

The Board of Supervisors met on 1/23/24 at 10:00 a.m. in the Story County Administration Building. Lisa Heddens, Linda Murken, and Latifah Faisal, with Heddens presiding. (all audio of meetings available at storycountyiowa.gov; any resolution is effective upon signature and can be inspected M-F, 8-4:30, at 900 6th Street, Nevada, Iowa)

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

DISCOVER AMES AND BENEFITS OF BEING A MEMBER OF THE IOWA TRAVEL INDUSTRY PARTNERS (iTIP): Kevin Bourke, Discover Ames, reported on events and iTIP membership benefits; membership is \$750.00. Kim Grzywacz, Central Iowa Tourism (CIT) Signature Transportation/iTIP, provided additional detail on membership benefits. Discussion took place.

MINUTES: 1/16/24 Minutes - Faisal moved, Murken seconded approving of the 1/16/24 Minutes as presented. Roll call vote. (MCU)

PERSONNEL ACTIONS: 1) pay adjustment, effective 1/28/24, in a) Treasurer's Office for Leslie Krukow @ \$20.09/hr. Murken moved, Faisal seconded the approval of the Personnel Actions as presented. Roll call vote. (MCU)

Faisal moved, Murken seconded the approval of Consent Agenda as presented.

1. Final Design Plans for RBC Culvert New Single-Box on 632nd Avenue over a small stream in Section 8 of T82-R22 (Indian Creek Township) (L-IC8--73-85)
2. Final Design Plans for RBC Culvert Replacement Single-Box on 280th Street over Willow Creek in Section 3 T82-R21 (Collins Township) (L-C3--73-85)
3. Test Licensing Agreement between Ergometrics and Story County Sheriff's Office for job applicant testing, effective 1/23/24-2/6/24, not to exceed \$1,050.00

Roll call vote. (MCU)

ORDINANCE NO. 315, AMENDING CHAPTER 86-DISTRICT REQUIREMENTS, OF THE STORY COUNTY LAND DEVELOPMENT REGULATIONS, OF THE STORY COUNTY CODE OF ORDINANCES TO AMEND PERMITTED ACCESSORY USES IN THE R-1, TRANSITIONAL RESIDENTIAL DISTRICT: Andrea Wagner, Planner, reviewed the amendments and reiterated staff recommends approval. Heddens opened the public hearing at 10:16a.m., and, hearing none, she closed the public hearing at 10:16 a.m. Murken moved, Faisal seconded approving Second Consideration of Ordinance No. 315, Amending Chapter 86-District Requirements, of the Story County Land Development Regulations of the Story County Code of Ordinances to Amend Permitted Accessory Uses in the R-1, Transitional Residential District and Waiving Third Consideration. Roll call vote. (MCU)

START YOUR RECOVERY'S WEBSITE LINKING REQUEST: Bryce Garman, Communications Assistant, reviewed the request and stated, after review, it does not meet criteria for approval. Staff recommends the Board deny the request. Faisal moved, Murken seconded to deny the request. Roll call vote. (MCU).

PROPOSALS FOR AMERICANS WITH DISABILITIES ACT (ADA) AUDIT OF COUNTY-OWNED PUBLIC BUILDING RESTROOMS: Joby Brogden, Facilities Management Director, reviewed the need for updates. Two proposals were received. He provided an overview of the evaluation process and scoring and recommend the Board accept the proposal from Roseland Mackey Harris (RMH) Architects for \$12,500.00. Murken moved, Faisal seconded approving RMH Architects for ADA Audit of County-Owned Public Building Restrooms for \$12,500.00. Roll call vote. (MCU)

PROPOSALS FOR DEMOLITION WORK FOR JUSTICE CENTER COURTYARD: Joby Brogden, Facilities Management Director, reported the project addresses safety concerns. He reviewed the two responses received. Brogden stated the project is currently budgeted \$40,000.00 and will need an amendment for additional funds. He recommended the Board accept the proposal from DeCarlo Demolition for \$63,960.00. Faisal moved, Murken seconded approving the proposal from DeCarlo Demolition for Demolition Work for the Justice Center Courtyard for \$63,960.00 and directed staff to request the needed budget amendment. Roll call vote. (MCU)

MODIFICATIONS TO THE HOUSING ACTION PLAN: Leanne Harter, Planning and Development Director, reviewed the minor changes proposed. Discussion took place. Murken moved, Faisal seconded approving the changes to the Housing Action Plan as presented. Roll call vote. (MCU)

ENVIRONMENTAL HEALTH DEPARTMENT TO PURCHASE NEW 2024 HONDA CR-V HYBRID SPORT-L SUV FOR \$39,980.00: Kimberly Grandinetti, Environmental Health Director, reported on research and trade-in value. She recommended purchase of a new 2024 Honda CR-V Hybrid totaling \$37,387.00 including trade-in. Discussion took place. Faisal moved, Murken seconded approving the 2024 Honda CR-V Hybrid Sport-L SUV for \$37,387.00. Roll call vote. (MCU)

AMENDMENT TO CURRENT INTEGRATED NURSING SOLUTIONS (INS) LLC CONTRACT: Paul Fitzgerald, Sheriff, provided history, current services, and fees, including increase. Murken noted the overall 28% increase in costs. Discussion took place. Connie Toresdahl, Data Manager, Sheriff's Office, provided additional breakdown of costs. Additional discussion took place. Toresdahl reported on insurance cost increases, nursing benefits, and additional expenses for INS. Murken moved, Faisal seconded approval of Amendment to the current INS LLC contract, effective 2/27/23-6/30/26, the amendment covering an increase to \$31,666.67 a month, effective 2/1/24-6/30/24, and includes the percentage rate increase on new rate, effective 7/1/24, of 3.8% and, effective 7/1/25, an increase of 5%. Roll call vote. (MCU)

COUNTY SPONSORSHIP OF THE AMES BRANCH NATIONAL ASSOCIATION FOR THE ADVANCEMENT OF COLORED PEOPLE (NAACP) FREEDOM FUND EVENT ON 2/15/24: Heddens asked if the level matches the previous year's sponsorship. Faisal stated to continue to participate at same level. Faisal moved, Murken approving County Sponsorship of the Ames Branch NAACP event on 2/15/24 at the bronze level for \$1,250.00. Roll call vote. (MCU)

ENGINEER'S QUARTERLY REPORT: Engineer Darren Moon reported on winter weather work, construction projects, drainage districts, bridge replacement, federal legislation, funding, upcoming budget amendments, shop expansion, state DOT construction projects, and vacating Level B roads. He reported on stop sign requests, and request to change the speed limit on Riverside Road.

PLANNING AND DEVELOPMENT QUARTERLY REPORT: Director Leanne Harter reported on preliminary development activities, permits, and other items.

FY24 QUARTERLY REPORT: Lisa Markley, Assistant Auditor, reported on departmental expenses and fund balances, American Rescue Plan Act (ARPA) funds, and revenues by fund.

FY25 LEVY CALCULATION INFORMATION: Lisa Markley, Assistant Auditor, reported on growth limitations imposed on counties by the 2023 House File 718, cutting the County's allowable growth by about half. The County will continue to discuss the impacts during the budget work sessions.

DIRECTION FOR NEXT STEPS FOR THE 221 S. 11TH STREET PROPERTY: Joby Brogden, Facilities Management Director, reported the building is roughly 16,000 square feet, and, after accounting for necessary equipment storage, approximately 5,000 to 6,000 square feet are available for additional needs. Following the space needs assessment done a couple years ago, it was suggested Emergency Management move out of the Administration Building, freeing up flexible space for storage and training. A next step would be determining costs to adding additional finished space. The FY24 budget includes funds for improvements to the 11th Street building that could be used for schematic design and cost estimating. Discussion took place. Melissa Spencer, Emergency Management Director, reported on additional funds. Brogden reported on needed storage. He asked for direction to move forward with research and cost estimates.

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

Faisal moved, Heddens seconded to adjourn at 12:06 a.m. Roll call vote. (MCU)

Story County Board of Supervisors
Tentative Agenda
Administration Building, 900 6th St., Nevada, IA
1/23/24

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 the link below to join the webinar:

[HTTPS://US02WEB.ZOOM.US/J/83219534107?](https://us02web.zoom.us/j/83219534107?)

