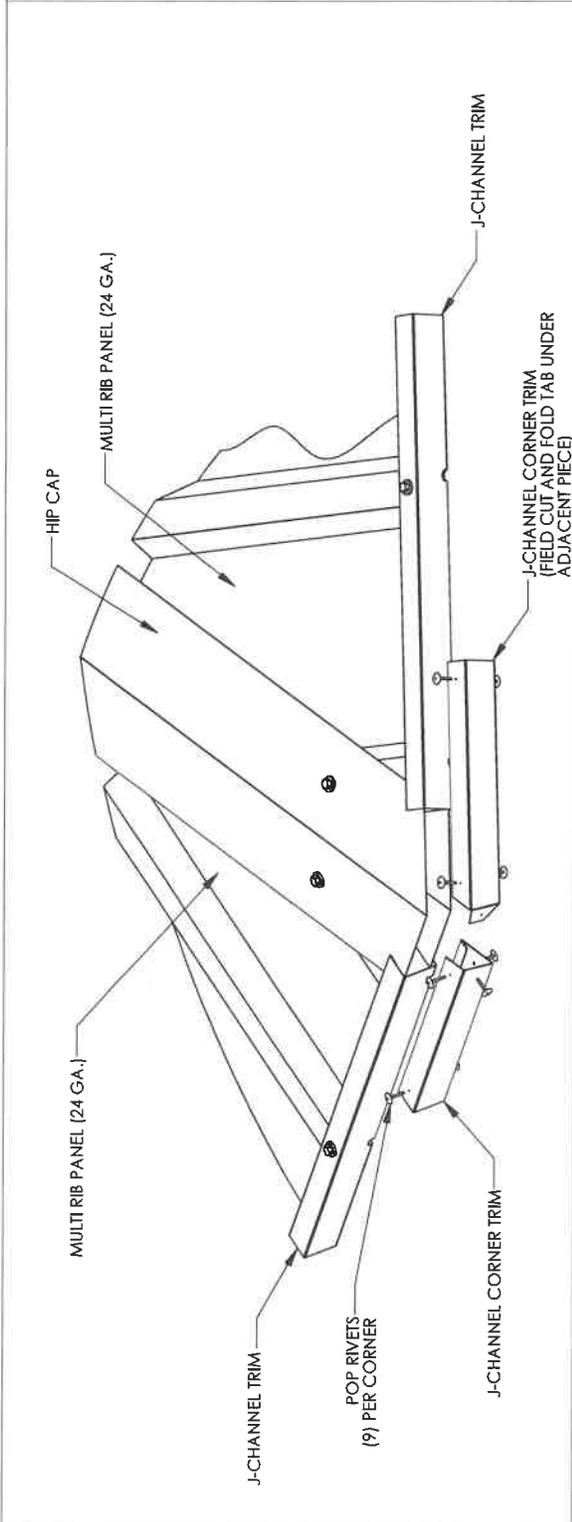
PRINT DATE: 12/6/2023	REV LEVEL: A	ORDER NO: 77841	CAD MODEL: ~P18237
DESIGNER: Nathan Kellecutt	REV LEVEL: A	ORDER NO: 77841	CAD MODEL: ~P18237
DESIGNER: Nathan Kellecutt	REV LEVEL: A	ORDER NO: 77841	CAD MODEL: ~P18237

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

Digitally signed
 by Brendan Ryan
 Date: 2023.12.14
 10:48:17-0500'



IF THESE DRAWINGS ARE BEING USED FOR A PROJECT OTHER THAN THAT SPECIFICALLY IDENTIFIED IN THESE DRAWINGS, THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY SUCH USE.



2022A CORNER DETAIL MIR-900



58.51'

130.345'

2.26'

145.71'

230.53'

385.71'

0.016 acres

25.53

26.56 26.05

26.05

128'

188.71'

229.54'

26

67.13'

50352

210'

265.39'

BLAZING STAR ST

52.44'

50358

77.56'

130'

166.39'

57.57'

210'

503

131'

290.64'

12

Applicant

Help

Name of Legal Entity : KJ AND A 1974 LLC

Business Name (DBA) : SLIMS COUNTRY MARKET

Business Type : Limited Liability Company

Insurance Company :

APPROVED

DENIED

Board Member Initials: Ym

Meeting Date: 3/10/26

Follow-up action: _____

Premises Address

Street : 11563 US
HWY69

Suite/Apt :

City : STORY CITY

County : STORY

State : IOWA

ZIP : 50248-
0000

Mailing Address

Street : 11563 US
HWY69

Suite/Apt :

City : STORY CITY

County : STORY

State : IOWA

ZIP : 50248-
0000

License Information

License Number : LG0001269

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

Current Status : Active

Premises Type : Grocery Store

Term : 12 months

Effective Date : 08-Apr-2025 2026

Expiration Date : 07-Apr-2026 2027

Contact Information

Name : KENT ALLEN

Phone Number : (641) 203-3823

Email : jmcdonaldallen@yahoo.com

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

License Status History

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

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

Application History

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

No application history found.

Ownership

Name : ALLEN, KENT

% of Ownership : 100.0000

Position : owner

Applicant

Help

Name of Legal Entity : LOYAL ORDER OF MOOSE
Business Name (DBA) : LOYAL ORDER OF MOOSE, AMES LODGE NO. 520
Business Type : Non-Profit
Insurance Company : ENDURANCE AMERICAN SPECIALTY INSURANCE CO

Premises Address

Street : 644 W
190TH ST
Suite/Apt :
City : AMES
County : STORY
State : IOWA
ZIP : 50010-
9214

Mailing Address

Street : 644 W
190TH ST
Suite/Apt :
City : AMES
County : STORY
State : IOWA
ZIP : 50010-
9214

License Information

License Number : LF0001207
License/Permit Type : Class "F" Retail Alcohol License (LF)
Current Status : Active
Premises Type : Private Club
Term : 12 months
Effective Date : 01-May-2025 *2026*
Expiration Date : 30-Apr-2026 *2027*

APPROVED **DENIED**
Board Member Initials: *AM*
Meeting Date: *3/10/26*
Follow-up action: _____

Contact Information

Name : MICHAEL BEARDSLEY

Phone Number : (515) 232-2205

Email : lodge520@mooseunits.org

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

License Status History

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

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

Application History

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

No application history found.

Ownership

Name : BEARDSLEY, MICHAEL

% of Ownership : 0.0000

Position : Treasurer

Name : CLATT, CHARLES

% of Ownership : 0.0000

Position : Administrator

Name : SAINGA, SCOTT

% of Ownership : 0.0000

Position : President

Received: Thursday, Feb 19, 2026 8:33:44 PM
Subject: License Renewal - 70 Day Notice (LF0001207)

Hello, You are receiving this notification because you are the local authority for this license. This is a reminder that the license is set to expire on 4/30/2026. After this date, the license will no longer be active, and all alcohol sales and operations must cease immediately. **Licensee Information DBA:** LOYAL ORDER OF MOOSE, AMES LODGE NO. 520 **Premises Address:** 644 W 190TH ST AMES IA 50010-9214 **Application Type:** Class "F" Retail Alcohol License (LF) **Application Number:** N/a **License Number:** LF0001207 **What's Next?** You will be notified by the Department if further information is required. Thank you, Iowa Department of Revenue revenue.iowa.gov

**** This is an auto-generated response. Please do not reply to this email. ****

Applicant

APPROVED

DENIED Help

Name of Legal Entity : LAWNPRO LC

Board Member Initials: JM

Business Name (DBA) : TWIN ANCHORS GOLF

Meeting Date: 3-10-26

Business Type : Limited Liability Company

Follow-up action: _____

Insurance Company : FOUNDERS INSURANCE COMPANY

Premises Address

Street : 68030 US
HIGHWAY
30

Suite/Apt :

City : COLO

County : STORY

State : IOWA

ZIP : 50056-
8576

Mailing Address

Street : 68030 US
HIGHWAY
30

Suite/Apt :

City : COLO

County : STORY

State : IOWA

ZIP : 50056-
8576

License Information

License Number : LC0033833

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

Current Status : Active

Premises Type : Golf Course

Term : 12 months

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

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

Contact Information

Name : SAM JURGENS

Phone Number : (515) 291-3759

Email : twinanchorsgolf@hotmail.com

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

License Status History

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

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

Application History

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

No application history found.

Ownership

Name : JURGENS, SAM

% of Ownership : 37.0000

Position : Owner

Name : LEWIS, BRIAN

% of Ownership : 25.0000

Position : Owner

Name : PHILLIPS, DAN

% of Ownership : 37.0000

Position : Owner

Received: Monday, Feb 23, 2026 8:24:35 PM
Subject: License Renewal - 70 Day Notice (LC0033833)

Hello, You are receiving this notification because you are the local authority for this license. This is a reminder that the license is set to expire on 5/4/2026. After this date, the license will no longer be active, and all alcohol sales and operations must cease immediately. **Licensee Information DBA: TWIN ANCHORS GOLF Premises Address: 68030 US HIGHWAY 30 COLO IA 50056-8576 Application Type: Class "C" Retail Alcohol License (LC) Application Number: N/a License Number: LC0033833 What's Next?** You will be notified by the Department if further information is required. Thank you, Iowa Department of Revenue revenue.iowa.gov

**** This is an auto-generated response. Please do not reply to this email. ****

Applicant

Name of Legal Entity : AYA RANCH LC
Business Name (DBA) : PRAIRIE MOON WINERY AND VINEYARDS
Business Type : Limited Liability Company
Insurance Company : SECURA INSURANCE COMPANY

APPROVED **DENIED**
Board Member Initials: AM Help
Meeting Date: 3/10/26
Follow-up action: _____

Premises Address

Street : 3801 W
190TH ST
Suite/Apt :
City : AMES
County : STORY
State : IOWA
ZIP : 50014-
9398

Mailing Address

Street : 3801 W
190TH ST
Suite/Apt :
City : AMES
County : STORY
State : IOWA
ZIP : 50014-
9398

License Information

License Number : LC0049686
License/Permit Type : Class "C" Retail Alcohol License (LC)
Current Status : Active
Premises Type : Vintner
Term : 12 months
Effective Date : 15-May-2025 *2026*
Expiration Date : 14-May-2026 *2027*

Contact Information

Name : MATTHEW NISSEN

Phone Number : (515) 231-9419

Email : mattnissen@prairiemoonwinery.com

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

License Status History

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

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

Application History

Application ID	Application Type	Stage	Date
No application history found.			

Ownership

Name : NISSEN, HOLYCE

% of Ownership : 100.0000

Position : Owner

Received: Monday, Feb 9, 2026 8:16:22 PM
Subject: License Renewal - 70 Day Notice (WAN000106)

Hello, You are receiving this notification because you are the local authority for this license. This is a reminder that the license is set to expire on 4/19/2026. After this date, the license will no longer be active, and all alcohol sales and operations must cease immediately. **Licensee Information DBA: PRAIRIE MOON WINERY & VINEYARDS Premises Address: 3801 W 190TH ST AMES IA 50014-9398 Application Type: Class "A" Native Wine Permit (WAN) Application Number: N/a License Number: WAN000106 What's Next?** You will be notified by the Department if further information is required. Thank you, Iowa Department of Revenue revenue.iowa.gov

**** This is an auto-generated response. Please do not reply to this email. ****



Local Assistance and Tribal Consistency Fund

APPROVED

DENIED

Board Member Initials: JMM

Meeting Date: 3/10/26

Follow-up action: _____

LATCF Annual Report

Project Summary (* denotes an Infrastructure Project)

Category 1: Government Services

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

Category 2: Capital Expenditures

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

Category 3: Transportation/Water/Sewer/Technology

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

Category 4: Other Governmental Purposes

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

Grand Total

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

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

FAC Audit

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

Yes

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

Yes

Certification

Authorized Representative Name: **Lisa Markley**

Authorized Representative Title: **Assistant Auditor**

Authorized Representative Phone:

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

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

RESOLUTION TO VACATE A COUNTY ROAD

Story County
Resolution No. 26-60

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

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

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

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

Adopted this 10th day of March, 2026.

Recommended by:

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

Linda Murken 3/10/26
 Chairperson, Board of Supervisors

Attest: *[Signature]*
 County Auditor

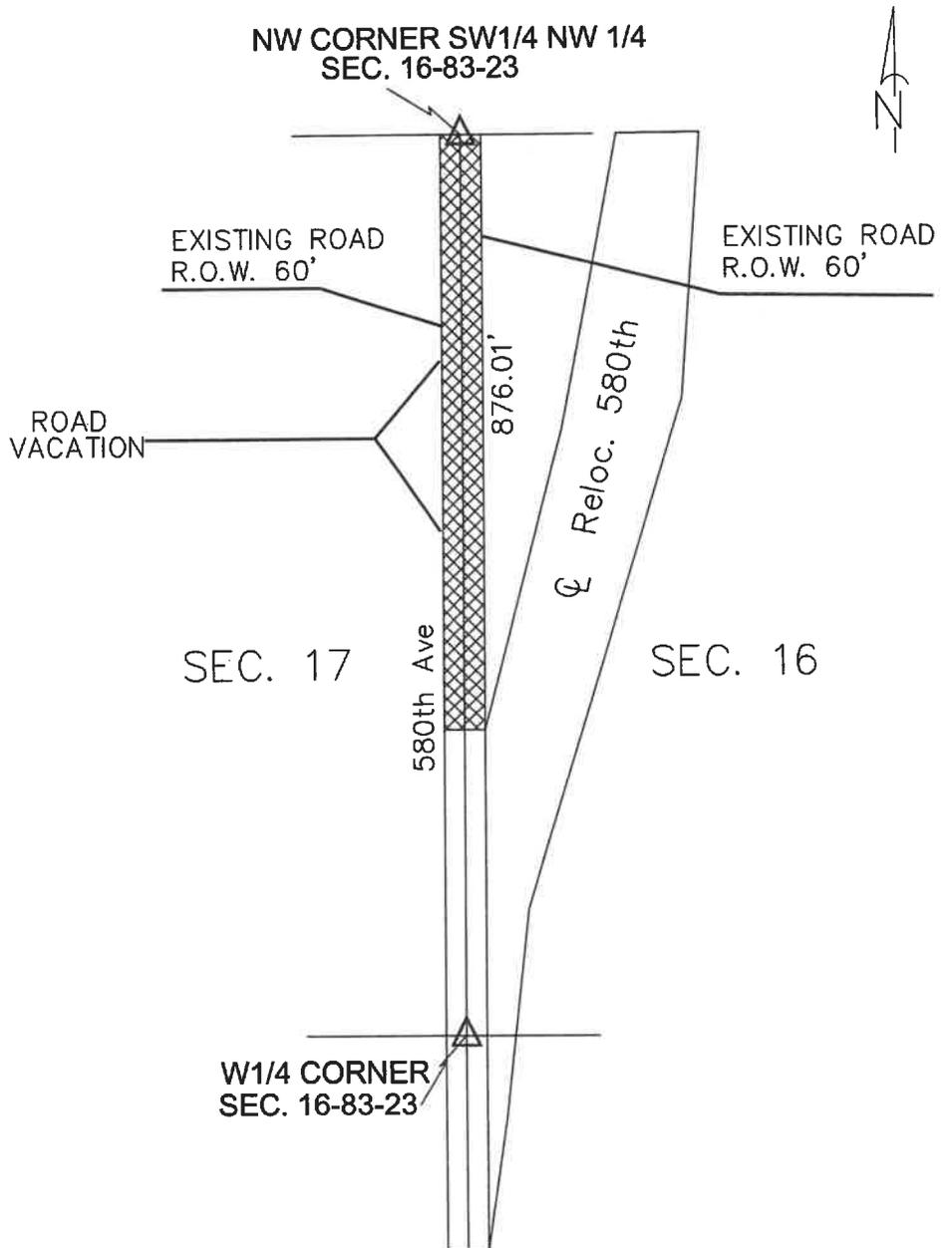
ROLL CALL	Latifah Faisal	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
FOR ALLOWANCE	Lisa Heddens	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
	Linda Murken	Yea <input checked="" type="checkbox"/>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

ALLOWED BY VOTE OF BOARD Yea 3 Nay 0 Absent 0

 CHAIRPERSON Above tabulation made by *[Signature]*

EXHIBIT A

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



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

RESOLUTION #26-67

Story County Board of Supervisors

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

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

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

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

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

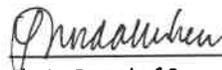
Section 2: That the Story County Engineer be authorized to sign the contract documents on behalf of the board.