[PWD=D3LWULZZMFV5S00RRJAXWGTfZDZWDZ09](#)

Passcode: 740703

Or Telephone:

Webinar ID: 832 1953 4107

Passcode: 934031

Dial (for higher quality, dial a number based on your current location):

+1 312 626 6799 US (Chicago)

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. Discussion And Overview Of Discover Ames And Benefits Of Being A Member Of The Iowa Travel Industry Partners - Kevin Bourke

Department Submitting Board of Supervisors

Documents:

DISCOVER AMES PRESENTATION.PDF

8. CONSIDERATION OF MINUTES:
 - I. 1/16/24 Minutes

Department Submitting Auditor

9. CONSIDERATION OF PERSONNEL ACTIONS:

I. Action Forms

- 1) pay adjustment, effective 1/28/24, in a) Treasurer's Office for Leslie Krukow @ \$20.09/hr.

Department Submitting Auditor

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 For Final Design Plans For RBC Culvert New - Single Box On 632nd Ave.; Over Small Stream, Section 8-82-22 (L-IC8-73-85)

Department Submitting Engineer

Documents:

RCB CULVERT 632ND.PDF

II. Consideration Of Final Design Plans For RBC Culvert Replacement - Single Box On 280th St.; Over Willow Creek, Section 3-82-21(L-C3-73-85)

Department Submitting Engineer

Documents:

RCB CULVERT 280TH.PDF

III. Consideration Of Test Licensing Agreement Between Ergometrics And Story County Effective 1/23/2024 For \$1050

Department Submitting Sheriff

Documents:

ERGOMETRICS.PDF

11. PUBLIC HEARING ITEMS:

I. Second Consideration Of Ordinance #315, Amending Chapter 86-District Requirements, Of The Story County Land Development Regulations, Of The Story County Code Of Ordinances To Amend Permitted Accessory Uses In The R-1, Transitional Residential District—Andrea Wagner

Department Submitting Planning and Development

Documents:

STAFF MEMO.PDF
ORDINANCE 315.PDF
APPLICANT TEXT AMENDMENT.PDF
APPLICANT STANDARDS FOR APPROVAL.PDF
JANUARY 16 STAFF REPORT.PDF

12. ADDITIONAL ITEMS:

I. Discussion And Consideration Of Start Your Recovery's Website Linking Request - Bryce Garman

Department Submitting Board of Supervisors

Documents:

START YOUR RECOVERY.PDF

II. Discussion And Consideration Of Proposals For ADA Audit Of County Owned Public Building Restrooms - Joby Brogden

Department Submitting Facilities Management

Documents:

ADA AUDIT PROPOSAL RECCOMENDATION.PDF
RMH ARCH.PDF
WILLETT HOFMANN.PDF

III. Discussion And Consideration Of Proposals For Demolition Work For Justice Center Courtyard - Joby Brogden

Department Submitting Facilities Management

Documents:

JC COURTYARD PROPOSAL RECCOMENDATION.PDF
HPC COURTYARD DEMO.PDF
DECARLO.PDF

IV. Discussion And Consideration Of Modifications To The Housing Action Plan - Leanne Harter

Department Submitting Planning and Development

Documents:

HAP JAN 2024.PDF

V. Discussion And Consideration Of Environmental Health Department To Purchase New 2024 Honda CR-V Hybrid Sport-L SUV For \$39,980 (Budgeted) - Kimberly Grandinetti

Department Submitting Environmental Health

Documents:

CRV HONDA 2024.PDF
USED 2022 TOYOTA RAV4 HYBRID XLE 4D SPORT UTILITY.PDF

VI. Discussion And Consideration Of Amendment To Current Integrated Nursing Solutions
LLC Contract-Fitzgerald, Lennie, Toresdahl

Department Submitting Sheriff

Documents:

MEMO.PDF
INTEGRATED NURSING SOLUTIONS.PDF

VII. Discussion And Consideration Of County Sponsorship Of The Ames Branch National
Association For The Advancement Of Colored People (NAACP) Freedom Fund Event On
2/15/24 - Lisa Heddens

Department Submitting Board of Supervisors

Documents:

2024 NAACP SPONSORSHIP.PDF

13. DEPARTMENTAL REPORTS:

I. Engineer Quarterly Report - Darren Moon

Department Submitting Auditor

Documents:

ENG QTR.PDF

II. Planning & Development Quarterly Report - Leanne Harter

Department Submitting Auditor

Documents:

Q4 2023.PDF

14. OTHER REPORTS:

I. FY24 Quarterly Report- Lisa Markley

Department Submitting Auditor

Documents:

QTR RPRT.PDF

II. FY25 Levy Calculation Information - Lisa Markley

Department Submitting Auditor

Documents:

HF718COUNTYLEVYCALCULATION 123123.PDF

III. Discussion And Direction For Next Steps For The 221 S. 11th St. Property - Joby Brogden

Department Submitting Facilities Management

Documents:

DISCUSSION AND DIRECTION MEMO FOR 221 S 11TH.PDF

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
1/23/24

NAME

AGENCY

Melissa Muschick
 Kevin Bourke
 Joby Brody
 Greg Pirkopp
 Melissa Spencer
 Josh Harding
 Leanne Harter
 DAIKEN MOON
 Andrea Wagner
 Nick Lennie
 Paul H. Fitzgerald
 Jackson Kille
 Crystany Jorsdahl
 Kim Brzywacz
 John Johnson
 Michi Anze
 HECTOR M GALAMAZCA
 Tom Brady Grandinetti
 Allie Hoffman
 Lisa Markley

Discover Ames
 " "
 SCFM
 Ames Chamber
 SCEMA
 SCEMA
 P+D
 ENG
 P&I
 Sheriff's office
 Sheriff
 Midland
 Sheriff
 K&T Signature Transportation /
 SCSD
 SCSD
 INTEGRATED Nursing SOLUTIONS
 EH
 EH

ITIP

DISCOVER

Ames IA

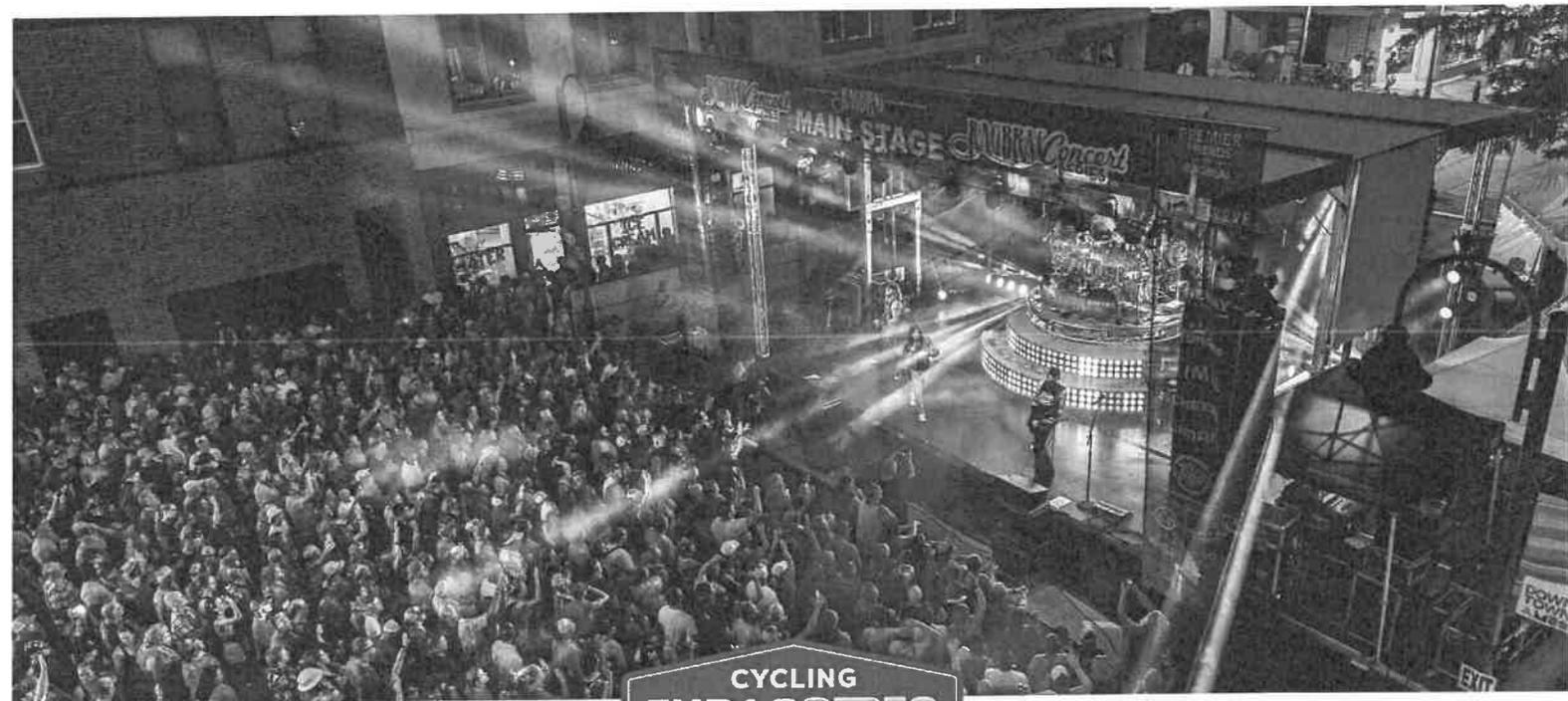




AMES RAGBRAI



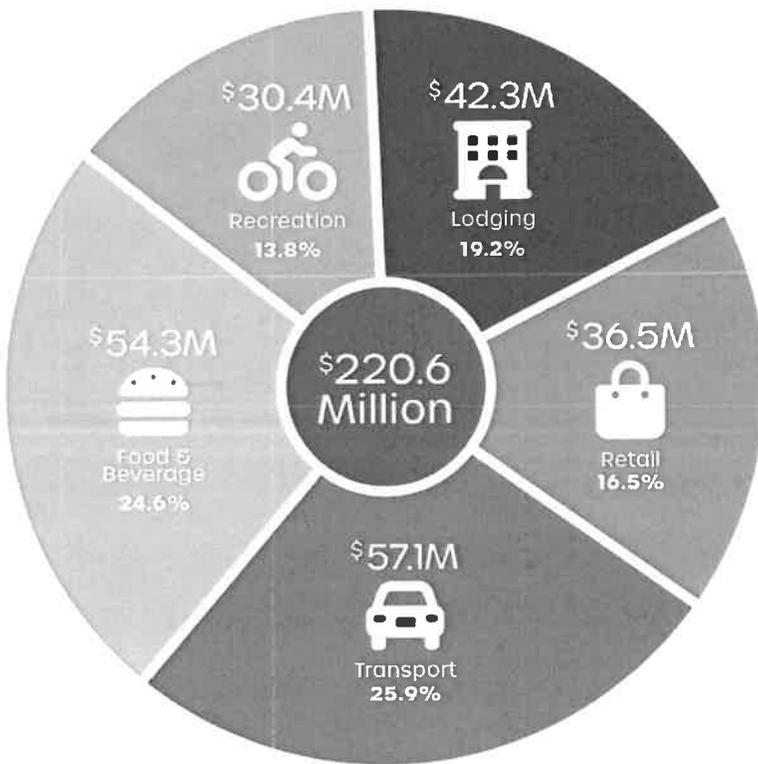
JULY 25, 2023



AMES RAGBRAI



JULY 25, 2023



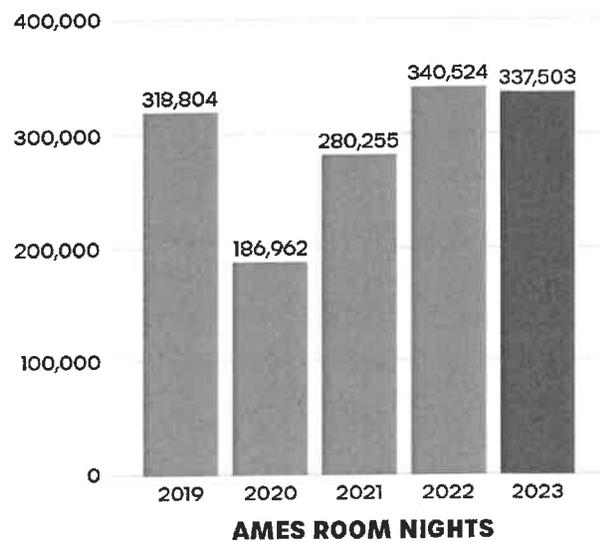
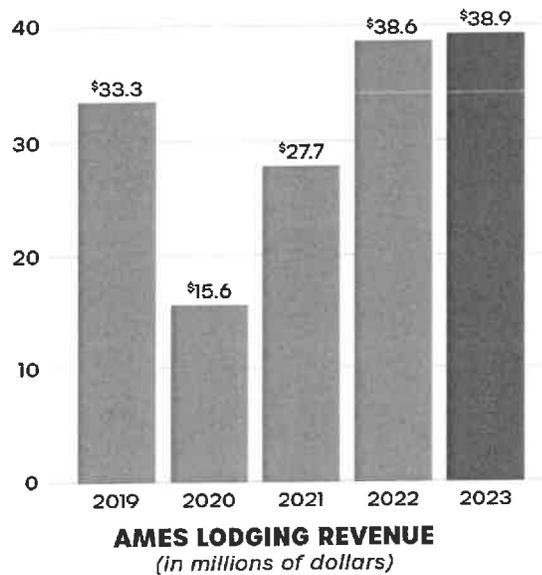
Visitors to Story County spent a total of

\$220.6M*

Generating a total of **\$49.4M** in taxes.

**In 2022 (the latest data available)*

Overnight visitor numbers have **surpassed** pre-pandemic levels!



MAJOR EVENTS IN 2024

- Campustown Showdown
- Special Olympics Iowa Summer Games
- Odyssey of the Mind World Finals
- Boy High School State Golf Championships
- Farm Progress Show
- Iowa Student Leadership Conference



**ONE VISION.
ONE MISSION.
ONE VOICE.**

iTIP is Iowa's statewide tourism association:
A united team of travel professionals, providing resources
to foster diverse communities that inspire travelers.

IOWATRAVELINDUSTRY.ORG

ECONOMIC IMPACT:

In 2022, Iowa's tourism experiences resulted in a

\$10.4 BILLION

total economic impact on Iowa's economy. Visitors to Iowa are spending a total of **\$19 Million** across the state every day.*



Source: Economic Impact of Visitors in Iowa 2022,
Tourism Economics, October 2023

LABOR INCOME IMPACTS:

Visitor activity in 2022 generated

\$1.4 BILLION

in direct labor income and a total of \$2.4 Billion when including indirect and induced impacts. Tourism in 2022 supported a total of 68,607 jobs.*



*Source: Economic Impact of Visitors In Iowa 2022, Tourism Economics, October 2023



Of the 41 states reporting their state tourism marketing budget, only 4 states have lower marketing budgets than the Iowa Tourism Office. The average state tourism marketing budget in FY23 was \$19.6M; median was \$11M.

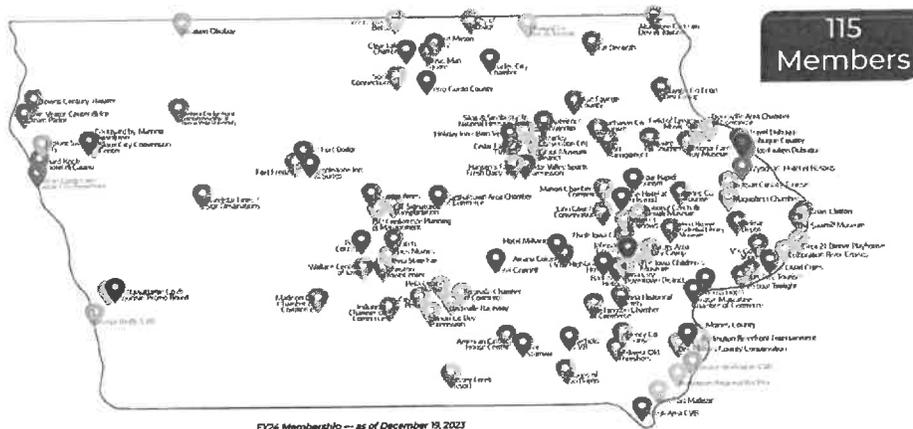
The Iowa Tourism Office annual marketing budget is \$4.3M.”

” Source: US Travel Association

*Unite to
grow tourism*



iTIP is a state-wide tourism association dedicated to supporting tourism partners around the state through resources, education, advocacy, and marketing initiatives.



F24 Membership -- as of December 19, 2023

- General Membership
- Lodging Property
- Destination Marketing Organization
- County

AFFILIATE ASSOCIATIONS

- Association of Iowa Fairs - Iowa PGA
- Iowa Bicycle Coalition - Iowa Restaurant Association
- Iowa Gaming Association - Iowa Tourism Office
- Iowa Museum Association - IACBRA

Project No. L-IC8--73-85

IOWA
DEPARTMENT OF TRANSPORTATION
 Highway Division
 PLANS OF PROPOSED IMPROVEMENT ON THE
SECONDARY ROAD SYSTEM
STORY COUNTY
RCB CULVERT NEW
- SINGLE BOX

On 632nd Ave., Over Small Stream, Section 8--82--22.