Section 3: That this resolution shall take effect immediately.

Adopted this 10th day of March, 2026

Recommended Approval by:

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

 3/10/26
Chair, Board of Supervisors

Attest: 
County Auditor

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

ALLOWED BY VOTE OF THE BOARD Yea 3 Nay 0 Absent 0

CHAIRPERSON Above tabulation made by 

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

RESOLUTION #26-68

Story County Board of Supervisors

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

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

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

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

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

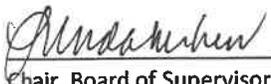
Section 2: That the Story County Engineer be authorized to sign the contract documents on behalf of the board.

Section 3: That this resolution shall take effect immediately.

Adopted this 10th day of March, 2026

Recommended Approval by:

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

 3/10/26 Attest: 
Chair, Board of Supervisors County Auditor

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

ALLOWED BY VOTE OF THE BOARD Yea 3 Nay 0 Absent 0

CHAIRPERSON Above tabulation made by 

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

**STORY COUNTY, IOWA
RESOLUTION OF THE BOARD OF SUPERVISORS
RESOLUTION #26-70**

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

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

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

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

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

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

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

Dated this 10 day of March, 2026.

[Signature]
Chairperson, Board of Supervisors

Attest:
[Signature]
County Auditor

ROLL CALL
FOR ALLOWANCE

Latifah Faisal	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
Lisa Heddens	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
Linda Murken	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>

ALLOWED BY VOTE
OF BOARD Yea 3 Nay 0 Absent 0

CHAIRPERSON Above tabulation made by [Signature]

EXHIBIT A

Story County Planning and Development Fee Schedule

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

All fees are non-refundable.

Effective March 10, 2026

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

911 ADDRESSING

New Address Marker	\$150
Replacement Address Marker	\$115
Street Corner Marker	\$150
Road Renaming	\$400
PERMITS	
Change in Use	\$100
Home Business	\$100
Sign	\$75
Temporary Mobile Home	\$100
Grading	\$75
Site Plan	\$100
Floodplain (Structural)	\$200
Floodplain (Non Structural)	\$100
Special Events	\$100
Zoning (Building) - Value up to \$20,000	\$50
Zoning (Building) - Value above \$20,000	0.15 % of Value

SUBDIVISIONS

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

OTHER

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

Story County Planning and Development Fine Schedule

Effective March 10, 2026

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



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

Memorandum

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

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

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

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

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


Approval

3/10/26
Date

Disapproval

Date

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

RESOLUTION #26-71

Story County Board of Supervisors

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

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

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

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

Section 3: That this resolution shall take effect immediately.

Adopted this 10th day of March, 2026

Recommended Approval by:

Murken
Chair, Board of Supervisors

Attest: [Signature]
County Auditor

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

ALLOWED BY VOTE OF THE BOARD Yea 3 Nay 0 Absent 0

Murken
CHAIRPERSON Above tabulation made by [Signature]



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

Memorandum

To: Story County Board of Supervisors

Through: Michael D. Cox, Director

From: Ryan Wiemold, Park Superintendent

Date: March 10, 2026

Re: Consideration of Amendment #2 of Professional Services Agreement with Shive Hattery for Tedesco Environmental Learning Corridor Shelter Project to Include Construction Observation and Construction Administration for a Not to Exceed Amount of \$45,000.00.

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

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

The Story County Conservation Board urges your approval.


Approval

Disapproval

3/10/26
Date

Date

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

ATTN: Michael Cox

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

PROJECT: Story CCB – TELC Phase 4

PROJECT LOCATION: Ames, IA

ORIGINAL AGREEMENT DATE: July 2, 2025

AMENDMENT NO.: 2

AMENDMENT DATE: January 14, 2026

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

PROJECT DESCRIPTION

No changes.

SCOPE OF SERVICES

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

ADD

1. Construction Phase Services

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



CLIENT RESPONSIBILITIES

No changes.

SCHEDULE

The Schedule is revised as follows:

ADD

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

COMPENSATION

The previous Compensation was as follows:

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

The Compensation is revised as follows:

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

Fee Types:

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

Expenses:

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

ADDITIONAL SERVICES

No changes.

AGREEMENT

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

Sincerely,
SHIVE-HATTERY, INC.



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



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

AGREEMENT ACCEPTED AND SERVICES AUTHORIZED TO PROCEED

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

STORY COUNTY CONSERVATION

BY: Christine Laumer TITLE: _____
(signature)

PRINTED NAME: Christine Laumer DATE ACCEPTED: 3/9/26

STORY COUNTY BOARD OF SUPERVISORS

BY: Linda Murken TITLE: Chair, Bd. of Supervisors
(signature)

PRINTED NAME: Linda Murken DATE ACCEPTED: 3/10/26



**STORY COUNTY
CONSERVATION**

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

Memorandum

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

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

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

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

The Story County Conservation Board recommends approval.


Approval

Disapproval

3/10/26
Date

Date

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

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

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

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

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

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

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

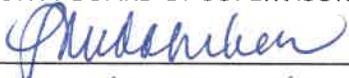
2. FEE. The fee for these services shall be a lump sum fee of \$5,500. If the ENGINEER requests additional fees for the services for the Project, ENGINEER shall make such request to OWNER in writing, setting forth any changes in fees and all fees associated with such additional services. If OWNER agrees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

3. Additional Forms. None.

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

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

STORY COUNTY BOARD OF SUPERVISORS

SIGNED: 

NAME: Linda Murken

TITLE: Chair, Bd of Supts

DATE: 3/10/26

BOLTON & MENK, INC.

SIGNED: 

NAME: Casey Byers

TITLE: Principal Landscape Architect

DATE: 3/5/2026

Closure No. 26-16

Date March 5, 2026

Resolution

BE IT RESOLVED

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

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

[Signature]

Chair, Board of Supervisors

Attest: [Signature]

County Auditor

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

ALLOWED BY VOTE OF THE BOARD	Yea <u>3</u>	Nay <u>0</u>	Absent <u>0</u>
---------------------------------	--------------	--------------	-----------------

[Signature]

CHAIRPERSON

Above tabulation made by [Signature]

STORY COUNTY UTILITY PERMIT

Date 3/3/26

To the Board of Supervisors, Story County, Iowa:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

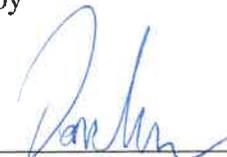
Date 3/2/2026

MidAmerican Energy
Name of Company (Applicant - Permittee)

Nicholas Salazar 515-323-1306
by Phone no.

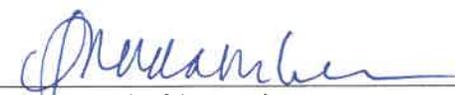
Recommended for Approval:

Date 3-3-26


County Engineer 515-382-7355
Phone no.

Approved:

Date 3/10/26


Chair Board of Supervisors
Story County, Iowa

A plat shall be attached to the copy submitted.



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

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

MEMORANDUM

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

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

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

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

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

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

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



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



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

**Please return to:
Planning & Development**

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

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

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

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

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

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

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

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

Moved by: Heddens
Seconded by: Faisal
Voting Aye: Heddens, Faisal, Murken
Voting Nay: None
Not Voting: None
Absent: None

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

Moved by: Heddens
Seconded by: Faisal
Voting Aye: Heddens, Faisal, Murken
Voting Nay: None
Not Voting: None
Absent: None

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

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

ADOPTED THIS 10th day of MARCH, 2026.



Chairperson, Board of Supervisors

Attest:


County Auditor

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

ALLOWED BY VOTE
OF BOARD

Yea	<u>3</u>	Nay	<u>0</u>	Absent	<u>0</u>
-----	----------	-----	----------	--------	----------



CHAIRPERSON

Above tabulation made by SB

ATTACHMENT A

CHAPTER 85

LAND DEVELOPMENT REGULATIONS: GENERAL PROVISIONS AND DEFINITIONS

85.07 EXEMPTIONS.

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

85.08 DEFINITIONS.

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

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

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

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

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

86.04 A-1 AGRICULTURAL DISTRICT

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

~~—G. Hazardous Liquid Pipelines meeting the supplemental standards in 86.16.~~

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

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

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

~~—A. Setbacks Required.~~

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

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

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

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

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

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

Staff Report

Story County Board of Supervisors



Date of Meeting: March 3, 2026

Staff Project Manager: Leanne Harter

Case Number: TA26-000001*

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

Applicant(s): Story County Planning and Development

REQUESTED ACTION

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

RECOMMENDATION

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

Background

Description of Proposed Text Amendment

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

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

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

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



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

The applicable requirements are outlined below.

Analysis

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

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

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

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

The proposed Text Amendments are attached to this staff report.

Commentary

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

Comments from the General Public

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

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

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

Alternatives

Planning and Zoning Commission recommended approval of the text amendment.

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

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



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

Attachments to the Staff Report

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



ATTACHMENT A



CHAPTER 85

LAND DEVELOPMENT REGULATIONS: GENERAL PROVISIONS AND DEFINITIONS

85.07 EXEMPTIONS.

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

85.08 DEFINITIONS.

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

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

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

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



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

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

~~—G. Hazardous Liquid Pipelines meeting the supplemental standards in 86.16.~~

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

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

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

~~—A. Setbacks Required.~~

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

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

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

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

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

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

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



ATTACHMENT B

DO NOT WRITE IN THE SPACE ABOVE, RESERVED FOR RECORDER

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

**Please return to:
Planning & Development**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ADOPTED THIS ____ day of _____, 2023.

Chairperson, Board of Supervisors

Attest:

County Auditor

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

Linda Murken Yea ___ Nay ___ Absent ___

ALLOWED BY VOTE
OF BOARD

Yea ___ Nay ___ Absent ___

Above tabulation made by ___

CHAIRPERSON

Attachment A

CHAPTER 85

LAND DEVELOPMENT REGULATIONS: GENERAL PROVISIONS AND DEFINITIONS

85.07 EXEMPTIONS.

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

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

85.08 DEFINITIONS.

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

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

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

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

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

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

CHAPTER 86

LAND DEVELOPMENT REGULATIONS: DISTRICT REQUIREMENTS

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

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

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

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

Amending 86.16 as follows:

86.16 Supplemental Standards for Certain Principal and Accessory Uses.

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

A. Setbacks Required.

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

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

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

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

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

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

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

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

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

Table 86-11 Setback Requirements for Hazardous Materials Pipelines

Hazardous Materials Pipeline Type and Use Type	Setback*
Gas	
Residential Developments and Places of Public Assembly**	For natural gas, the circle formed around the center point of a pipeline, the radius of which is $r = .69 \times (\sqrt{p \times d^{2.7}})$ where r is the radius in feet, p is the maximum operating pressure, and d is the nominal diameter of the pipeline in inches. For other gases, the factor used in the equation (.69) shall instead be the factor in section 3.2 of ASME/ANSI B31.8S. For example, a 24 inch, 1,200 psi natural gas pipeline would require a setback of 574 feet.
Dwellings and Other Development	For natural gas, the circle formed around the center point of a pipeline, the radius of which is $r = .69 \times (\sqrt{p \times d^{2.7}})$ where r is the radius in feet, p is the maximum operating pressure, and d is the nominal diameter of the pipeline

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

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

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

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

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

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



Temporarily banning data centers draws more interest from state, local officials

By: [Madyson Fitzgerald](#) - March 9, 2026 8:00 am



An Amazon Web Services data center is shown situated near single-family homes. Some local and state officials across the country want to halt development of the facilities. (Photo by Nathan Howard/Getty Images)

As communities' concerns grow over rising electricity prices and the environmental effects of data centers, some local and state officials want to halt development of the facilities.

Lawmakers in at least 11 states — Georgia, Maryland, Michigan, New Hampshire, New York, Oklahoma, South Carolina, South Dakota, Vermont, Virginia and Wisconsin — have introduced

legislation this session that would temporarily ban data centers, according to [Good Jobs First](#), a watchdog group that focuses on economic development incentives.

While some of the measures would establish an indefinite moratorium, others would ban new data centers for several years. The [Vermont measure](#), for example, would ban new data center projects through July 2030.

The New Hampshire, New York, Oklahoma and Vermont bills would also require state agencies to study the impacts of data centers on local economies, the environment and more.

Over the past month, state lawmakers in Pennsylvania and Minnesota have also announced plans to introduce moratoriums on data center development.

A handful of the bills have stalled as some state legislatures near the end of their 2026 session. A [bill](#) in South Dakota, for example, was tabled by the Senate State Affairs Committee last month after failing to pass.

Likewise, Michigan Democratic Gov. Gretchen Whitmer has said that she opposes any effort to block data center development, according to the [Michigan Advance](#).

While no states have successfully enacted a moratorium, several cities and counties have banned new data center projects over the past year. In August, St. Charles, Missouri, became one of the first cities in the nation to [ban](#) data center construction for a year.

Last year, [three counties](#) in Indiana also suspended data center developments. This week, Fulton County, Indiana, [did the same](#), with a temporary ban that will be in effect for the next year. DeKalb County, Georgia, has also pushed off new [developments](#) through June 2026.

But proposals to ban data centers have fizzled out in other local communities. After Hood County, Texas, received a letter from a state senator threatening legal action and saying that the county did not have the authority to issue a moratorium, commissioners rejected a proposal to ban new data center projects, according to [The Texas Tribune](#).

Beyond moratoriums, state and local leaders are hoping to pass data center regulations to protect consumers from [rising utility bills](#) and prevent states from losing millions of dollars through [tax breaks](#).

Stateline reporter Madyson Fitzgerald can be reached at mfitzgerald@stateline.org.

This story was originally produced by [Stateline](#), which is part of States Newsroom, a nonprofit news network which includes Iowa Capital Dispatch, and is supported by grants and a coalition of donors as a 501c(3) public charity.



CICS

Supporting Individuals. Strengthening Communities.

MEMORANDUM

To: Story County Board of Supervisors
From: Russell Wood, CEO
Collaborative Individual and Community Supports (CICS)
Date: March 2, 2026
Re: Request for Approval of a Cubicle Space at 126 S. Kellogg, Ames

Collaborative Individual and Community Supports (CICS) respectfully requests approval to lease a cubicle space at 126 S. Kellogg in Ames (Human Services Campus).

CICS currently maintains a presence at this location. Due to service demands and staffing needs, a cubicle is necessary to ensure appropriate workspace for staff.

Story County Facilities Management has provided an estimated rental cost of approximately \$150 per month for the cubicle space. CICS is prepared to absorb this cost within its existing operational budget.

Thank you for your consideration of this request. I am available to answer any questions the Board may have.

Respectfully submitted,

Russell Wood, CEO
Collaborative Individual and Community Supports

APPROVED **DENIED**
Board Member Initials: RM
Meeting Date: 3/10/26
Follow-up action: _____

ATTACHMENT A

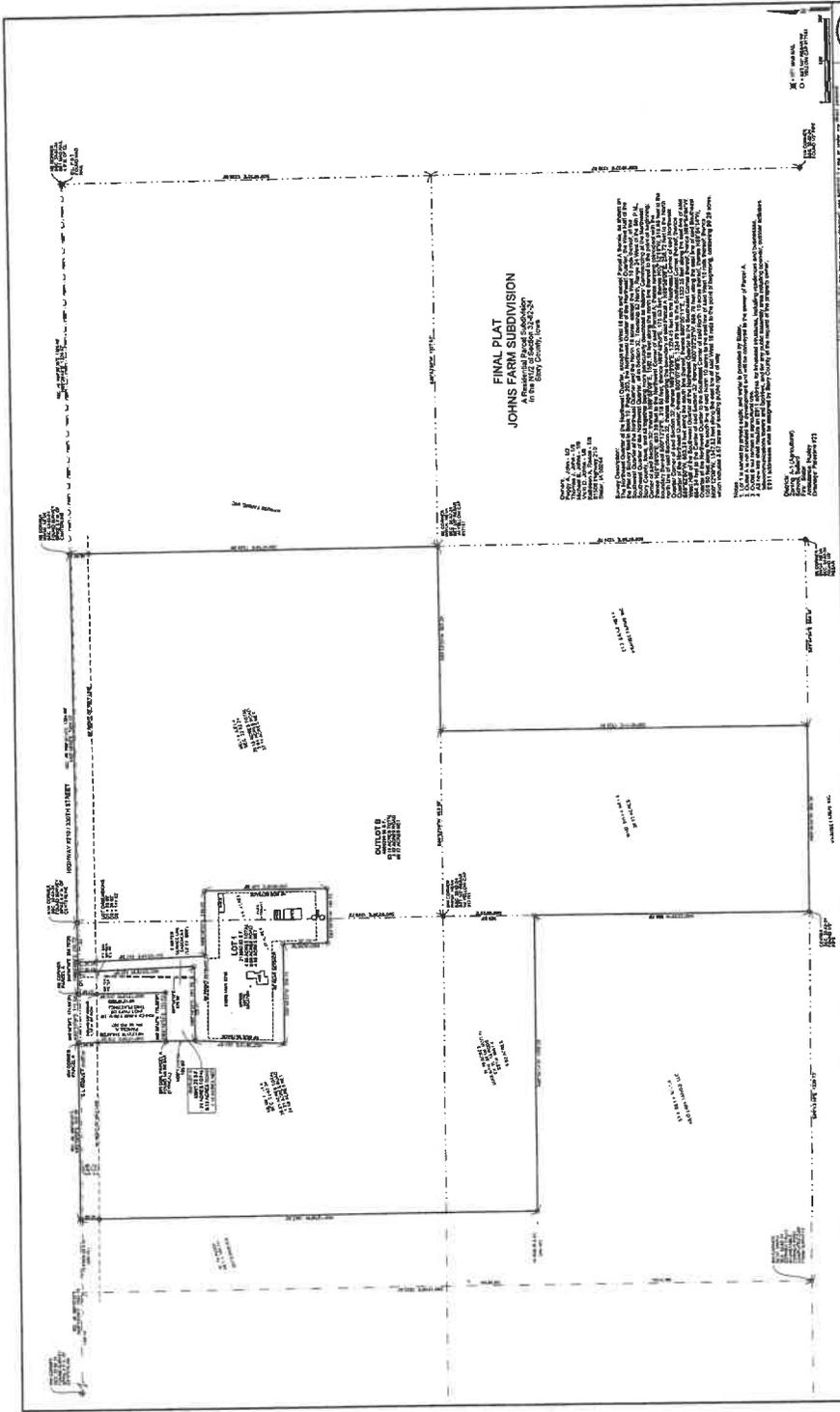
Survey Description:

The Northeast Quarter of the Northwest Quarter, except the West 16 rods and except Parcel A therein, as shown on the Plat of Survey filed in Book 10, Page 203, the Northwest Quarter of the Northeast Quarter, the West Half of the Southwest Quarter of the Northeast Quarter and the North 10 acres, except the West 16 rods thereof, of the Southeast Quarter of the Northwest Quarter, all in Section 32, Township 82 North, Range 24 West of the 5th P.M., Story County, Iowa, and all together being more particularly described as follows: Commencing at the Northwest Corner of said Section 32; thence N89°59'09"E, 1592.16 feet along the north line thereof to the point of beginning; thence N89°59'09"E, 633.39 feet to the Northwest Corner of said Parcel A; thence running coincident with the boundary thereof S00°12'28"E, 316.50 feet; thence N89°48'55"E, 175.03 feet; thence N00°12'19"W, 315.98 feet to the north line of said Section 32; thence departing the boundary of said Parcel A N89°59'09"E, 255.72 feet to the North Quarter Corner of said Section 32; thence N89°39'09"E, 1324.45 feet to the Northeast Corner of said Northwest Quarter of the Northeast Quarter; thence S00°07'56"E, 1324.99 feet to the Southeast Corner thereof; thence S89°52'50"W, 663.28 feet along the south line thereof; thence S00°05'11"E, 1322.25 feet along the east line of said West Half of the Southwest Quarter of the Northeast Quarter to the Southeast Corner thereof; thence N89°54'04"W, 664.34 feet to the Center of said Section 32; thence N00°02'25"W, 989.79 feet along the east line of said Southeast Quarter of the Northwest Quarter to the Southeast Corner of said North 10 acres thereof; thence N89°54'14"W, 1059.50 feet along the south line of said North 10 acres to the east line of said West 16 rods thereof; thence N00°12'09"W, 1647.62 feet along the east line of said West 16 rods to the point of beginning, containing 99.29 acres, which includes 3.67 acres of existing public right of way.

Water Service Line Easement: [Between owners of Outlot A and Lot 1]

A strip of land 5.00 feet in width across Outlot A in Johns Farm Subdivision in the North Half of Section 32, Township 82 North, Range 24 West of the 5th P.M., Story County, Iowa, being situated 2.50 feet on each side of the following centerline: Beginning at a point on the south line of said Outlot A which is 226.31 feet East of the Southwest Corner thereof; thence N01°40'13"E, 325.96 feet to the existing water meter pit, and there terminating.

ATTACHMENT B



**FINAL PLAT
JOHNS FARM SUBDIVISION**

A Residential Platted Subdivision
in Henry County, Iowa

THIS PLAT OF THE JOHN'S FARM SUBDIVISION, located in Henry County, Iowa, and shown on the attached map, was prepared by the undersigned, a duly Licensed Professional Land Surveyor under the laws of the State of Iowa, and is hereby certified to be correct and true to the original field notes and data on which it is based. The original field notes and data are on file in the office of the undersigned at the following address: [Address]

Witness my hand and seal this [Date] day of [Month], 200[Year].

[Signature]

Professional Land Surveyor
No. [Number]

**FINAL PLAT
JOHNS FARM SUBDIVISION**
SAC 15-80-02, HENRY COUNTY, IOWA
JOB # 2004031 DATE 2/20/04 PAGE 1 OF 1

20040312
DATE

20040312
DATE

20040312
DATE

20040312
DATE

Staff Report

Board of Supervisors

Date of Meeting:
March 10, 2026

Case Number SUB26-000097

John's Farm Agricultural Subdivision
Resolution No. 26-66

APPLICANT:

Matt Vegter
415 South 11th St
Nevada, IA 50201

STAFF PROJECT MANAGER:

Marcus Amman, Senior Planner

SUMMARY:

An Agricultural Subdivision request for Parcels 13-32-200-100, 13-32-100-230, 13-32-100-415, & 13-32-200-305 to create three lots out of the four existing parcels and plat them as follows: proposed Lot 1, a 4.80 net-acre lot with the existing dwelling, proposed Outlot A, a 1.12 net-acre lot containing yard area to be sold to neighboring property, and proposed Outlot B, a 89.97 net-acre parcel in row crop production. The lots are not for any new development purposes. Planning and Development staff recommend approval of the proposed Agricultural Subdivision Plat.





Property Owner

JOHNS, MICHAEL S 1/8
JOHN, THOMAS J 1/8
REECE, KATHLEEN A 1/8
JOHNS, VICKI D 1/8
JOHN, PEGGY A ½

Parcel Identification Number(s)

13-32-200-100
13-32-100-230
13-32-100-415
13-32-200-305

Size of Area

95.62 net-acres

Location of Subdivision

Palestine Township (Section 32, Township 82, Range 24), NE NW, NE NE, SE NW, SW NE

Districts

A-1 Agricultural District
Huxley Ambulance
Slater Fire District
Ballard School District
Alliant Power
Fourmile Creek Watershed

Description of Proposed Subdivision and Current Land Use

The application is to consider a request for an Agricultural Subdivision to split four existing parcels and plat them as three lots. The lots are being created for the purpose separating the house and outbuildings from the rest of the farmland. Most of the land included in the request is in row crop production and will continue to be in production.

Proposed Lot 1 is 4.80 net acres and has the existing dwelling; proposed Outlot A, is a 1.12 net-acre lot containing yard area to be sold to neighboring property; and proposed Outlot B, a 89.97 net-acre parcel in row crop production. All of the proposed lots are zoned A-1 Agricultural, and designated as Agricultural Conservation Areas in the Cornerstone to Capstone (C2C) Comprehensive Plan Future Land Use Map. Agricultural Conservation Areas "encompass large areas of highly valuable farmland, with farming and agricultural production as the primary activity." Principles for the designation include encouraging high-value agriculture lands to remain in production.



The lots created through an Agricultural Subdivision are not considered development lots (see Section 87.06). A note has been added to the plat that the lots are not intended for development.

There are existing entrances from Highway 210 to proposed Lot 1. No new accesses are proposed.

Subject Property and Current Surrounding Land Use

The property is located in Palestine Township. Adjacent properties include:

North

Three parcels on the north side of Highway 210 with dwellings owned by Rimallama LLC, Rimathe Family Trust, and Christie, Kirk.

East

Various agricultural parcels owned by Krouse Farms.

West

A 9.80 net-acre parcel owned by Ostermeier Trust with a dwelling and row crop production.

South

Various agricultural parcels owned by Krouse Farms.
A parcel in agricultural production owned by Kilo Lima Tango LLC.

There are 51 parcels located within a quarter mile of the property in Story County. They are located in unincorporated Story County and the City of Slater. Twenty-six parcels contain single-family dwellings, one being proposed Lot 1.

Applicable Regulations – Story County Land Development Regulations

87.06 AGRICULTURAL SUBDIVISION PLAT

1. A subdivision may be submitted for review and approval as an Agricultural Subdivision Plat when all of the following are true:
 - a. The lots created by the subdivision are intended to be used for agricultural purposes;
 - b. The subdivision contains no new development lots;
 - c. The subdivision includes no land set apart for new streets, alleys, parks, dedicated open space, school property or public use;
 - d. The subdivision lies wholly within the A-1 or A-2 Districts. (Ordinance No. 184)



- e. No Residential or Minor subdivisions have been approved for the tract(s) being divided after December 31, 2003. (Ordinance No. 160)

Commentary

The following comments are part of the official record of the proposed Agricultural Subdivision Plat—John's Farm Agricultural Subdivision, **Case No. SUB26-000097**. If necessary, conditions of approval may be formulated based on these comments.

Comments from the Interagency Review Team

The application materials were forwarded to the members of the Interagency Review Team, and the following applicable comments were received from staff:

County Assessor's Office:

No comments.

Planning and Development Staff:

All comments were addressed.

Comments from the General Public

Notification letters regarding the public meeting on the subdivision request were mailed on March 2, 2026, to surrounding property owners within a ¼ mile of the subject property.

No comments were received as of the writing of this report.

Comments from Cities within Two Miles

The City of Slater is within two miles of the proposed subdivision. The city waived their review at their February 17, 2026 meeting. Resolution from the city has been provided to the County.

Analysis

Points to consider in evaluating the applicant's request to divide their property through the Agricultural Subdivision Plat process to create three (3) lots for agricultural use.

1. The goal of the subdivision is to partition land for agricultural use.
2. The subdivision meets all requirements and standards for an Agricultural Subdivision.
3. The use of the proposed lots will remain agricultural.
4. The lots are not to be used for development unless in conformance with the Story County Land Development Regulations.
5. Additional divisions of the lots created with the agricultural subdivision are not permitted unless the entire subdivision is considered for platting purposes.
6. There are 51 parcels located within a quarter mile of the property in Story County. They are located in unincorporated Story County and the City of Slater. Twenty-six parcels contain dwellings, one being proposed Lot 1.



Alternatives

Story County Planning & Development Staff recommend the approval of John's Farm Agricultural Subdivision, as proposed (alternative #1).

1. **The Story County Board of Supervisors approves Resolution #26-66, the Agricultural Subdivision Plat – John's Farm Agricultural Subdivision, as put forth in SUB26-000097.**
2. The Story County Board of Supervisors approves Resolution #26-66, the Agricultural Subdivision Plat – John's Farm Agricultural Subdivision, with conditions, as put forth in SUB26-000097.
3. The Story County Board of Supervisors denies Resolution #26-66, the Agricultural Subdivision Plat – John's Farm Agricultural Subdivision, as put forth in SUB26-000097.
4. The Story County Board of Supervisors tables the decision on Resolution #26-66, the Agricultural Subdivision Plat – John's Farm Agricultural Subdivision, as put forth in SUB26-000097 and directs the applicant to address specific areas for additional information, review and/or modifications, and to work with staff to place the subdivision plat back on the Board of Supervisors' agenda.

ATTORNEY'S OPINION

I, Rebecca A. Reisinger, hereby state that I am an Attorney-at-Law, duly admitted to the practice of law in the State of Iowa, and an attorney of the New Point Law Firm, plc, with offices located at 612 Kellogg Ave., Ames, Story County, Iowa. I further state that I have examined the Abstract of Title to the following described real estate, to-wit:

The Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$); the West Half (W $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$); the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), **except** the West 16 rods thereof, **and except** Parcel "A" a part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 32-R82N-R24W of the 5th P.M., Story County, Iowa, as shown on the Revised Survey Plat recorded on March 25, 1992, in Book 10, Page 203; **and** the North 10 acres of the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), **except** the West 16 rods thereof; all in Section Thirty-two (32), Township Eighty-two (82) North, Range Twenty-four (24) West of the 5th P.M., Story County, Iowa.

(hereinafter referred to as the "Real Estate") from the root of the title thereof, down to and including the 22nd Day of December, 2025, 11:14 a.m., as last certified by Abstract and Title Services of Story County, Ames, Iowa (Title Guaranty Division Member #8650). There is also a Certified Addendum dated January 20, 2026, at 8:00 a.m., prepared by Abstract and Title Services of Story County which includes Entry Nos. 62 through 64. There is a second Certified Addendum dated February 2, 2026, at 8:00am, prepared by Abstract and Title Services of Story County, which includes Entry No. 66.

Based upon information within said Abstract of Title, it is my opinion that fee simple title to the Real Estate is vested in the **Estate of Peggy A. Johns a/k/a Peggy Ann John, an undivided one-half interest; and Michael S. Johns, Vicki D. Johns, Thomas J. John, and Kathleen A. Reece as Tenants in Common, an undivided one-half interest.** The Real Estate is free from encumbrances excepting, however, the following:

1. The Real Estate is subject to as limited easement shown at Entry No. 52 of the Abstract, which easement was given to Xenia Rural Water District, its successor and assigns, for the general purpose of “construction and laying and thereafter using, operating, inspecting, maintaining, repairing, replacing or removing water pipeline and any necessary appurtenances thereto.” This easement was filed on January 22, 2003, as Instrument No. 03-01320.
2. The Real Estate is subject to zoning ordinances of Story County, Iowa.
3. Real Estate taxes are all paid, except as follows:
 - a. Parcel No. 13-32-100-230. Taxes for Fiscal Year 2024-25:
 - i. First Half, delinquent after 9/30/2025, Paid in the amount of \$2,038.00;
 - ii. Second Half, delinquent after 3/31/2026, Paid in the amount of \$2,038.00.
 - b. Parcel No. 13-32-100-415. Taxes for Fiscal Year 2024-25:
 - i. First Half, delinquent after 9/30/2025, Paid in the amount of \$169.00;
 - ii. Second Half, delinquent after 3/31/2026, Paid in the amount of \$169.00.
 - c. Parcel No. 13-32-200-100. Taxes for Fiscal Year 2024-25:
 - i. First Half, delinquent after 9/30/2025, Paid in the amount of \$775.00;
 - ii. Second Half, delinquent after 3/31/2026, Paid in the amount of \$775.00.
 - iii. Drainage Taxes are paid in full.
 - d. Parcel No. 13-32-200-305. Taxes for Fiscal Year 2024-25:
 - i. First Half, delinquent after 9/30/2025, Paid in the amount of \$420.00;
 - ii. Second Half, delinquent after 3/31/2026, Paid in the amount of \$420.00.

Dated this 13th Day of February, 2026.