Refer to Proposal Form for a list of applicable specifications.

PROJECT TRAFFIC CONTROL PLAN
 THIS ROAD WILL BE CLOSED TO THROUGH TRAFFIC DURING CONSTRUCTION. LOCAL TRAFFIC TO ADJACENT PROPERTIES WILL BE MAINTAINED AS PROVIDED FOR IN ARTICLE 107.02 OF THE CURRENT STANDARD SPECIFICATIONS. TRAFFIC CONTROL MARKINGS SHALL BE INSTALLED WITHIN THE LIMITS OF THIS PROJECT SMALL CONTROL TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" AS ADOPTED BY THE DEPARTMENT PER 761 OF THE IOWA ADMINISTRATIVE CODE (IAC) CHAPTER 130.
 ALL TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, AND MAINTAINED BY THE CONTRACTOR.

UTILITIES INFORMATION
 UTILITY COMPANIES WHOSE FACILITIES ARE SHOWN ON THESE PLANS OR SHOWN TO BE WITHIN THE CONSTRUCTION LIMITS SHALL BE NOTIFIED BY THE CONTRACTOR OF THE CONSTRUCTION STARTING DATE AND SUBSEQUENT WORK IN THE AREA.
 CONSUMERS ENERGY: 841-754-1642

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF UTILITIES IN THE PROJECT AREA PRIOR TO THE BEGINNING OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING FACILITIES FOR NECESSARY MODIFICATIONS, UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND FIELD OBSERVATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL UTILITIES IN THE PROJECT AREA AND FOR ANY MODIFICATIONS TO BE MADE TO THESE UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR ANY ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

INDEX OF SHEETS

No.	Description
A.01	TITLE SHEET
C.01	QUANTITY INFORMATION SHEET
C.02	GENERAL NOTES
C.03	TABULATIONS SHEET
C.04	CULVERT DETAIL SHEET
D.01	PLAN AND PROFILE SHEET
W.01	CROSS SECTIONS
W.03	

MILEAGE SUMMARY

Div.	Location	Ln. Ft.	Miles
1	STA. 3+25.00 TO STA. 4+75.00	150.00	0.028
Total		150.00	0.028

STANDARD ROAD PLANS

Number	Date	Title
DR-101	04-18-17	PIPE CULVERT (BEDDING AND BACKFILL)
DR-102	04-21-15	PIPE CULVERT (COVER AND CAMBER)
DR-103	04-21-15	PIPE CULVERT (INSTALLATION DETAILS)
DR-104	04-18-16	DEPTH OF COVER TABLES FOR CONCRETE AND CORRUGATED PIPE
ED-301	10-18-22	ROCK EROSION CONTROL (REC)
EW-101	10-17-17	EMBANKMENT AND REBUILDING EMBANKMENTS
EW-102	10-18-18	ALLOWABLE PLACEMENT OF UNSUITABLE SOIL IN EMBANKMENTS
TO-252	04-21-20	ROUTES CLOSED TO TRAFFIC

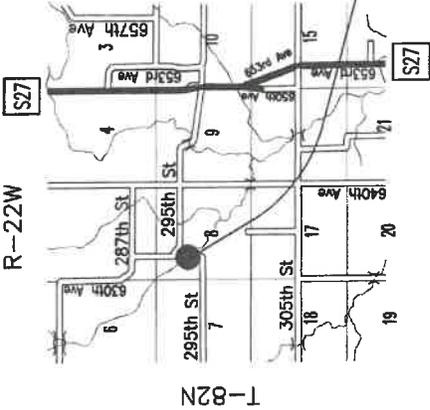
CORPS OF ENGINEERS PERMIT
 CONSTRUCT THIS PROJECT ACCORDING TO THE REQUIREMENTS OF U.S. ARMY CORPS OF ENGINEERS. A COPY OF THIS PERMIT IS AVAILABLE FROM THE IOWA DEPARTMENT OF TRANSPORTATION, 100 EAST CAPITOL AVENUE, DES MOINES, IOWA 50319. VISIT www.iowadot.gov FOR THE SITE WITHOUT FURTHER NOTICE. (<http://www.iowadot.gov>)

IOWA ONE CALL
 1-800-292-8989
www.iowacall.com
 Call before you dig.

SEND SHOP DRAWINGS TO:
 STORY COUNTY ENGINEER
 837 N. AVE.
 NEVADA, IOWA 50201
 515-382-7355

PROJECT LOCATION
 STA 3+98.00; ON 632ND AVE.
 OVER SMALL STREAM IN
 SECTION 8--82--22.

DESIGN FOR:
 SINGLE 12'x6'x44" PRE-CAST
 CONCRETE BOX CULVERT
 ON 0' SKEW



Location Map Scale
 0 0.5 1.0 1.5
 miles
 2019 ADT 45 V.P.D.

Accepted by

 Story County Engineer
 Date: 12-29-23

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Iowa.
 Sign:
 Title: Tyler Sparks, P.E. 21419
 by license renewal date is December 31, 2024
 Pages or sheets covered by this seal:
 (Other submission unless specified here)



ESTIMATE REFERENCE INFORMATION

ITEM NO.	DESCRIPTION
1.	Entire project to be cleared and grubbed from BOP to EOP and from ROW line to ROW line. This item also includes 175 lin. ft. of fence removal.
2.	Plan quantity is based on approximately 118.2 CY of fill (30% shrink factor) and 179.3 CY of cut. Contractor to waste excess material on foreslopes to achieve dirt business. No payment for overfill will be made. Type A compaction required. Approximately 74.4 cy of fill includes the stripping, stockpiling, and spreading of topsoil. Topsoil to be spread in 4" to a minimum of 4" on all disturbed areas from catch points to edge of road. Slopes to be finished smooth to allow for seeding. See Cross Section sheets for station-by-station cut quantities.
3.	Item for excavation for rock splash basin and shaping inlet and outlet to match culvert opening. Suitable excavated material may be drained and wasted on roadway foreslopes with the approval of the Engineer or remove from site.
4.	Item includes approximately 60.0 tons of 1" rock is required under the box for bedding.
5.	Materials from the old structure shall become the property of the Contractor according to article 1104.08 of the Standard Specifications, and removed from site. The existing structure is a 18'x24' treated timber bridge with timber deck, piling, backwalls, and wingwalls, on a 0° skew.
6.	Item for excavation for culvert placement. Suitable material may be used to backfill culvert and supplement Class 10 roadway quantity with approval from the Engineer or remove from site.
7.-9.	Precast RCB culvert shall be a single 12'x6' with straight end sections on the outlet and flared apron on the inlet. The culvert shall be supplied by the Contractor as per plan, which includes dropwalls and parapets. See tabulation on Sheet C.03 and notes on Sheet C.02 for details.
10.-11.	Items for constructing a rock splash basin at the outlet and slope protection alongside the inlet and outlet. See plan view on Sheet D.01, rock tabulation on Sheet C.03, and Standard Road Plan EC-301 for details. Items include furnishing materials and all labor necessary for the construction of the slope protection.
12.	See tabulation on Sheet C.03 sheet for stationing and quantities.
13.	See Standard Road Plan TC-252 for details.
15.	Item for removing existing boulders, stockpiling for measurement, and disposal. Existing boulders, and any other existing revetment or broken concrete, shall become the property of the Contractor and removed from the project. See plan view on Sheet D.01 for location. Size, shape and depth of the existing boulders is estimated; the stockpile will be measured by the County for Basis of Payment, and the Contractor will paid the actual quantity.