New Point Law Firm, plc
612 Kellogg Ave., PO Box 847
Ames, Iowa 50010-0847
Telephone: (515) 232-1761

By: 
Rebecca A. Reisinger, Attorney

SPACE ABOVE FOR RECORDER

Return To: Rebecca A. Reisinger, 612 Kellogg Ave., P.O. Box 847, Ames, IA 50010
Preparer: Rebecca A. Reisinger, 612 Kellogg Ave., P.O. Box 847, Ames, IA 50010; (515) 232-1761

CERTIFICATE OF THE TREASURER OF STORY COUNTY, IOWA

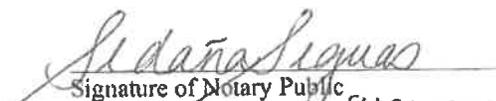
I, Ted Rasmusson, Treasurer of Story County, Iowa, certify that the records in this office show that the real estate described in the attached Final Plat for the **JOHNS FARM SUBDIVISION, STORY COUNTY, IOWA**, a residential parcel subdivision in the N½ of Sec. 32-82-84 is free from certified taxes and certified special assessments. Said real estate includes the following tax parcels: 13-32-100-230, 13-32-100-415, 13-32-200-100 and 13-32-200-305.

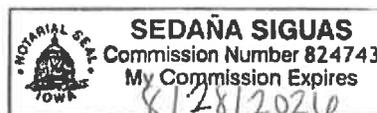
Dated 2/18, 2026.


TED RASMUSSON
TREASURER, STORY COUNTY, IOWA

STATE OF **IOWA**, COUNTY OF **STORY**, SS:

This record was acknowledged before me on February 18, 2026, by Ted Rasmusson as Treasurer of Story County, Iowa.


Signature of Notary Public
My Commission Expires: 8/28/2026



RESOLUTION No. 37

RESOLUTION WAIVING RIGHT OF REVIEW FOR A SUBDIVISION

WHEREAS, is the owners (Peggy A. John, Thomas J. John, Michael S. Johns, Vicki D. Johns, and Katheen A. Reece) of the Property located in Story County, Iowa and Identified generally with Parcel ID numbers: 13-32-100-230

AND the residence commonly known as: 51506 HYW 210

WHEREAS, the owner wishes to subdivide the property as described on the attached Final Plat Johns Farm Subdivision, with the new parcel being legally described as:

**A RESIDENTIAL PARCEL SUBDIVISION IN THE N1/2 OF
SEC. 32-82-24, STORY COUNTY, IOWA**

Survey Description:

The Northeast Quarter of the Northwest Quarter, except the West 16 rods and except Parcel A therein, as shown on the Plat of Survey filed in Book 10, Page 203, the Northwest Quarter of the Northeast Quarter, the West Half of the Southwest Quarter of the Northeast Quarter and the North 10 acres, except the West 16 rods thereof, of the Southeast Quarter of the Northwest Quarter, all in Section 32, Township 82 North, Range 24 West of the 5th P.M., Story County, Iowa, and all together being more particularly described as follows: Commencing at the Northwest Corner of said Section 32; thence N89°59'09"E, 1592.16 feet along the north line thereof to the point of beginning; thence N89°59'09"E, 633.39 feet to the Northwest Corner of said Parcel A; thence running coincident with the boundary thereof S00°12'28"E, 316.50 feet; thence N89°48'55"E, 175.03 feet; thence N00°12'19"W, 315.98 feet to the north line of said Section 32; thence departing the boundary of said Parcel A N89°59'09"E, 255.72 feet to the North Quarter Corner of said Section 32; thence N89°39'09"E, 1324.45 feet to the Northeast Corner of said Northwest Quarter of the Northeast Quarter; thence S00°07'56"E, 1324.99 feet to the Southeast Corner thereof; thence S89°52'50"W, 663.28 feet along the south line thereof; thence S00°05'11"E, 1322.25 feet along the east line of said West Half of the Southwest Quarter of the Northeast Quarter to the Southeast Corner thereof; thence N89°54'04"W, 664.34 feet to the Center of said Section 32; thence N00°02'25"W, 989.79 feet along the east line of said Southeast Quarter of the Northwest Quarter to the Southeast Corner of said North 10 acres thereof; thence N89°54'14"W, 1059.50 feet along the south line of said North 10 acres to the east line of said West 16 rods thereof; thence N00°12'09"W, 1647.62 feet along the east line of said West 16 rods to the point of beginning, containing 99.29 acres, which includes 3.67 acres of existing public right of way.

WHEREAS, section 354.9 of the Code of Iowa provides that a local government may, by resolution, waive its right of review.

NOW LET IT BE RESOLVED that the Slater City Council does hereby waive the requirements and is in favor of the aforementioned described subdivision of the property as shown and described on the attached plat of survey.

PASSED AND APPROVED on this 17th day of February 2026.


Taylor Christensen, Mayor

ATTEST:


Lindsey Siegle, City Clerk

SPACE ABOVE FOR RECORDER

Return To: Rebecca A. Reisinger, 612 Kellogg Ave., P.O. Box 847, Ames, IA 50010
Preparer: Rebecca A. Reisinger, 612 Kellogg Ave., P.O. Box 847, Ames, IA 50010; (515) 232-1761

CONSENT

KNOW ALL PERSONS BY THESE PRESENTS:

That the Estate of Peggy A. Johns a/k/a Peggy Ann John, an undivided one-half interest; and Michael S. Johns, Vicki D. Johns, Thomas J. John, and Kathleen A. Reece as Tenants in Common, an undivided one-half interest, do hereby covenant that they are the lawful owners of the following-described real estate situated in Story County, Iowa, to-wit:

The Northwest Quarter (NW¹/₄) of the Northeast Quarter (NE¹/₄); the West Half (W¹/₂) of the Southwest Quarter (SW¹/₄) of the Northeast Quarter (NE¹/₄); the Northeast Quarter (NE¹/₄) of the Northwest Quarter (NW¹/₄), except the West 16 rods thereof, and except Parcel "A" a part of the NE¹/₄ of the NW¹/₄ of Sec. 32-R82N-R24W of the 5th P.M., Story County, Iowa, as shown on the Revised Survey Plat recorded on March 25, 1992, in Book 10, Page 203; and the North 10 acres of the Southeast Quarter (SE¹/₄) of the Northwest Quarter (NW¹/₄), except the West 16 rods thereof; all in Section Thirty-two (32), Township Eighty-two (82) North, Range Twenty-four (24) West of the 5th P.M., Story County, Iowa.

also legally described on the proposed Final Plat of Johns Farm Subdivision dated January 8, 2026, as prepared by Strand Associates, Inc.,

The Northeast Quarter of the Northwest Quarter, except the West 16 rods and except Parcel A therein, as shown on the Plat of Survey filed in Book 10, Page 203, the Northwest Quarter of the Northeast Quarter, the West Half of the Southwest Quarter of the Northeast Quarter and the North 10 acres, except the West 16 rods thereof, of the Southeast Quarter of the Northwest Quarter, all in Section 32, Township 82 North, Range 24 West of the 5th P.M., Story County, Iowa, and all together being more particularly described as follows: Commencing at the Northwest Corner of said Section 32; thence N89°59'09"E, 1592.16 feet along the north line thereof to the point of beginning; thence N89°59'09"E, 633.39 feet to the Northwest Corner of

said Parcel A; thence running coincident with the boundary thereof S00°12'28"E, 316.50 feet; thence N89°48'55"E, 175.03 feet; thence N00°12'19"W, 315.98 feet to the north line of said Section 32; thence departing the boundary of said Parcel A N89°59'09"E, 255.72 feet to the North Quarter Corner of said Section 32; thence N89°39'09"E, 1324.45 feet to the Northeast Corner of said Northwest Quarter of the Northeast Quarter; thence S00°07'56"E, 1324.99 feet to the Southeast Corner thereof; thence S89°52'50"W, 663.28 feet along the south line thereof; thence S00°05'11"E, 1322.25 feet along the east line of said West Half of the Southwest Quarter of the Northeast Quarter to the Southeast Corner thereof; thence N89°54'04"W, 664.34 feet to the Center of said Section 32; thence N00°02'25"W, 989.79 feet along the east line of said Southeast Quarter of the Northwest Quarter to the Southeast Corner of said North 10 acres thereof; thence N89°54'14"W, 1059.50 feet along the south line of said North 10 acres to the east line of said West 16 rods thereof; thence N00°12'09"W, 1647.62 feet along the east line of said West 16 rods to the point of beginning, containing 99.29 acres, which includes 3.67 acres of existing public right of way.

Water Service Line Easement: [Between owners of Outlot A and Lot 1]

A strip of land 5.00 feet in width across Outlot A in Johns Farm Subdivision in the North Half of Section 32, Township 82 North, Range 24 West of the 5th P.M., Story County, Iowa, being situated 2.50 feet on each side of the following centerline: Beginning at a point on the south line of said Outlot A which is 226.31 feet East of the Southwest Corner thereof; thence N01°40'13"E, 325.96 feet to the existing water meter pit, and there terminating.

The undersigned do hereby certify, acknowledge and declare that the platting of said real estate to be known as **JOHNS FARM SUBDIVISION, STORY COUNTY, IOWA**, is with their free consent and in accordance with their desires as proprietors.

SIGNATURE PAGE
CONSENT TO PLAT – JOHNS FARM SUBDIVISION

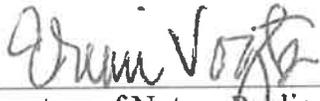
Dated 2-6-2026, 2026.


VICKI D. JOHNS

STATE OF IOWA, COUNTY OF Story, SS:

This record was acknowledged before me on February 6, 2026, by Vicki D. Johns.




Signature of Notary Public

My Commission Expires: 07-16-2027

**SIGNATURE PAGE
CONSENT TO PLAT – JOHNS FARM SUBDIVISION**

Dated _____, 2026.

THOMAS J. JOHN

STATE OF **IOWA**, COUNTY OF _____, SS:

This record was acknowledged before me on _____, 2026, by Thomas J. John.

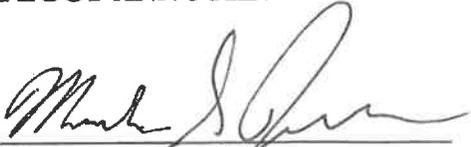
Signature of Notary Public

My Commission Expires: _____

SIGNATURE PAGE
CONSENT TO PLAT – JOHNS FARM SUBDIVISION

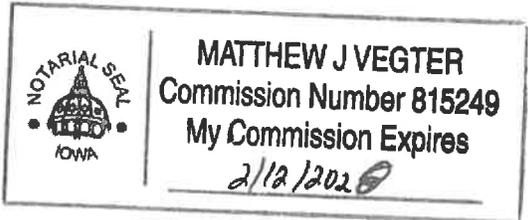
Dated Feb. 9th, 2026.

ESTATE OF PEGGY A. JOHNS
A/K/A PEGGY ANN JOHN

BY: 
MICHAEL JOHNS, EXECUTOR

STATE OF IOWA, COUNTY OF Story, SS:

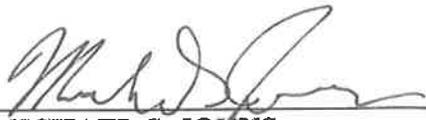
This record was acknowledged before me on Feb. 9th, 2026, by Michael Johns as Executor of the Estate of Peggy A. Johns a/k/a Peggy Ann John.




Signature of Notary Public
My Commission Expires: 2/12/2028

SIGNATURE PAGE
CONSENT TO PLAT – JOHNS FARM SUBDIVISION

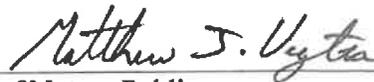
Dated Feb. 9th, 2026.


MICHAEL S. JOHNS

STATE OF IOWA, COUNTY OF Story, SS:

This record was acknowledged before me on Feb. 9th, 2026, by Michael S. Johns.




Signature of Notary Public
My Commission Expires: 2/12/2028

SIGNATURE PAGE
CONSENT TO PLAT – JOHNS FARM SUBDIVISION

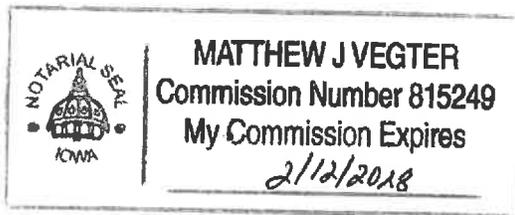
Dated Feb. 9th, 2026.

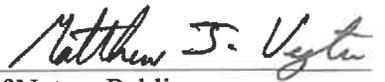


THOMAS J. JOHN

STATE OF IOWA, COUNTY OF Story, SS:

This record was acknowledged before me on Feb. 9th, 2026, by Thomas J. John.





Signature of Notary Public
My Commission Expires: 2/12/2028

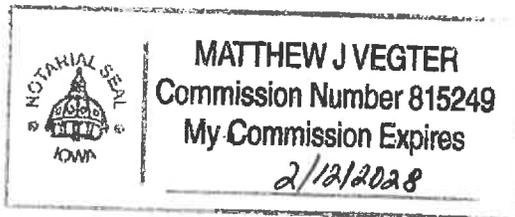
SIGNATURE PAGE
CONSENT TO PLAT – JOHNS FARM SUBDIVISION

Dated Feb. 9th, 2026.

Kathleen A. Reece
KATHLEEN A. REECE

STATE OF IOWA, COUNTY OF Story, SS:

This record was acknowledged before me on Feb 9th, 2026, by Kathleen A. Reece.



Matthew J. Vegter
Signature of Notary Public
My Commission Expires: 2/12/2028

DO NOT WRITE IN THE SPACE ABOVE. RESERVED FOR RECORDER

Prepared By: Leslie Day, Story County Planning and Development, 900 6th Street, Nevada, IA 50201 (515) 382-7245
Please Return to the Story County Planning & Development Department

**STORY COUNTY IOWA
RESOLUTION OF THE BOARD OF SUPERVISORS
RESOLUTION # 26-63**

WHEREAS, there has been submitted to the Board of Supervisors of Story County, Iowa, an application to subdivide real estate from Marilyn M. Osterhout Trustee, 51147 300th St, Kelley, IA 50134, involving real estate located at 51147 300th St, Kelley, IA 50134, in Section 8 of Palestine Township, identified as Parcel #13-08-300-340 and hereinafter described on Attachment A and shown on Attachment B, and

WHEREAS, MARILYN M. OSTERHOUT TRUSTEE, 51147 300TH ST, KELLEY, IA 50134, are the legal titleholders of said real estate, and

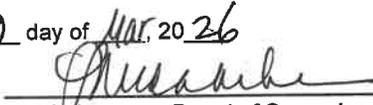
WHEREAS, it appears that all conditions and requirements prescribed by Chapter 354 and Chapter 355, Code of Iowa, and as prescribed by the Story County C2C Plan and the Code of Ordinances of Story County, Iowa, have been complied with and met,

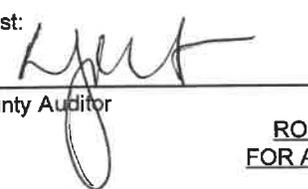
AND WHEREAS, it is the opinion of the Board of Supervisors of Story County, Iowa, that it is advisable and in the best interests of Story County, Iowa, and all persons concerned, that said Plat be approved and accepted.

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

IT IS FURTHER RESOLVED that the Chair of the Board of Supervisors and the County Auditor are authorized and they are hereby directed to certify a copy of this Resolution 26-63 to be affixed to said Final Plat upon its approval by the Board of Supervisors.

Dated this 10 day of Mar, 2026


Chairperson, Board of Supervisors

Attest:

County Auditor

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

ALLOWED BY VOTE
OF BOARD Yea 3 Nay 0 Absent 0 B

CHAIRPERSON

ATTACHMENT A

Survey Description:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 82 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE S89°57'35"E (ASSUMED BEARING) ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 821.84 FEET TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF THE CHICAGO & NORTH WESTERN RAILROAD (NOW ABANDONED) BEING THE POINT OF BEGINNING; THENCE N10°17'43"E ON SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1129.38 FEET TO A POINT OF TANGENCY; THENCE ON A HORIZONTAL CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 5679.48 FEET, A CHORD BEARING OF N10°56'20"E, A CHORD LENGTH OF 210.92 FEET, AN ARC LENGTH OF 210.93 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE N89°53'29"E ON SAID NORTH LINE, A DISTANCE OF 267.70 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE S00°11'35"E ON THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1319.16 FEET TO SAID SOUTH LINE OF THE SOUTHWEST QUARTER; THENCE N89°57'35"W ON SAID SOUTH LINE, A DISTANCE OF 514.01 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 11.87 ACRES, MORE OR LESS.