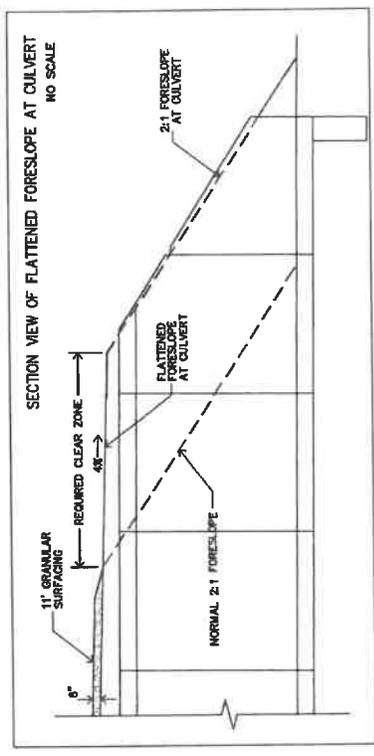
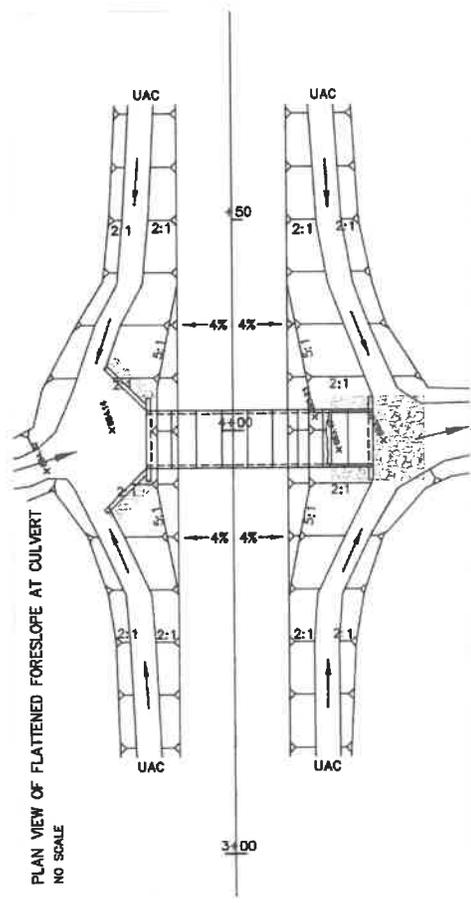
100-1A
07-15-97

**ESTIMATED PROJECT QUANTITIES OF QUANTITIES
(1 DIVISION PROJECT)**

ITEM	ITEM CODE	ITEM	UNIT	TOTAL
1	2101-0850001	CLEARING AND GRUBBING	ACRE	0.3
2	2102-2710070	EXCAVATION, CL 10, ROADWAY AND BORROW	CY	179.3
3	2104-2710020	EXCAVATION, CL 10, CHANNEL	CY	40.0
4	2110-3825010	GRANULAR MATERIAL	TON	60.0
5	2401-6745625	REMOVAL OF EXISTING BRIDGE	LS	1.0
6	2402-2720000	EXCAVATION, CLASS 20	CY	238.9
7	2415-2111206	PRECAST CONCRETE BOX CULVERT, 12 FT. X 6 FT.	LF	44.0
8	2415-2201208	PRECAST CONCRETE BOX CULVERT STRAIGHT END SECTION, 12 FT. X 6 FT.	EACH	1.0
9	2415-2300000	PRECAST CONCRETE BOX FLARED APRONS	EACH	1.0
10	2507-3250005	ENGINEERING FABRIC	SY	90.9
11	2507-6800061	REVETMENT, CLASS E	TON	47.3
12	2528-2518000	SAFETY CLOSURE	EACH	4.0
13	2528-8445110	TRAFFIC CONTROL	LS	1.0
14	2533-4980005	MOBILIZATION	LS	1.0
15	2599-9999003	REVETMENT, REMOVE STOCKPILE AND DISPOSE	CY	11.0

STORY COUNTY:

Story County to stake culvert control and right-of-way; perform seeding and mulching; and furnish and place granular surfacing.



GENERAL NOTES

GENERAL NOTES:

Contractor to construct a single 12'x6'x44' pre-cast concrete box culvert on a 0' skew, on 632nd Ave. over a tributary to West Indian Creek, and grade approaches.

It shall be the contractor's responsibility to provide waste areas or disposed sites for excess material (excavated material or broken concrete) which is not desirable to be incorporated into the work involved on this project. These areas shall not impact wetlands or "Waters Of The U.S." No payment for overhaul will be allowed for material hauled to these sites. No material shall be placed within the right-of-way, unless specifically stated in the plans.

Contractor shall maintain access to individual properties during construction, and any associated work shall be considered incidental to this project.

Construction activities, equipment, and materials shall be kept out of the streams, wetlands, or other bodies of water to the maximum extent practicable.

CONTRACTOR'S WORK AREA:

The Contractor's work and material storage area shall be defined by the Contractor and noted to the Engineer. Any area outside the Contractor's work and material storage area that is disturbed by the Contractor shall be repaired to its original condition by the Contractor and no additional payment shall be made for this work.

UTILITY NOTES:

The Contractor shall call One Call at least 48 hours prior to beginning work. Utility companies found to be located within the construction area are listed on the title sheet of these plans. See Section 1107.15 of the Iowa DOT Standard Specifications For Highway And Bridge Construction, Series 2015, regarding utility related responsibilities.

SHOP DRAWING NOTES:

Working drawings and calculations shall be furnished by the Contractor and certified by a licensed engineer in the State of Iowa, and shall be submitted to the Story County Engineer for review and approval. Refer to Section 1105.03 for additional information.

HAZARDOUS MATERIALS NOTES:

It is presumed that there is no asbestos at this site. However, should the occasion arise that asbestos is discovered during bridge demolition, the demolition shall cease and the the County will contract with a licensed asbestos contractor to remove any asbestos.

EMERALD ASH BORER NOTE:

Dispose of all wood material generated as a result of clearing and/or grubbing according to the Iowa Department of Agriculture and Land Stewardship's Emerald Ash Borer (EAB) Quarantine Order. For more information refer to http://www.iowatreasures.com/eab_regulations.html.

NDJWA BAT HABITAT:

See Iowa DOT Specification 2101.01.

PRE-CAST CULVERT NOTES

INSTALLATION NOTES:

Joined concrete box culvert sections shall be laid with the grooves and of each section up-grade and the sections shall be tightly joined. Joint sealings between sections should be as tight as practicable and limited to a maximum of 1/8 inch openings. The joint on the bottom of the culvert shall be sealed with a flexible water tight 1 inch butyl rope gasket as per Materials I.M. 491.09. Butyl rope gasket shall be installed in accordance with the recommendations of the manufacturer and shall extend vertically 6 inches above the bottom flange. All joints shall be trimmed clean on the inside after sealing. The contractor shall also place a 2 foot wide piece of engineering fabric around the top and sides of each precast joint. The fabric shall be centered with 1 foot on each side of the joint. The fabric shall be attached to the walls and top of each section to prevent the fabric from slipping off the joint during backfilling operations. Attachment methods shall be approved by the engineer.

All seals including material, equipment, and labor necessary for installing the culvert as detailed herein, shall be included in the bid item, Precast Concrete Box Culvert. The engineering fabric shall meet the material requirements as set forth in 4198.01c of the Iowa DOT Standard Specifications. During backfilling the compaction adjacent to the bottom corner radii shall be accomplished with a mechanical hand compactor. The contractor shall furnish and install lifting hole plugs for each section. Lifting holes shall be plugged with a precast concrete plug, sealed and covered with mastic or mortar.

DESIGN REQUIREMENTS:

The precast culvert sections shall meet the minimum requirements of ASTM C 1577, Table 1 sections that are designed for combined earth dead load and MSSTD HL-93 live load conditions. Any precast box culvert designs submitted, that vary from the ASTM C 1577 standard, shall be designed and sealed by a professional engineer currently registered in the State of Iowa. Minimum length of precast sections shall be 10 feet. Minimum culvert wall thickness shall be 8 inches.

PRE-CONSTRUCTION NOTES:

The Contractor shall submit details of the proposed precast box sections to the Story County engineers office for approval. These details shall include a situation plan, culvert barrel cross sections showing steel, and end section details. The length in linear feet of precast concrete box culvert will be based on the plan quantity.

For the number of linear feet given on the plan, the Contractor will be paid the contract unit price per linear foot. The payment shall be full compensation for furnishing all materials, labor and equipment necessary to complete the work except for items in end sections and Class 20 Excavation.

For each precast box culvert end section installed the Contractor will be paid the contract price for each. The payment shall be full compensation for furnishing all materials (including dropwalls), labor and equipment necessary to complete the work except for items in precast concrete box culvert and Class 20 Excavation.