ATTACHMENT B

Staff Report

Story County Board of Supervisors



Date of Meeting: March 10, 2026

Staff Project Manager: Leslie Day

Case Number: SUB25-000045

Name of Subdivision: Pudenz Estates Residential Parcel Subdivision

Resolution No. 26-63

REQUESTED ACTION

The request is for a Residential Parcel Subdivision Plat to create one lot which contains the existing dwelling (Lot 1), and an Outlot (Outlot A) as permitted in Section 87.07 Residential Parcel Subdivision Plats of the *Story County Code of Ordinances*.

RECOMMENDATION

All requirements for a Residential Parcel Subdivision Plat are met. Planning and Development staff recommend approval of the subdivision as submitted.

APPLICANT(S): Andrew Cofran
JEO Consulting Group

PARCEL IDENTIFICATION NUMBER(S)
13-08-300-340

DISTRICTS
A-1 Agricultural
Ballard School District

SIZE OF PARCEL/AREA
Gross Acres 12.26 Net Acres 11.87

PROPERTY OWNER(S):
Marilyn M. Osterhout Trustee (Deed), Marilyn M. Osterhout Trust (Deed),

GENERAL PROPERTY LOCATION
51147 300th St. Kelley, IA 50134-8555
Section:08 Township:82 Range:24 SW SW E of RY

LAND USE FRAMEWORK DESIGNATION
The subject property is designated as Agricultural Conservation Area on the Cornerstone to Capstone (C2C) Plan.

CURRENT LAND USE
The site is assessed as an Agriculture use by the Story County Assessor's Office.

CITIES WITHIN TWO MILES OF PROPOSED SUBDIVISION REQUEST

The proposed subdivision lies within two miles of the city of Kelley. On February 24, 2026, the Kelley City Council waived their right to review the Pudenz Estates Residential Parcel Subdivision with Resolution # 16 (2025-2026) fiscal year, and they are in favor of the subdivision of the property.



Background

Description of Proposed Subdivision

The request is for a Residential Parcel Subdivision Plat to create one lot which contains the existing dwelling (Lot 1), and an Outlot (Outlot A) as permitted in Section 87.07 Residential Parcel Subdivision Plats of the *Story County Code of Ordinances*. The applicable requirements are outlined below.

Applicable Regulations – Story County Land Development Regulations

87.07 RESIDENTIAL PARCEL SUBDIVISION PLATS

A Residential Parcel Subdivision Plat application shall be submitted to the Planning and Development Department.

(1) A Subdivision may be submitted for review and approval as a Residential Parcel Subdivision Plat when all of the following are true:

- a. The development lots created by the subdivision are intended to be used for residential purposes.
- b. Only two development lots may be created.
- c. The Assessment Property Record Card for the property shall show a single-family dwelling and/or farmstead, as defined in Section 85.08, in existence.
- d. The subdivision includes no land set apart for new streets, alleys, parks, dedicated open space, school property, or public use.
- e. The subdivision lies wholly within the A-1 District.
- f. Both development lots (created by the Residential Parcel Subdivision Plat) shall contain a minimum of one acre (net) each. All side and rear yard setback requirements must be met.
- g. All resulting development lots shall have access to an adjoining public roadway by actual road frontage or easement.
- h. No variances from subdivision or zoning standards shall be granted in order to accomplish the Residential Parcel Subdivision Plat.
- i. The existing parcel shall not have been created through a previously approved Residential Parcel Subdivision Plat.

Property History

This parcel (Parcel Identification Number 1308300340) was created on January 18, 2019, when the southwest quarter of the southwest quarter of Section 8, Township 82, Range 24, was divided due to a now-abandoned railroad right-of-way formerly owned by the Chicago and Northwestern Transportation Company that runs through the property. The division was established by a Retracement Boundary Survey recorded as Instrument No. 2019-00485.

The proposed Outlot A contains a Zone A flood area, as identified by Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps.



Current and Future Land Use

The current parcel is 11.04 net-acres and zoned A-1 Agricultural. All proposed lots will retain this zoning. At present, the existing parcel contains a new single-family dwelling.

The future intent is for proposed Lot 1 to be used for the dwelling and the proposed Outlot A to be an unbuildable lot.

The property is designated as Agricultural Conservation on the Cornerstone to Capstone (C2C) Future Land Use Map. Principles for the Agricultural Conservation designation include to:

Principle 1:

Conserving agricultural land, as well as agricultural practices, is a fundamental principle in Story County. Areas are identified, conserved, and enhanced within the county for farming practices and agricultural production.

Principle 2:

Continue to work towards strategies that promote alternative agricultural methods that work in harmony with conventional operations. A variety of farm types is a good thing.

Principle 3:

Encourage high-value agricultural lands to remain as agricultural and discourage non-agricultural development of such lands. Direct future non-agricultural development toward the designated Urban Expansion, Rural Residential, Rural Village, and Commercial-Industrial Area designations on the Future Land Use Map.

Principle 4:

Design areas identified for development to limit conflicts between agricultural uses and rural residences and other types of land uses. Through development practices preserve and protect prime agricultural lands and the ability to engage in agricultural activities.

Principle 5:

Promote the continued health of agriculture through an ongoing planning process to identify partnerships and develop voluntary, incentive-based programs and strategies.

Current Surrounding Land Use

The property is in the Southwest of the Southwest Quarter of Section 8 of Palestine Township. Adjacent properties include:

North

A 2.72 net-acre parcel in the A-1 Agricultural Zoning district. This parcel is owned by Marilyn M. Osterhout Trustee and is used for Agricultural Purposes .

South

A 34.73 net-acre parcel in the A-1 Agricultural Zoning district. This parcel is owned by Tron N. Scott and is used for Agricultural purposes.

East

A 35.63 net-acre parcel in the A-1 Agricultural Zoning district. This parcel is owned by Marilyn M. Osterhout Trustee and is used for Agricultural Purposes .

West

A 3.39 net-acre parcel in the A-1 Agricultural Zoning district. This parcel was part of the Northwestern Railroad (now abandoned) is owned by Marilyn M. Osterhout Trustee and is used mainly for Agricultural purposes.



Analysis

The proposed subdivision is consistent with the criteria outlined above in Section 87.07 Residential Parcel Subdivision Plat of the *Story County Code of Ordinances* as noted below:

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

Erosion control requirements in Section 88.05 will apply to any development of the lots. The requirements include a construction buffer from sensitive natural areas and other requirements for temporarily stabilization of disturbed soils on a site.

Points to consider in evaluating the applicant’s request to divide property through a Residential Parcel Subdivision Plat process to create one lot which contains the existing dwelling, and an Outlot:

1. All requirements for a Residential Parcel Subdivision Plat in Section 87.07 of the Story County Land Development Regulations have been met.

Commentary

The following comments are part of the official record of the proposed Pudenz Estates Residential Parcel Subdivision, Case No. SUB25-000045. If necessary, conditions of approval may be formulated based on these comments.

Comments from the Interagency Review Team

The proposal underwent the usual Interagency Review, and the following comments were provided:

Story County Planning and Development Questions and Comments

1. Show existing rural 911 addresses on the plat.
2. The plat must be signed and dated by the surveyor and include:
 - Surveyor’s Iowa license number
 - Legible seal
 - Confirmation that the license is current
3. Show net area calculations for each lot on the face of the plat, including conversions from acres to square feet.
4. Indicate all existing wells and septic systems on the plat, including setbacks to structures and property lines. If applicable, reference these in the Notes section.

Required Additions to Notes Section:

5. Include the following applicable districts on the Notes section of the plat:
 - Drainage District
 - Emergency Services Districts (Ambulance and Fire)
 - School District
 - Zoning District
 - Utility District
 - Watershed District



6. Add the following Subdivision Restriction Statement:
"Additional divisions of the lots created with this Residential Parcel Subdivision Plat are not permitted unless the entire subdivision is considered for replating purposes."
7. Mention any easements.
8. Add the zoning district information.

Story County Auditor's Office Comments

1. This was originally submitted and reviewed as a plat of survey creating Parcel D on April 17, 2025. On the subdivision plat we received now the original parcel is labelled as Proposed Parcel D and the remainder of the parcel being split is labelled Proposed Outlot. If this is to be a subdivision plat the outlot should be Outlot A and Parcel D will become Lot 1.
2. There are no bearings and dimensions on the face of the plat of Proposed Parcel D. They are there on the plat of survey we reviewed in April. Likewise, there is no bearing and dimension for the proposed outlot from the section line to the point of beginning.
3. In the legal description for the proposed outlot the point of beginning is mis-labelled as the point where the east line of the former railroad right-of-way intersects the south line of the section. This is the point of beginning for proposed Parcel D.
4. The entire subdivision should appear on a single sheet of paper and the legal description should trace the boundary of the entire subdivision. While there is nothing I am aware of that says you can't describe the individual lots and outlots in a subdivision, and it works for this one it isn't something we ever see. It would be impractical if you had a subdivision containing 5 or more lots for instance.

Story County Environmental Health Comments

No comments.

Story County Engineer's Office

The unauthorized second driveway to the house needs to be removed before this is approved. The applicant has been notified about this multiple times.

Story County Assessor's Office

No comments.

Story County Conservation

No comments.

The property proposed to be subdivided lies within two miles of the City of Kelley. The Code of Iowa grants subdivision review authority to communities within their two-mile limits. The City must adopt a resolution approving, denying or waiving their authority before the Board of Supervisors can take action on a proposed subdivision. Please reach out to the City Clerk at the following:

City of Kelley
1111 Grace Street
Kelley, IA 50134
(515) 769-2213



The surveyor has addressed all review comments and submitted a corrected subdivision plat.

Floodplain Management Program Comments

The property is located in a Zone A Special Flood Hazard Area as defined by FEMA.

Comments from the General Public

Letters were mailed to surrounding property owners on February 26, 2026, regarding the Board of Supervisors’ meeting on the request. No public commentary was received or recorded at the time this report was published.

Alternatives

Story County Planning and Development Staff recommend alternative one below regarding the Pudenz Estates Residential Parcel Subdivision, as submitted.

1. **The Story County Board of Supervisors approves Resolution #26-63, Pudenz Estates Subdivision, a Residential Parcel Subdivision Plat, as submitted.**
2. The Story County Board of Supervisors approves Resolution #26-63, the Pudenz Estates Subdivision, a Residential Parcel Subdivision Plat, with conditions.
3. The Story County Board of Supervisors denies Resolution #26-63, Pudenz Estates Subdivision, a Residential Parcel Subdivision Plat, as submitted.
4. The Story County Board of Supervisors tables the decision on Resolution #26-63, the Pudenz Estates Subdivision, a Residential Parcel Subdivision Plat, and directs the applicant to address specific areas for additional information, review and/or modifications, and to work with staff to place the subdivision plat back on the Board of Supervisors’ agenda.

Attachments to the Staff Report

- Submitted application and plans
- Public Comments
- Written responses from applicants to comments
- Legal Description
- Resolution from city within two miles (if applicable)
- Other

Index Legend	
Location:	PT SW1/4 SW1/4 SEC. 8 T82N R24W 5TH P.M. STORY COUNTY, IOWA
Requestor:	BOB FEJFAR - REPRESENTING REVIVED INTERIORS
Proprietor:	MARILYN M. OSTERHOUT TRUST
Surveyor:	ANDREW J. COFRAN, PLS
Prepared	1615 SW MAIN ST., SUITE 205, ANKENY, IA 50023
By:	PHONE # 515-964-5310
Surveyor	
Company:	JEO CONSULTING GROUP INC.
Return To:	1615 SW MAIN ST., SUITE 205, ANKENY, IA 50023

FOR RECORDER'S USE ONLY

SURVEY FOR:

MARILYN M. OSTERHOUT TRUST
29383 520TH AVE.
KELLEY, IOWA 50134

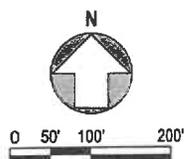
**PUDENZ ESTATES
RESIDENTIAL SUBDIVISION**

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 82 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE S89°57'35"E (ASSUMED BEARING) ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 821.84 FEET TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF THE CHICAGO & NORTH WESTERN RAILROAD (NOW ABANDONED) BEING THE POINT OF BEGINNING; THENCE N10°17'43"E ON SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1129.38 FEET TO A POINT OF TANGENCY; THENCE ON A HORIZONTAL CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 5679.48 FEET, A CHORD BEARING OF N10°56'20"E, A CHORD LENGTH OF 210.92 FEET, AN ARC LENGTH OF 210.93 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE N89°53'29"E ON SAID NORTH LINE, A DISTANCE OF 267.70 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE S00°11'35"E ON THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1319.16 FEET TO SAID SOUTH LINE OF THE SOUTHWEST QUARTER; THENCE N89°57'35"W ON SAID SOUTH LINE, A DISTANCE OF 514.01 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 11.87 ACRES, MORE OR LESS.

LOT 1	5.00 ACRES (21,780,000 SQ.FT.)
300TH STREET R.O.W.	0.39 ACRES (16,988 SQ.FT.)
OUTLOT "A"	6.87 ACRES (299,257 SQ.FT.)



- LEGEND**
- ⊕ MONUMENT FOUND (SEE NOTE)
 - MONUMENT SET (5/8" REBAR WITH R.P.C. #28875)
 - M MEASURED DISTANCE
 - R RECORDED DISTANCE (PER PLAT OF SURVEY INST. # 2019-00485 BOOK 625, PAGE 3)
 - R.O.W. RIGHT-OF-WAY
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING

FIELD WORK COMPLETED ON: JAN. 31, 2025

NOTE: ALL BEARINGS ARE ASSUMED.

Project No.: 242190
Date: 2/6/2026
QA/QC: JB
Scale: 1" = 200'
Field Book: STORY CO. 1
Field Crew: DJM
Drawn By: AJC



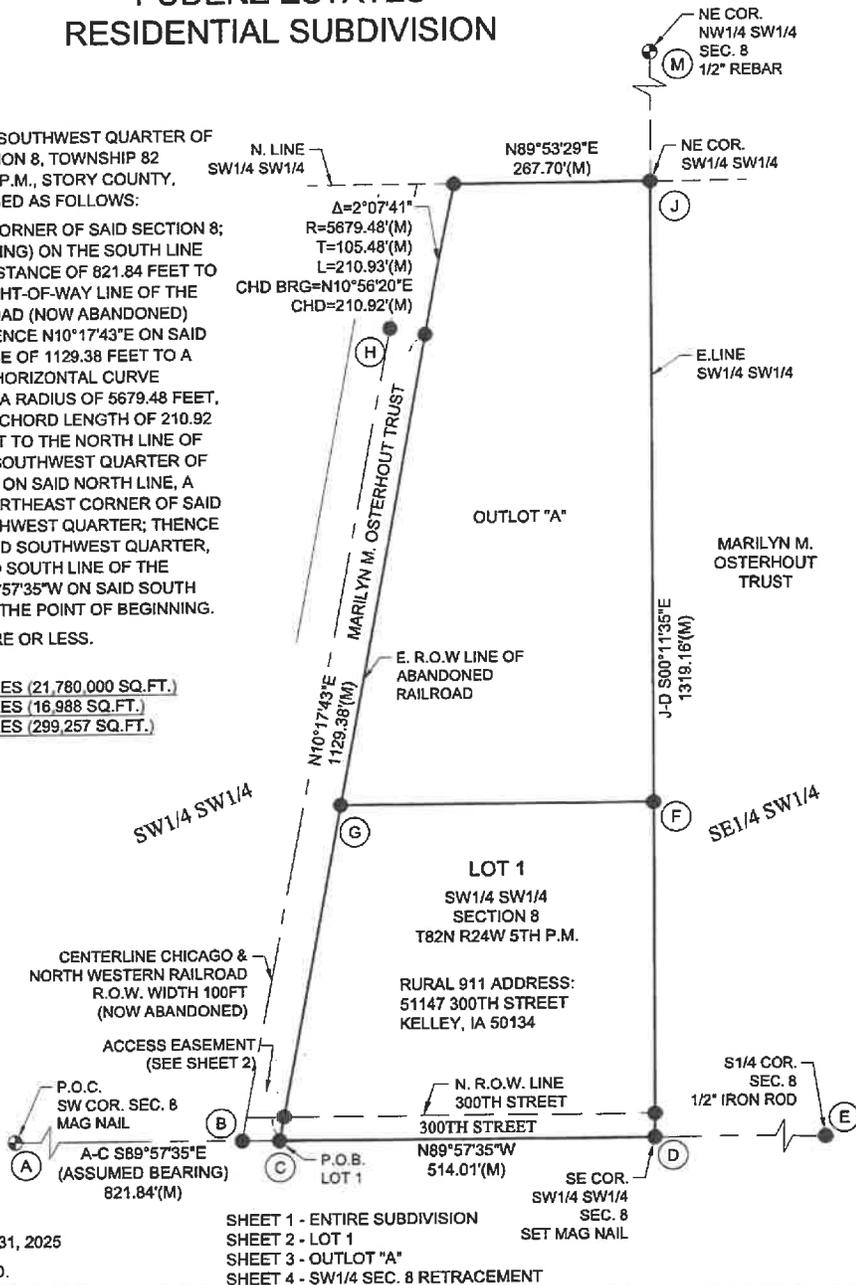
JEO CONSULTING GROUP
1615 SW Main Street, Suite 205
Ankeny, IA 50023
515.964.5310