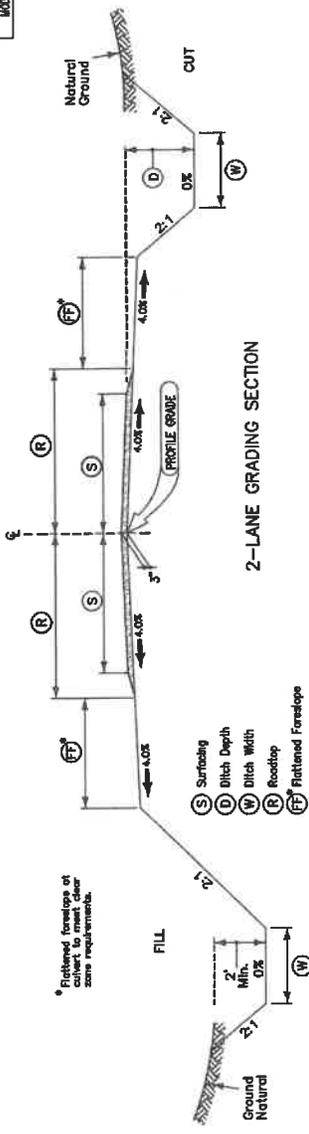
Dropwalls and parapets shall be precast.

The Contractor shall furnish culvert ties for all joints. The main section joints will have one tie on each side of the barrel and the last barrel section will be attached to the end sections with two ties per side. Culvert ties shall be included in the cost for precast concrete box culvert. Tie rods will be 1 inch in diameter steel and shall meet requirements of ASTM A 709 grade 36 or equal. Culvert tie assemblies shall be galvanized or painted according to 2408.30 of the Iowa DOT Standard Specifications. Acrylic topcoat not required.

Normal section shown may be modified appropriately in areas of unretrieved curves or other locations specifically designated by the Engineer.

See Plan & Profile sheets and cross sections for additional details of ditches and backfills.

ROAD IDENTIFICATION	SIDE	STATION TO STATION	DIMENSIONS				
			(F) Feet	(D) Feet	(W) Feet	(R) Feet	(S) Feet
632nd Ave. LL		34+25.0	0	var.	6	13	11
632nd Ave. LL		34+61.3	34+61.3	var.	6	13	11
632nd Ave. LL		34+86.3	34+86.3	var.	6	13	11
632nd Ave. LL		44+09.8	44+09.8	var.	6	13	11
632nd Ave. LL		44+54.8	44+54.8	var.	6	13	11
632nd Ave. RL		34+25.0	0	var.	6	13	11
632nd Ave. RL		34+61.3	34+61.3	var.	6	13	11
632nd Ave. RL		34+86.3	34+86.3	var.	6	13	11
632nd Ave. RL		44+09.8	44+09.8	var.	6	13	11
632nd Ave. RL		44+54.8	44+54.8	var.	6	13	11



DRAINAGE STRUCTURES BY CULVERT CONTRACTOR

Location	Size	Type	Length New Const.	No. of Aprons	Flow Line Elevation			Dimensions - Lin. Ft.			Skew Ahead Degree	By Road Contractor	Floodable* Backfill (A)	Paved* Backfill (B)	Flooded Backfill (A+B)	REMARKS
					Left	Right	Other	Total	Left	Right						
3+88.00	12x8	Single RCB	44.0	2	883.45	883.10		21.8	22.4							238.9 of Class 20 Excav.

ROCK EROSION CONTROL

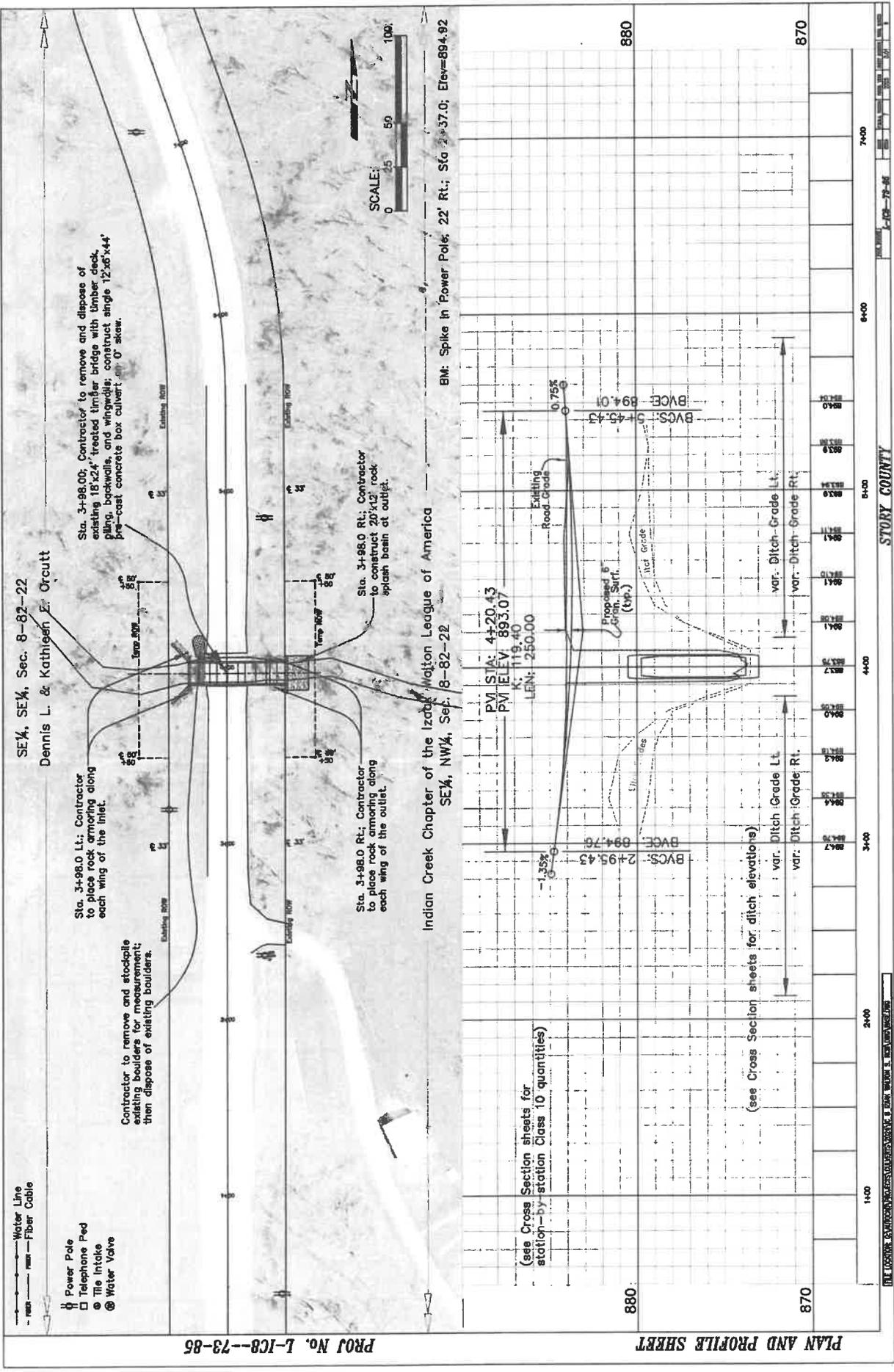
Refer to EC-301

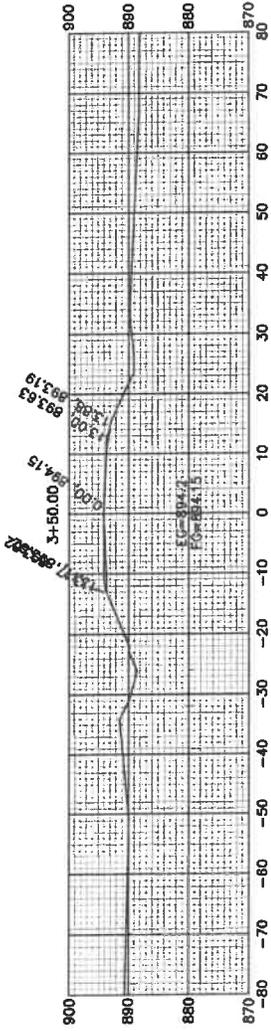
Location	Road Identification	Begin Station	End Station	Side Lt./Rt.	Rock Erosion Control (REC)					Material Bid Quantities			Remarks				
					Type 1	Type 2	Type 3	Type 4	Type 5	Rock Ditch Check	Rock Flume	Rock Basin		Rock Slope Protection	Rock Slope Protection	Class E Revetment	Eng. Fabric
	632nd Ave.	3+88.3	4+07.8	39' Rt.	(W)												
	632nd Ave.	3+88.3	4+07.8	28' Rt.													Splash Basin at RCB outlet.
	632nd Ave.	3+88.3	4+07.8	28' Lt.													Slope protection at RCB outlet.
																	Slope protection at RCB Inlet.