JEO Consulting, Inc.
1937 N Chestnut St
Wahco, NE 68066
800.723.8567 | jeo.com

Sheet 1 of 4

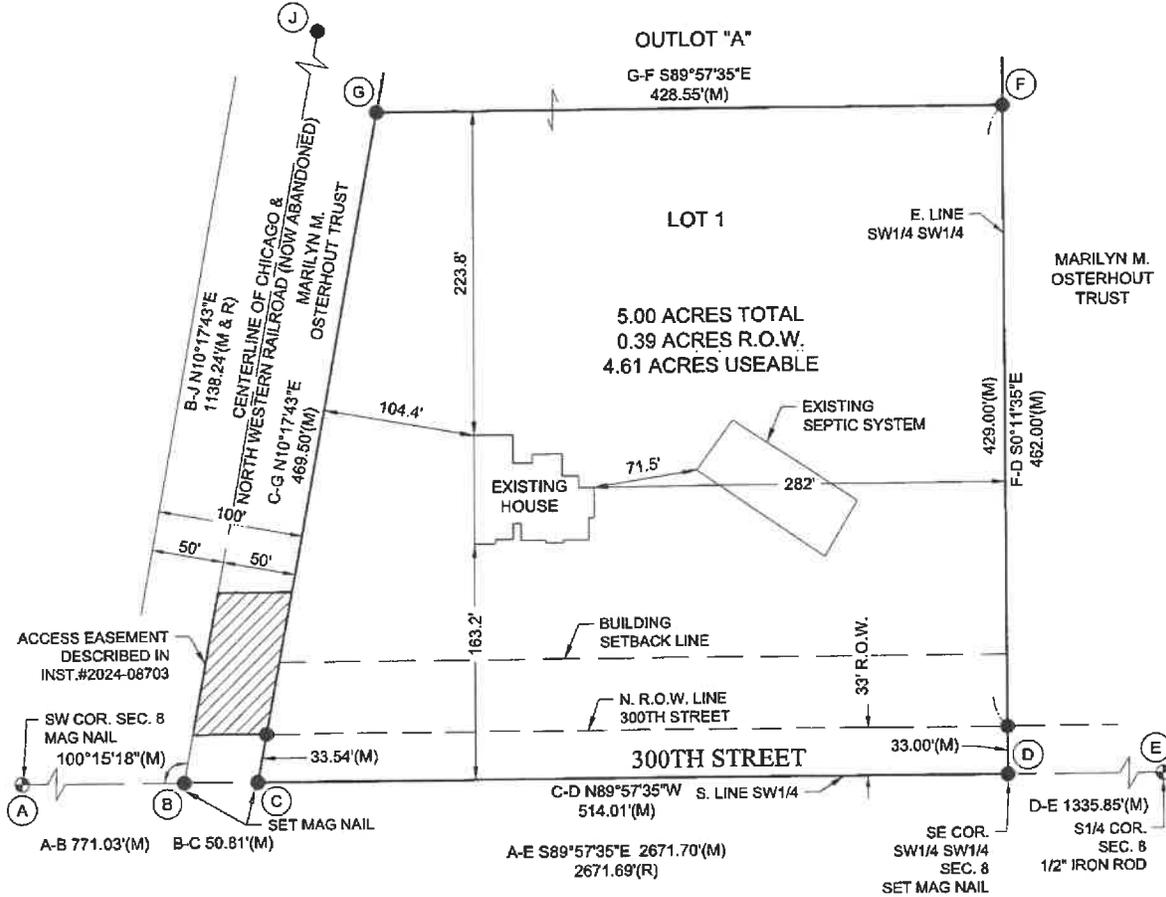
Survey File No.:

2025-029



	<p>I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.</p> <p><i>[Signature]</i> 2/6/26 (signature) (date)</p>
	<p>Printed or typed name: ANDREW J. COFRAN</p>
	<p>License Number: 28875</p>
	<p>My license renewal date is December 31, 2027</p>
<p>Pages or sheets covered by this seal: SHEETS 1 - 4</p>	

PUDENZ ESTATES RESIDENTIAL SUBDIVISION LOT 1



NOTES:

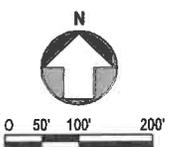
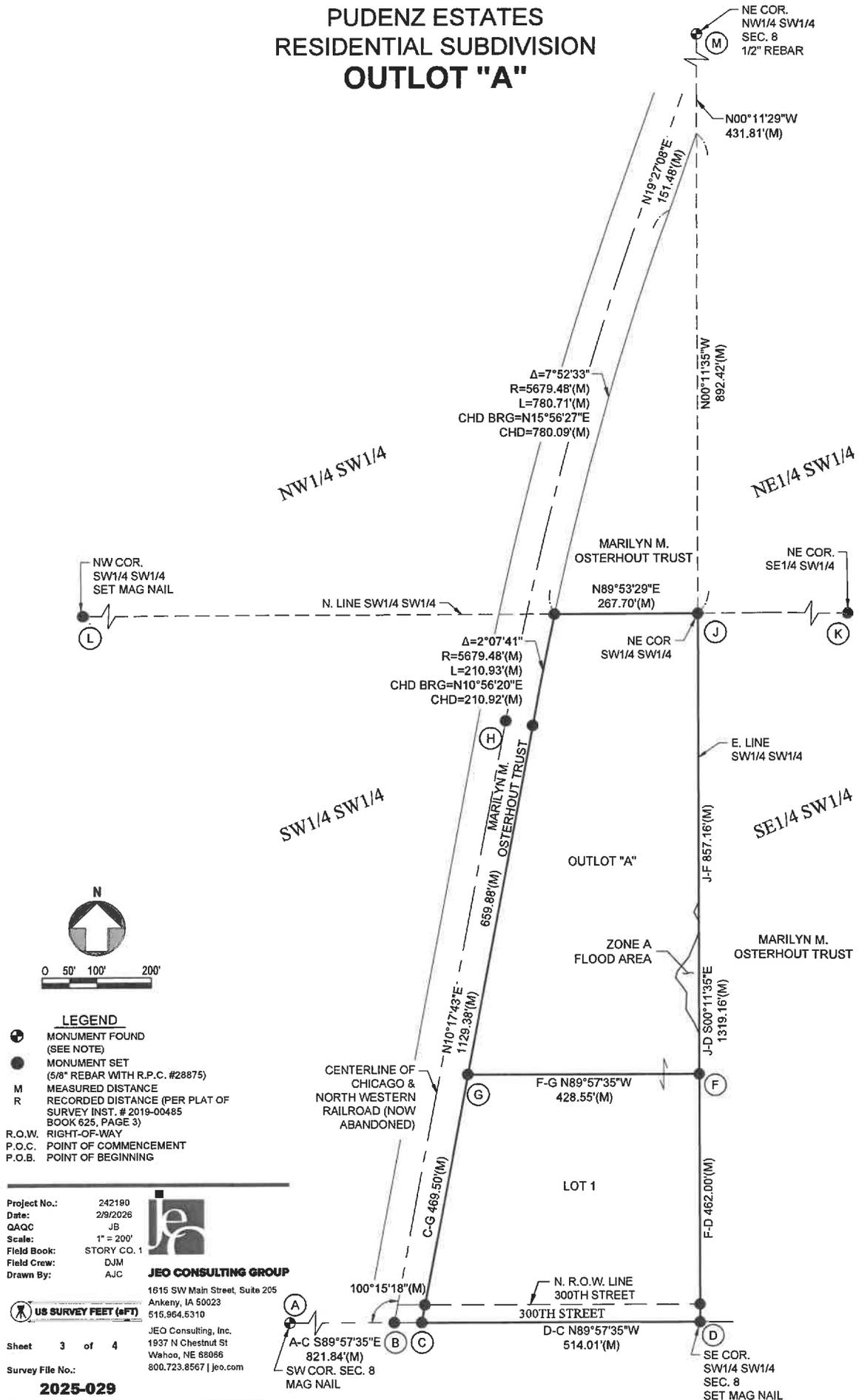
1. LOT 1 IS SERVED BY PRIVATE SEPTIC AND IRUA WATER.
2. SEPTIC SYSTEM SETBACK FROM DWELLING IS 30 FEET. MEASUREMENT IN FIELD YIELDED 71.5 FEET.
3. LOTS DESIGNATED AS "OUTLOTS" ARE NOT BUILDABLE.
4. ACCESS EASEMENT DESCRIBED IN INST.#2024-08703
5. ADDITIONAL DIVISIONS OF THE LOTS CREATED WITH THIS RESIDENTIAL PARCEL SUBDIVISION PLAT ARE NOT PERMITTED UNLESS THE ENTIRE SUBDIVISION IS CONSIDERED FOR REPLATTING PURPOSES.
6. ALL NEW LOTS SHALL REQUIRE AN E911 ADDRESS FOR INHABITED STRUCTURES, INCLUDING RESIDENCES AND BUSINESSES, TELECOMMUNICATIONS TOWERS AND FACILITIES, AND FOR ANY PUBLIC ASSEMBLY AREA INCLUDING OPEN-AIR OUTDOOR ACTIVITIES. E911 ADDRESSES SHALL BE ASSIGNED BY STORY COUNTY AT THE REQUEST OF THE PROPERTY OWNER.
 RURAL 911 ADDRESS: 51147 300TH STREET
 KELLEY, IA 50134
7. DRAINAGE DISTRICT: BOONE - STORY #3
8. EMERGENCY SERVICES DISTRICT - SLATER EMS
9. SCHOOL DISTRICT: BALLARD COMMUNITY SCHOOL DISTRICT
10. ZONING DISTRICT: A-1 AGRICULTURAL
11. UTILITY DISTRICT: INTERSTATE POWER AND LIGHT COMPANY
12. WATERSHED DISTRICT: HUC10 SUGAR CREEK - SOUTH SKUNK RIVER THE FLOODPLAIN INFORMATION SHOWN ON SHEET 3 WAS EXTRACTED FROM FEMA FLOOD MAPS.

Project No.:	242190	
Date:	2/8/2026	
QA/QC:	JB	
Scale:	1" = 100'	
Field Book:	STORY CO. 1	
Field Crew:	DJM	
Drawn By:	AJC	JEO CONSULTING GROUP
1615 SW Main Street, Suite 205 Ankeny, IA 50023 515.964.5310		
JEO Consulting, Inc. 1937 N Chestnut St Wahao, NE 68066 800.723.8567 jeo.com		
Sheet	2 of 4	
Survey File No.:	2025-029	

LEGEND

- MONUMENT FOUND (SEE NOTE)
- MONUMENT SET (5/8" REBAR WITH R.P.C. #28875)
- M MEASURED DISTANCE
- R RECORDED DISTANCE (PER PLAT OF SURVEY INST. # 2019-00485 BOOK 625, PAGE 3)
- R.O.W. RIGHT-OF-WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

PUDENZ ESTATES RESIDENTIAL SUBDIVISION OUTLOT "A"



- LEGEND**
- MONUMENT FOUND (SEE NOTE)
 - MONUMENT SET (5/8" REBAR WITH R.P.C. #28875)
 - M MEASURED DISTANCE
 - R RECORDED DISTANCE (PER PLAT OF SURVEY INST. # 2019-00485 BOOK 625, PAGE 3)
 - R.O.W. RIGHT-OF-WAY
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING

Project No.: 242180
 Date: 2/9/2026
 QAQC: JB
 Scale: 1" = 200'
 Field Book: STORY CO. 1
 Field Crew: DJM
 Drawn By: AJC

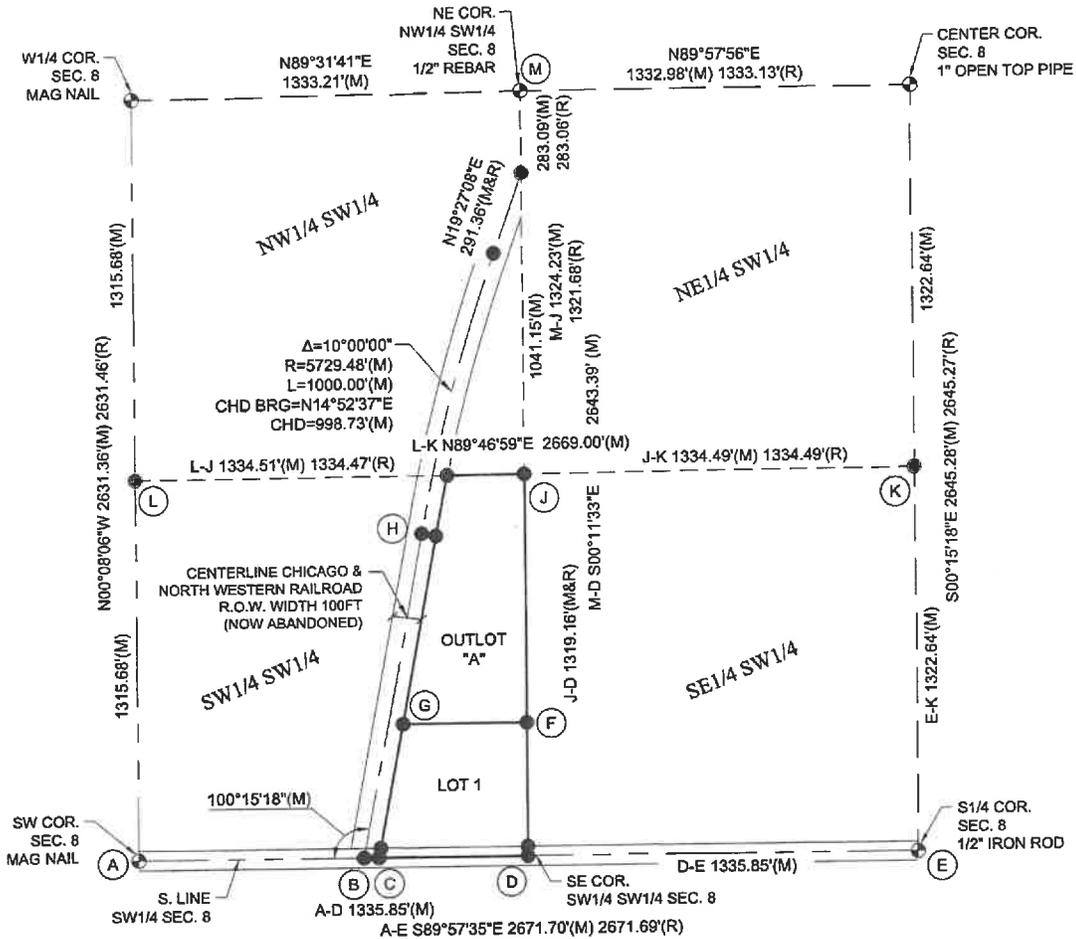
JEO CONSULTING GROUP
 1615 SW Main Street, Suite 205
 Ankeny, IA 50023
 516.964.6310

JEO Consulting, Inc.
 1937 N Chestnut St
 Wahoo, NE 68086
 800.723.8567 | jeo.com

US SURVEY FEET (#FT)

Sheet 3 of 4
 Survey File No.: 2025-029

PUDENZ ESTATES RESIDENTIAL SUBDIVISION SW1/4 SECTION 8 T82N R24W 5TH P.M.