TABLATION OF SAFETY CLOSURES

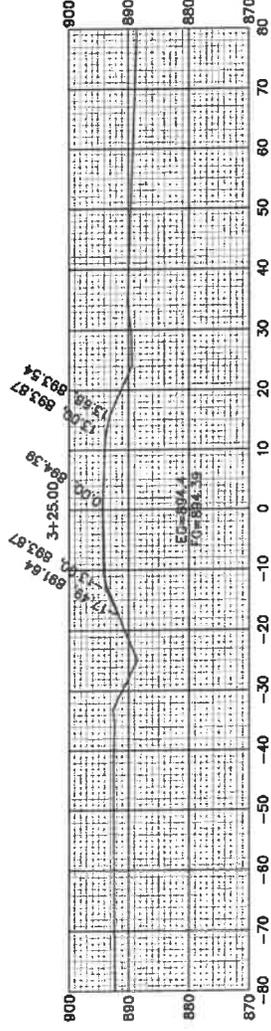
Refer to Section 208 of the Standard Specifications

STATION	CLOSURE TYPE		REMARKS
	ROAD QTY.	HAZARD QTY.	
3+80.0	1	1	
3+80.0	1	1	
4+75.0	1	1	
8+90.0	1	1	
	2	2	TOTAL = 4.00

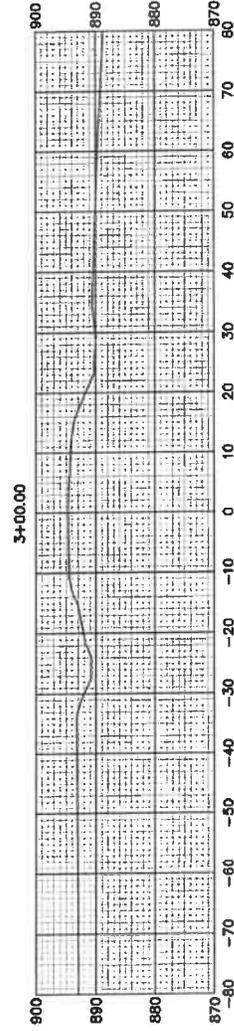




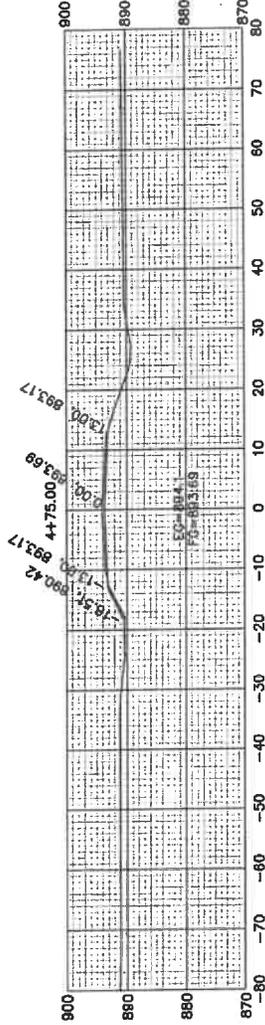
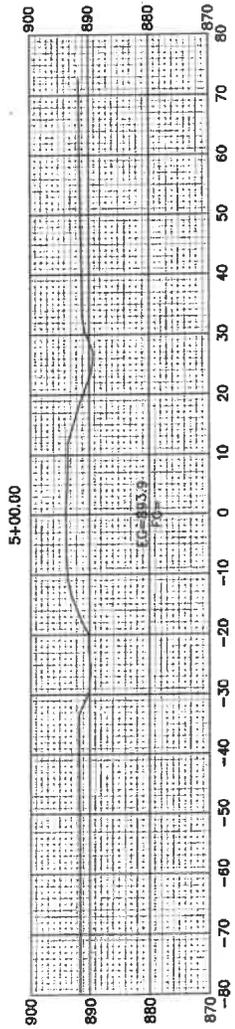
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Cut Area 3.05
Fill Area 0.62
Cut Vol 1.98
Fill Vol 1.36



Sta. 3+25.00
Cut Area 1.21
Fill Area 1.64
Cut Vol 0.56
Fill Vol 0.99



Sta. 3+25.00
Cut Area 0.00
Fill Area 0.00
Cut Vol 0.00
Fill Vol 0.00



ESTIMATED PROJECT QUANTITIES OF QUANTITIES
(1 DIVISION PROJECT)

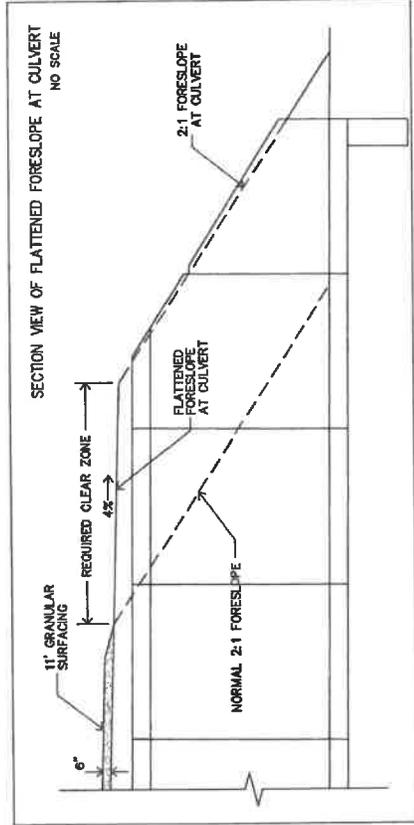
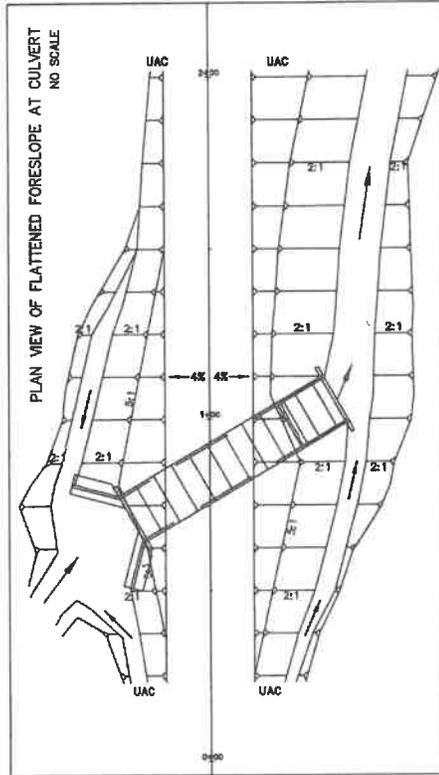
ITEM	ITEM CODE	ITEM	UNIT	TOTAL
1	2101-0850001	CLEARING AND GRUBBING	ACRE	0.5
2	2102-2710070	EXCAVATION, CL 10, ROADWAY AND BORROW	CY	658.4
3	2104-2710020	EXCAVATION, CL 10, CHANNEL	CY	25.0
4	2110-3825010	GRANULAR MATERIAL	TON	64.0
5	2401-6745650	REMOVAL OF EXISTING STRUCTURE	LS	1.0
6	2402-2720000	EXCAVATION, CLASS 20	CY	395.7
7	2415-2111408	PRECAST CONCRETE BOX CULVERT, 14 FT. X 8 FT.	LF	54.0
8	2415-2201408	PRECAST CONCRETE BOX CULVERT STRAIGHT END SECTION, 14 FT. X 8 FT.	EACH	1.0
9	2415-2300000	PRECAST CONCRETE BOX FLARED APRON	EACH	1.0
10	2507-3250005	ENGINEERING FABRIC	SY	224.5
11	2507-8800061	REVENEMENT, CLASS E	TON	148.4
12	2528-2518000	SAFETY CLOSURE	EACH	4.0
13	2528-8445110	TRAFFIC CONTROL	LS	1.0
14	2533-4980005	MOBILIZATION	LS	1.0