SURVEYOR'S NOTE:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF REVIVED INTERIORS. THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE PERIMETER AND CREATE A METES AND BOUNDS DESCRIPTION OF A PARCEL OF LAND LOCATED WEST OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 82 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA. I RETRACED A PLAT OF SURVEY BY MURRAY B. BERTING RECORDED JANUARY 18, 2019 AS INSTRUMENT #2019-00485 IN THE STORY COUNTY RECORDER'S OFFICE TO DETERMINE THE LOCATIONS OF THE CENTERLINE & EAST RIGHT-OF-WAY LINE OF THE CHICAGO & NORTH WESTERN RAILROAD (NOW ABANDONED).



Project No.: 242190
 Date: 2/6/2026
 QAQC: JB
 Scale: 1" = 500'
 Field Book: STORY CO. 1
 Field Crew: DJM
 Drawn By: AJC



JEO CONSULTING GROUP
 1615 SW Main Street, Suite 205
 Ankeny, IA 50023
 515.994.5310
 JEO Consulting, Inc.
 1937 N Chestnut St
 Wahoo, NE 68066
 800.723.8567 | jeo.com



Sheet 4 of 4

Survey File No.:

2025-029

LEGEND

- MONUMENT FOUND (SEE NOTE)
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- M MEASURED DISTANCE
- R RECORDED DISTANCE (PER PLAT OF SURVEY INST. # 2019-00485 BOOK 625, PAGE 3)
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- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

LEGAL DESCRIPTION:

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PARCEL CONTAINS 11.87 ACRES, MORE OR LESS.

Prepared By: Erin Clanton, 6701 Westown Parkway, Ste 100, West Des Moines, IA 50266; (515) 274-1450
Return To: Same as Above

OWNER'S CONSENT

KNOW ALL PERSONS BY THIS INSTRUMENT:

That Dean Osterhout as Trustee of the MARILYN M. OSTERHOUT TRUST dated October 22, 2019, does hereby covenant that it is the lawful owner of the following described real estate situated in Story County, Iowa, as set forth in Exhibit A.

The Owner has caused to be filed herewith a subdivision plat of said real property together with instruments required by law attached hereto and by this reference incorporated as if set out fully. The Owner does hereby certify, acknowledge, and declare that the platting of the said real estate to be known as **PUDENZ ESTATES, STORY COUNTY, IOWA**, is with its free consent and in accordance with its desires as proprietor.

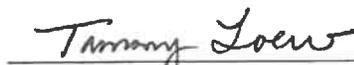
Dated this 12 day of December, 2025.

Dean Osterhout


Trustee, Marilyn M. Osterhout Trust

STATE OF IOWA, COUNTY OF STORY, ss:

This record was acknowledged before me this 12 day of December, 2025, by Dean Osterhout, as Trustee of the Marilyn M. Osterhout Trust.


Notary Public in and for the State of Iowa
My commission expires 6-26-28

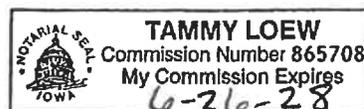


Exhibit A

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 82 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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Erin M. Clanton
Attorney

T: 515-274-1450
F: 515-274-1488

Erin.Clanton@brickgentrylaw.com

December 1, 2025

ATTORNEY'S PLATTING OPINION

Story County Treasurer
900 6th Street
Nevada, Iowa 50201

Re: Pudenz Estates

To Whom it May Concern:

This will certify that I have examined the Abstract of Title for the real property described in Exhibit A.

This opinion is prepared for use in connection with the platting of property described above, said property to be known as Pudenz Estates. Said opinion may be relied upon by all parties intending to benefit from this opinion, as prescribed in Iowa Code Chapter 354.

For purposes of rendering this opinion we have examined Abstract No. 2511172104 by Story County Abstract & Title Services from Root of Title, containing 29 Entries, as continued to November 17, 2025, at 8:00 a.m. Our opinion covers only matters applying herein to that date based on the Iowa Title Standards and the laws of the State of Iowa.

Based on our examination of the Abstract of Title, we find good and merchantable title is vested of record in Dean Osterhout as Trustee of the MARILYN M. OSTERHOUT TRUST dated October 22, 2019, subject, however, to the following comments and objections:

1. **MORTGAGE.** At Entry No. 21 of Abstract No. 2511172104 it shows a Construction Mortgage for \$1,250,000.00 by Dean Osterhout as Trustee of the MARILYN M. OSTERHOUT TRUST to South Story Bank & Trust dated February 14, 2025 and recorded February 14, 2025 as Instrument No. 25-01048 in Story County Recorder's Office.

2. **REAL ESTATE TAXES.** At Entry No. 28 of Abstract No. 2511172104 it shows:

Parcel No.: 13-08-300-340 for fiscal year beginning 7/1/2024 and ending 6/30/2025:

First half: \$209.00 PAID
Second half: \$209.00 UNPAID, but not delinquent

No special assessments

You are advised that the abstractor has conducted all necessary searches against the titleholders and all prior titleholders and has found nothing except as otherwise set out herein.

We hereby certify that the property described herein is free from encumbrances, other than set forth in this opinion and that this opinion may be relied upon by the Story County Treasurer and such other governmental agencies for purposes of submittal of the Pudenz Estates final plat.

Respectfully Submitted,

BRICK GENTRY, P.C.

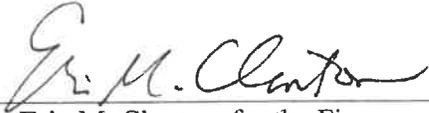
By: 
Erin M. Clanton, for the Firm

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PARCEL CONTAINS 11.87 ACRES, MORE OR LESS.

Prepared By: Erin Clanton, 6701 Westown Parkway, Ste 100, West Des Moines, IA 50266; (515) 274-1450
Return To: Same As Above

TREASURER'S CERTIFICATE

State of Iowa, County of Story, ss.:

I, Ted Rasmusson, Treasurer of Story County, Iowa, in accordance with Iowa Code sections 354.11 and 354.12, hereby certify that the real property described in the attached subdivision plat, legally described as in the attached Exhibit A, and to be known as: **PUDENZ ESTATES, STORY COUNTY, IOWA**

is free from certified taxes and certified special assessments. More particularly, the official records of my office show that all certified taxes and special assessments have been paid in full for the parcel of land presently having the following tax parcel identification numbers:

Parcel Identification Numbers: 13-08-300-340

which, based upon the representations of the owner identified in the Consent to Platting to which this certificate is attached, are all the lands included in said subdivision plat.

In witness whereof, I have subscribed and sealed this certificate on the 4 day of December 2025.



Ted Rasmusson
Treasurer, Story County, Iowa



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RESOLUTION # 16 (2025-2026)

RESOLUTION WAIVING RIGHT OF REVIEW FOR A SUBDIVISION

WHEREAS, Pudenz Estates is the owner of the property legally described as:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 82 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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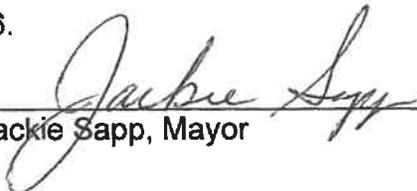
PARCEL CONTAINS 11.87 ACRES, MORE OR LESS.

WHEREAS, the owner wishes to subdivide the property as described on the attached plat of survey; and

WHEREAS, section 354.8 of the Code of Iowa provides that a local government may, by resolution, waive its right of review.

NOW LET IT BE RESOLVED that the Kelley City Council does hereby waive the requirements and is in favor of the aforementioned described subdivision of the property as shown and described on the attached plat of survey.

ADOPTED this 24th day of February, 2026.


Jackie Sapp, Mayor

ATTEST:


Jaeda Davies, City Clerk

Index Legend	
Location:	PT SW1/4 SW1/4 SEC. 8 T82N R24W 5TH P.M.
Requestor:	STORY COUNTY, IOWA
Requestor:	BOB FEJFAR - REPRESENTING REVIVED INTERIORS
Proprietor:	MARILYN M. OSTERHOUT TRUST
Surveyor/	ANDREW J. COFRAN, PLS
Prepared	1615 SW MAIN ST., SUITE 205, ANKENY, IA 50023
By:	PHONE # 515-964-5310
Surveyor	
Company:	JEO CONSULTING GROUP INC.
Return To:	1615 SW MAIN ST., SUITE 205, ANKENY, IA 50023

FOR RECORDER'S USE ONLY

SURVEY FOR:

MARILYN M. OSTERHOUT TRUST
29383 520TH AVE.
KELLEY, IOWA 50134

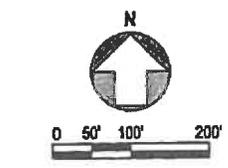
**PUDENZ ESTATES
RESIDENTIAL SUBDIVISION**

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LOT 1	5.00 ACRES (21,780,000 SQ.FT.)
300TH STREET R.O.W.	0.39 ACRES (16,998 SQ.FT.)
OUTLOT "A"	6.87 ACRES (299,257 SQ.FT.)



- LEGEND**
- MONUMENT FOUND (SEE NOTE)
 - MONUMENT SET (5/8" REBAR WITH R.P.C. #28875)
 - M MEASURED DISTANCE
 - R RECORDED DISTANCE (PER PLAT OF SURVEY INST. # 2018-00485 BOOK 625, PAGE 3)
 - R.O.W. RIGHT-OF-WAY
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING

FIELD WORK COMPLETED ON: JAN. 31, 2025

NOTE: ALL BEARINGS ARE ASSUMED.

Project No.: 242190
Date: 2/6/2026
QA/QC: JCI
Scale: 1" = 200'
Field Book: STORY CO. 1
Field Crew: DJM
Drawn By: AJC

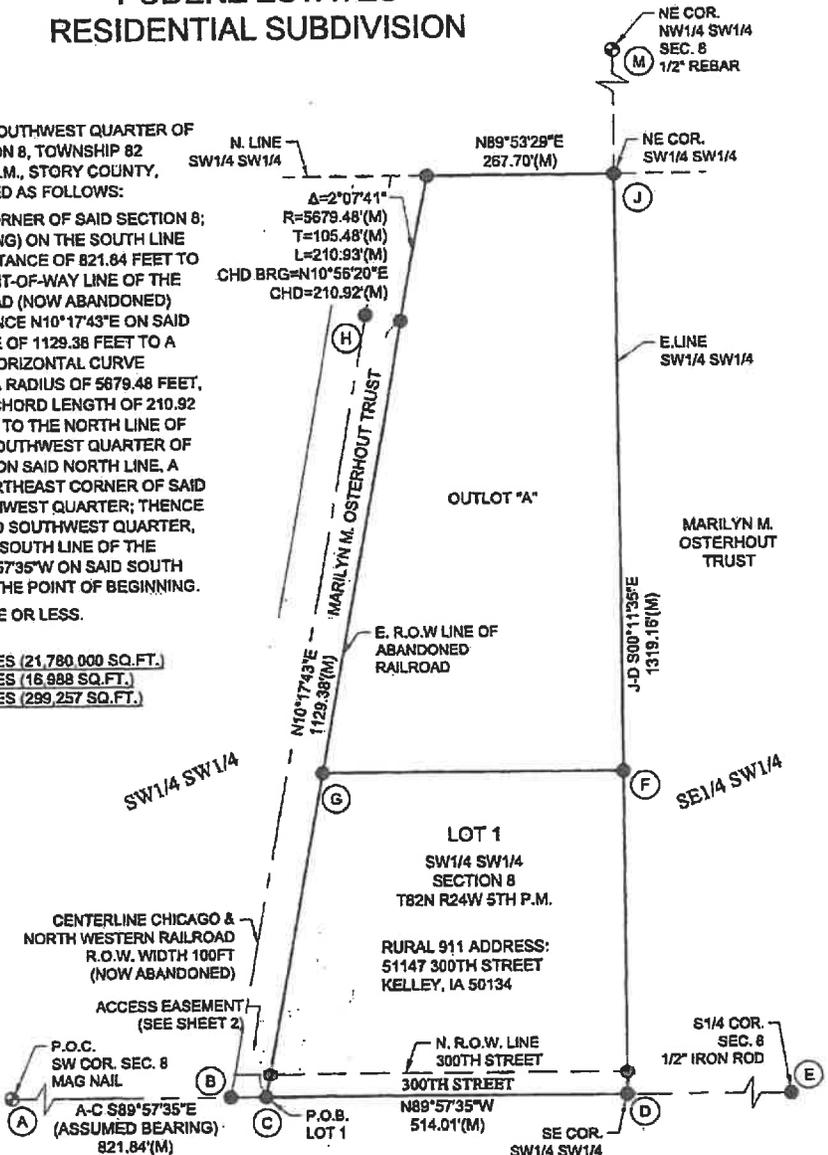
JEO CONSULTING GROUP
1615 SW Main Street, Suite 205
Ankeny, IA 50023
515.964.5310

JEO Consulting, Inc.
1937 N Chestnut St
Wahoo, NE 68068
800.723.8567 | jeo.com

US SURVEY FEET (MFT)

Sheet 1 of 4

Survey File No.: 2025-029



SHEET 1 - ENTIRE SUBDIVISION
SHEET 2 - LOT 1
SHEET 3 - OUTLOT "A"
SHEET 4 - SW1/4 SEC. 8 RETRACEMENT

ANDREW J. COFRAN
28875

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

(signature) *Andrew J. Cofran* (date) 2/6/26

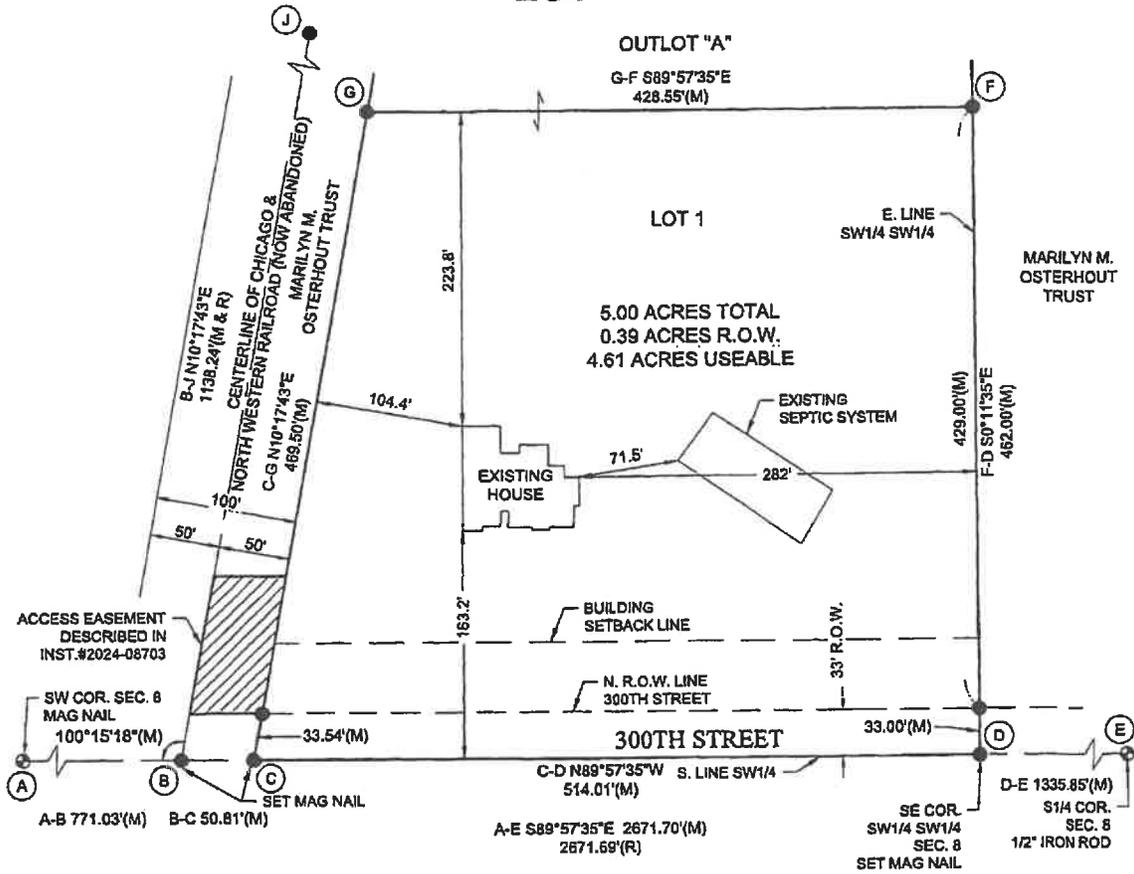
Printed or typed name: ANDREW J. COFRAN

License Number: 28875

My license renewal date is December 31, 2027

Pages or sheets covered by this seal: SHEETS 1-4

PUDENZ ESTATES RESIDENTIAL SUBDIVISION LOT 1



NOTES:

1. LOT 1 IS SERVED BY PRIVATE SEPTIC AND IRUA WATER.
2. SEPTIC SYSTEM SETBACK FROM DWELLING IS 30 FEET. MEASUREMENT IN FIELD YIELDED 71.5 FEET.
3. LOTS DESIGNATED AS "OUTLOTS" ARE NOT BUILDABLE.
4. ACCESS EASEMENT DESCRIBED IN INST.#2024-08703
5. ADDITIONAL DIVISIONS OF THE LOTS CREATED WITH THIS RESIDENTIAL PARCEL SUBDIVISION PLAT ARE NOT PERMITTED UNLESS THE ENTIRE SUBDIVISION IS CONSIDERED FOR REPLATTING PURPOSES.
6. ALL NEW LOTS SHALL REQUIRE AN E911 ADDRESS FOR INHABITED STRUCTURES, INCLUDING RESIDENCES AND BUSINESSES, TELECOMMUNICATIONS TOWERS AND FACILITIES, AND FOR ANY PUBLIC ASSEMBLY AREA INCLUDING OPEN-AIR OUTDOOR ACTIVITIES. E911 ADDRESSES SHALL BE ASSIGNED BY STORY COUNTY AT THE REQUEST OF THE PROPERTY OWNER.

RURAL 911 ADDRESS: 51147 300TH STREET
KELLEY, IA 50134

7. DRAINAGE DISTRICT: BOONE - STORY #3
8. EMERGENCY SERVICES DISTRICT - SLATER EMS
9. SCHOOL DISTRICT: BALLARD COMMUNITY SCHOOL DISTRICT
10. ZONING DISTRICT: A-1 AGRICULTURAL
11. UTILITY DISTRICT: INTERSTATE POWER AND LIGHT COMPANY
12. WATERSHED DISTRICT: HUC10 SUGAR CREEK - SOUTH SKUNK RIVER THE FLOODPLAIN INFORMATION SHOWN ON SHEET 3 WAS EXTRACTED FROM FEMA FLOOD MAPS.

Project No.:	242190	
Date:	2/6/2026	
QA/QC:	JB	
Scale:	1" = 100'	
Field Book:	STORY CD. 1	
Field Crew:	DJM	
Drawn By:	AJC	

JEO CONSULTING GROUP
1615 SW Main Street, Suite 205
Ankara, IA 50023
515.964.6310

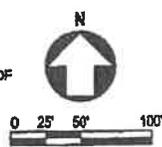
JEO Consulting, Inc.
1937 N Chestnut St
Wahoo, NE 68066
800.723.8567 | jeo.com

Sheet 2 of 4

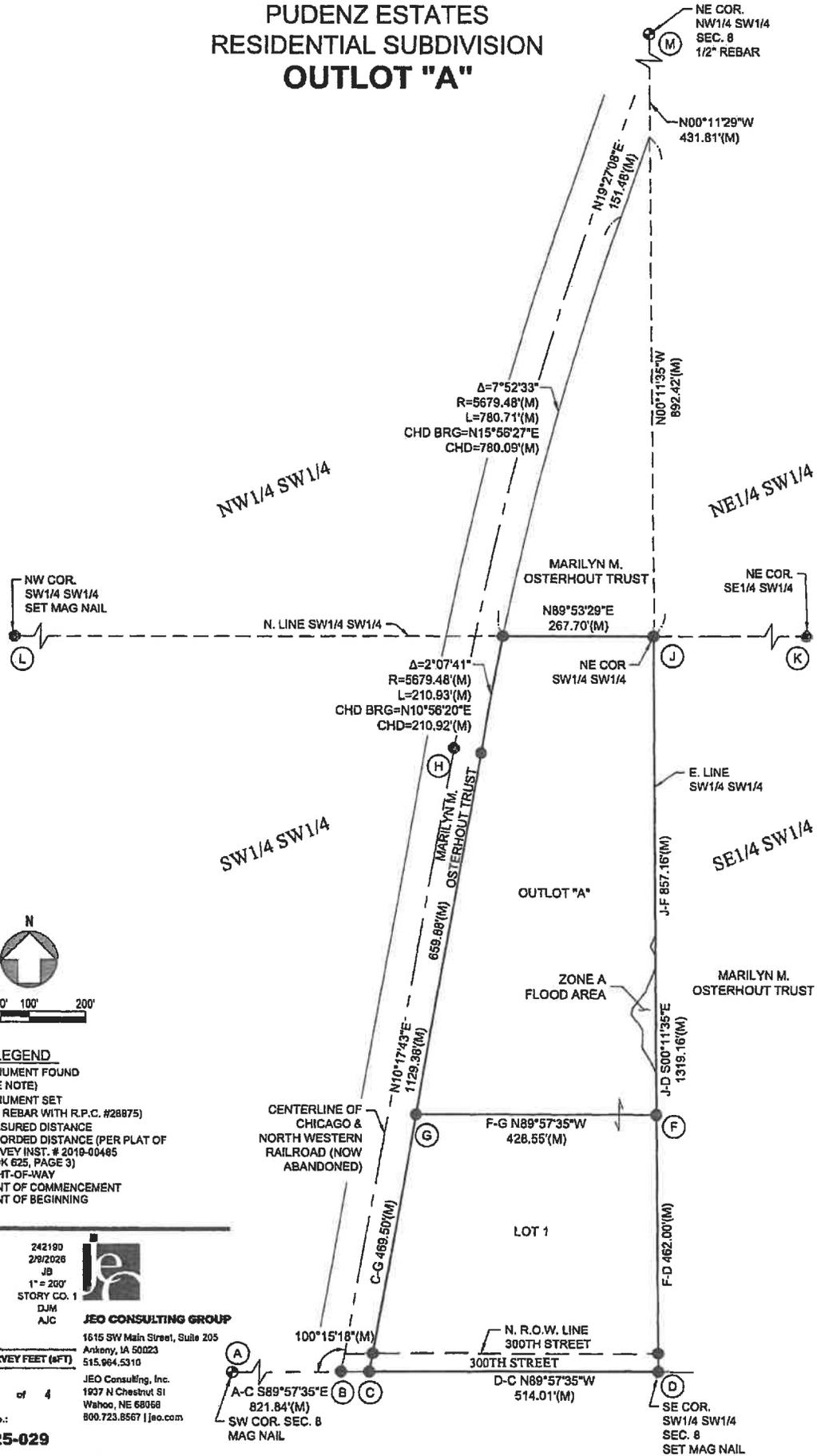
Survey File No.: **2025-029**

LEGEND

- ⊕ MONUMENT FOUND (SEE NOTE)
- MONUMENT SET (5/8" REBAR WITH R.P.C. #28875)
- M MEASURED DISTANCE
- R RECORDED DISTANCE (PER PLAT OF SURVEY INST. # 2019-00485 BOOK 625, PAGE 3)
- R.O.W. RIGHT-OF-WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING



PUDENZ ESTATES RESIDENTIAL SUBDIVISION OUTLOT "A"



N

0 50' 100' 200'

LEGEND

- ⊕ MONUMENT FOUND (SEE NOTE)
- MONUMENT SET (5/8" REBAR WITH R.P.C. #28875)
- M MEASURED DISTANCE
- R RECORDED DISTANCE (PER PLAT OF SURVEY INST. # 2019-00495 BOOK 625, PAGE 3)
- R.O.W. RIGHT-OF-WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

Project No.: 242190
 Date: 2/9/2026
 QAQC: JB
 Scale: 1" = 200'
 Field Book: STORY CO. 1
 Field Crew: DJM
 Drawn By: AJC

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 1615 SW Main Street, Suite 205
 Ankeny, IA 50023
 515.964.5310

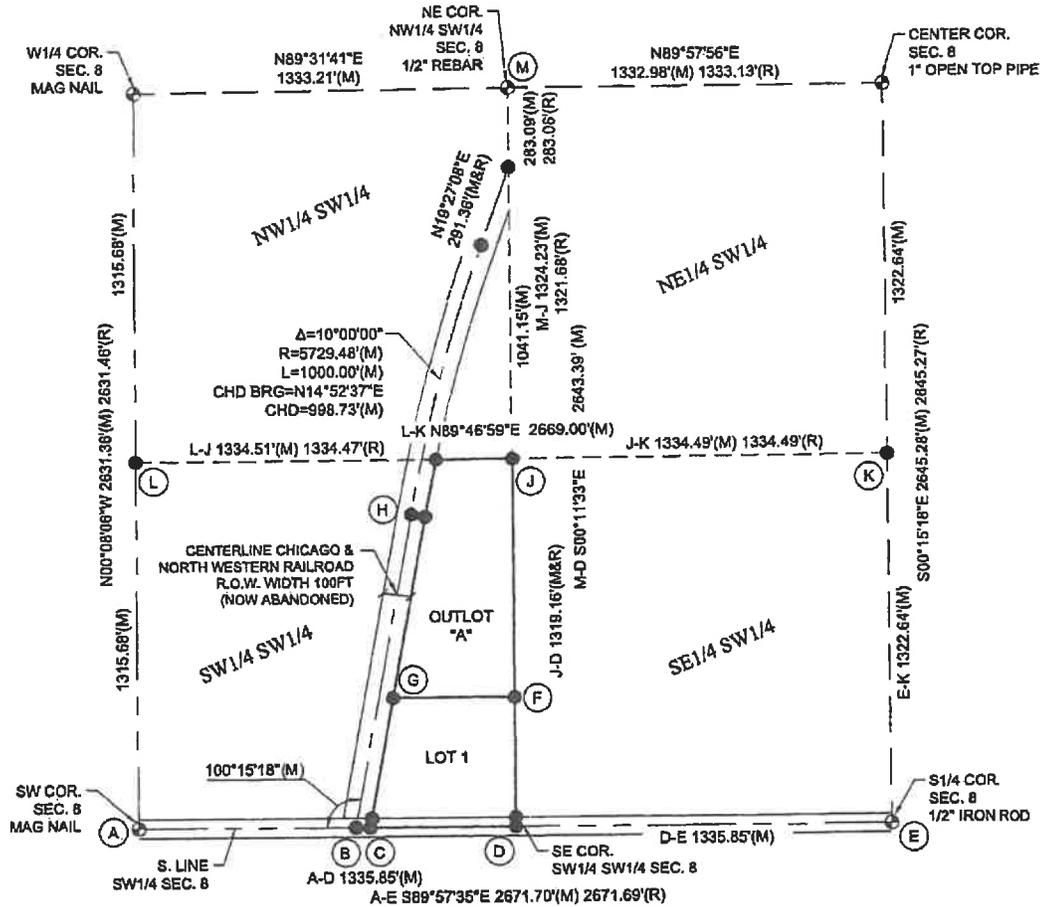
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 Wahoo, NE 68068
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US SURVEY FEET (±FT)

Sheet 3 of 4
 Survey File No.: 2025-029

Revision: 01/11/2025, 01/11/2025, 01/11/2025, 01/11/2025

PUDENZ ESTATES RESIDENTIAL SUBDIVISION SW1/4 SECTION 8 T82N R24W 5TH P.M.



SURVEYOR'S NOTE:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF REVIVED INTERIORS. THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE PERIMETER AND CREATE A METES AND BOUNDS DESCRIPTION OF A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 82 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA. I RETRACED A PLAT OF SURVEY BY MURRAY B. BERTING RECORDED JANUARY 18, 2019 AS INSTRUMENT #2019-00485 IN THE STORY COUNTY RECORDER'S OFFICE TO DETERMINE THE LOCATIONS OF THE CENTERLINE & EAST RIGHT-OF-WAY LINE OF THE CHICAGO & NORTH WESTERN RAILROAD (NOW ABANDONED).

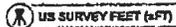


LEGEND

- ⊕ MONUMENT FOUND (SEE NOTE)
- MONUMENT SET (5/8\"/>

Project No.: 242190
 Date: 2/6/2026
 DACC: JB
 Scale: 1\"/>

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Sheet 4 of 4
 Survey File No.: 2025-029



Department of Information Technology

Administration Building
900 6th Street, Nevada, Iowa 50201

Ph. 515-382-7300
www.storycountyiowa.gov

Information Technology Quarterly Report

March 6, 2026

Phone System Deployment

The County-wide deployment of the new phone system has been completed. This project replaced outdated equipment with a more modern communications platform that provides added functionality and greater flexibility for staff. In addition to the operational improvements, the new system is producing significant cost savings for the County compared to the previous phone environment, making it both a service improvement and a financial benefit.

Wireless Access Points and Connectivity

The IT Department is currently deploying new wireless access points to improve wireless coverage, performance, and reliability throughout County facilities. These upgrades are intended to strengthen connectivity for staff, improve access in areas with weaker coverage, and better support the growing number of wireless devices used in daily operations. This project will also provide a stronger foundation for future technology needs across County offices.

PC and Laptop Replacements

The IT Department is continuing the rollout of new desktop computers and laptops as part of its regular hardware replacement efforts. This work is focused on replacing aging devices, improving reliability for staff, and ensuring users have equipment capable of supporting current software and security standards. The office expects to complete the majority of these deployments within the next couple of months.

Cybersecurity Analyst Recruitment

The IT Department has begun the interview process for a new Cybersecurity Analyst position. Adding this role will provide greater departmental focus on cybersecurity and help the County continue to address the growing importance of system security, threat awareness, monitoring, and risk management in the current technology environment. This position is intended to strengthen the County's ability to proactively support and protect its technology resources and operations.

This is from Jan Gammon, she wanted you to have this before the meeting on Tuesday

**Reed-Niland Corner, Inc.
Fiscal Year '26-'27 Budget
March 2026**

Revenue			
	Café and Apartment Rent		\$28,740
	Grants		
		Natl Trust for Historic Preservation	\$5,000
		Story County Board of Supervisors	\$30,000
		Other Federal/State/Local Grants-miscellaneous	<u>\$20,000</u>
			\$55,000
	Donations		
		Personal Donations: Miscellaneous Annually Projected	\$40,000
	Fund Raising		
		RNC 100 Year Anniversary 6-14-26	\$5,000
		Colo Crossroads Festival - 150 Year Anniversary July10-12, 2026	\$5,000
		RNC Cookbooks and Other	<u>\$5,108</u>
			\$15,108
	Total Budgeted Revenue		<u><u>\$138,848</u></u>
Expenses			
	Repairs		
		HVAC	\$2,645
		Appliances	\$453
		Exterior/Grounds Repairs	\$5,828
		Apartment Repair/Repaint/Deposit Return	\$1,087
		Other Miscellaneous Repairs	<u>\$610</u>
			\$10,624
	Maintenance		
		Snow Removal	\$1,500
		Mowing and Spraying	\$1,780
		Pest Control	\$883
		Safety Renewals	<u>\$312</u>
			\$4,474
	Other Expenses		
		Commercial Insurance	\$18,725
		Taxes	\$4,784
		Commercial Inspection	\$3,400
		Legal Fees	\$10,000
		Electricity	\$1,838
		Website	\$500
		Snow Equipment	<u>\$700</u>
			\$39,947
	Capital Projects		
		Replacement of interior/exterior doors	\$43,070
		New Awnings Café/Station	\$4,860
		Gutter Installation on Station	\$2,999
		Security System	\$1,000
		Replace Washer/Dryer	\$1,200
		Café Storm Door	\$500
		Neon Sign Repairs	
		Colo Sign	\$1,504
		Nilands Café Sign	\$8,435
		Motel/Café Rotating Sign	<u>\$20,235</u>
			\$83,803
	Total Budgeted Expenses		<u><u>\$138,848</u></u>
	Total Net Income		<u><u>\$0</u></u>