ESTIMATE REFERENCE INFORMATION

ITEM NO.	DESCRIPTION
1.	Entire project to be cleared and grubbed from BOP to EOP and from ROW line to ROW line.
2.	Plan quantity is based on approximately 658.4 CY of fill (includes 30% fill factor) and 647.4 CY of cut and 11.0 CY of borrow. Approx. 630.0 CY of the fill quantity is to fill the old left pipe. The removal of the existing culvert. Type A compaction required. Approximately 25.0 CY of the item includes the stripping, stockpiling, and spreading of topsoil. Topsoil to be stockpiled to a minimum of 4' on all disturbed areas from catch points to edge of road. Slopes to be finished smooth to allow for seeding. See Cross Section sheets for station-by-station dirt quantities.
3.	Item for 25.0 CY for shaping inlet to match culvert opening. Excavated material may be used to fill old channel.
4.	Approximately 64.0 tons of 1" rock is required under the box for bedding.
5.	Materials from the old structure shall become the property of the Contractor according to article 1104.08 of the Standard Specifications, and removed from site. The existing structure is a 148"x92"x180" structural steel plate arch pipe, with reinforced concrete headwalls, on a 60' skew.
6.	Item for excavation for culvert placement. Suitable material may be used to backfill culvert and supplement Class 10 roadway quantity to achieve dirt balance.
7-9.	Precast RCB culvert shall be a single 14"x8"x5.4' with straight end sections on the outlet and flared apron on the inlet. The culvert shall be supplied by the Contractor as per plan, which includes dropwalls. See tabulation on Sheet C.03 and notes on Sheet C.02 for details.
10-11.	Items for constructing a rock splash basin at the culvert outlet end slope protection at inlet. See plan view on Sheet D.01, tabulation on Sheet C.03, and Standard Road Plan EB-301 for details. Item include furnishing revetment and all labor necessary for the construction of the splash basin. Excavation is paid for in Class 10 Channel Item.
12.	See tabulation on Sheet C.03 for stationing and quantities.
13.	See Standard Road Plan TC-252 for details.

STORY COUNTY:

Story County to stake culvert control and right-of-way, perform seeding and mulching; place erosion control measures, and furnish and place granular surfacing.



GENERAL NOTES

GENERAL NOTES:

Contractor to construct a single 14'x8'x54' pre-cast concrete box culvert on a 30' skew, on 280th St. over Willow Creek, and grade approaches.
It shall be the contractor's responsibility to provide waste areas or disposal sites for excess material (excavated material or broken concrete) which is not desirable to be incorporated into the work involved on this project. These areas shall not impact wetlands or "waters of the U.S." No payment for overhaul will be allowed for material hauled to these sites. No material shall be placed within the right-of-way, unless specifically stated in the plans.

Contractor shall maintain access to individual properties during construction, and any associated work shall be considered incidental to this project.
Construction activities, equipment, and materials shall be kept out of the streams, wetlands, or other bodies of water to the maximum extent practicable.

CONTRACTOR'S WORK AREA:

The Contractor's work and material storage area shall be defined by the Contractor and noted to the Engineer. Any area outside the Contractor's work and material storage area that is disturbed by the Contractor shall be repaired to its original condition by the Contractor and no additional payment shall be made for this work.

UTILITY NOTES:

The Contractor shall call One Call at least 48 hours prior to beginning work. Utility companies found to be located within the construction area shall be contacted to adjust their plans. See Section 1107.15 of the Iowa DOT Standard Specifications For Highway And Bridge Construction, Series 2015, regarding utility related responsibilities.

SHOP DRAWING NOTES:

Working drawings and calculations shall be furnished by the Contractor and certified by a licensed engineer in the State of Iowa, and shall be submitted to the Story County Engineer for review and approval. Refer to Section 1105.03 for additional information.

EMERALD ASH BORER NOTE:

Dispose of all wood material generated as a result of clearing and/or grubbing according to the Iowa Department of Agriculture and Land Stewardship's Emerald Ash Borer (EAB) Quarantine Order. For more information refer to http://www.iowadotcosta.com/scab_regulations.html.

INDIANA BAT HABITAT:

See Iowa DOT Specification 2101.01.

PRE-CAST CULVERT NOTES

INSTALLATION NOTES:

Precast concrete box culvert sections shall be laid with the groove end of each section up-grade, and the sections shall be tightly joined. Joint openings between sections should be as tight as practicable and limited to a maximum of 1/8 inch openings. The joint on the bottom of the culvert shall be sealed with a flexible water tight 1 inch butyl rope gasket as per Materials I.M. 491.09. Butyl rope gasket shall be installed in accordance with the recommendations of the manufacturer and shall extend vertically 6 inches above the bottom flange. All joints shall be trimmed clean on the inside after sealing. The contractor shall also place a 2 inch wide piece of engineering fabric around the top and sides of each precast joint. The fabric shall be centered with 1 foot on each side of the joint. The fabric shall be attached to the walls and top of each section to prevent the fabric from slipping off the joint during backfilling operations. Attachment methods shall be approved by the engineer.

All costs including material, equipment, and labor necessary for installing the culvert as detailed herein, shall be included in the bid item Precast Concrete Box Culvert. The engineering fabric shall meet the material requirements as set forth in 4196.01c of the Iowa DOT Standard Specifications. During backfilling the compaction adjacent to the bottom corner radii shall be accomplished with a mechanical hand compactor. The contractor shall furnish and install lifting hole plugs for each section. Lifting holes shall be plugged with a precast concrete plug, sealed and covered with mastic or mortar.

DESIGN REQUIREMENTS:

The precast culvert sections shall meet the minimum requirements of ASTM C 1577, Table 1 sections that are designed for combined earth dead load and AASHTO H1-93 live load conditions. Any precast box culvert designs submitted that vary from the ASTM C 1577 standard, shall be designed and sealed by a professional engineer, currently registered in the State of Iowa. Minimum length of precast sections shall be 4.0 feet. Minimum culvert wall thickness shall be 8 inches.

PRE-CONSTRUCTION NOTES:

The Contractor shall submit details of the proposed precast box sections to the Story County engineers office for approval. These details shall include a situation plan, culvert barrel cross sections showing steel, and end section details. The length in linear feet of precast concrete box culvert will be based on the plan quantity.

For the number of linear feet given on the plan, the Contractor will be paid the contract unit price per linear foot. The payment shall be full compensation for furnishing all materials, labor and equipment necessary to complete the work except for items in end sections and Class 20 Excavation.

For each precast box culvert end section installed the Contractor will be paid the contract price for each. The payment shall be full compensation for furnishing all materials (including dropalls), labor and equipment necessary to complete the work except for items in precast concrete box culvert and Class 20 Excavation.

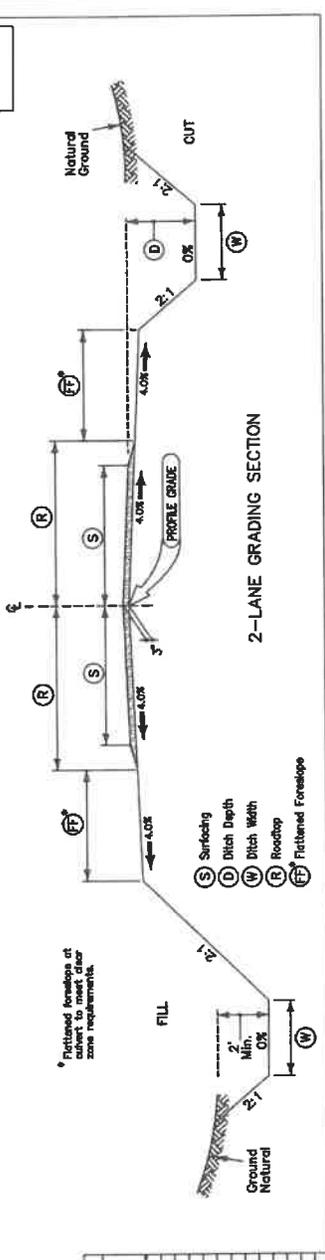
Dropwalls shall be precast.

The Contractor shall furnish culvert ties for all joints. The main section joints will have one tie on each side of the barrel and the last barrel section will be attached to the end sections with two ties per side. Culvert ties shall be included in the cost for precast concrete box culvert. The ties shall be furnished in accordance with the requirements of ASTM C 109. Acrylic topcoat. Culvert tie assemblies shall be galvanized or painted according to 2408.30 of the Iowa DOT Standard Specifications. Acrylic topcoat not required.

Normal section shown may be modified as necessary in cases of unsymmetrical embankments and/or unsymmetrical ditches and backfills.

See Plan & Profile sheets for details of proposed embankments, ditches and backfills.

ROAD IDENTIFICATION	SIDE	STATION TO STATION	DIMENSIONS					
			FF	D	W	R	S	S
Feet	Feet	Feet	Feet	Feet	Feet	Feet	Feet	Feet
280th St.	LL	0+238.0	0	0	6	13	11	
280th St.	LL	0+380.0	0	0	6	13	11	
280th St.	LL	0+814.4	0	0	6	13	11	
280th St.	LL	0+814.4	0	0	6	13	11	
280th St.	LL	1+499.8	0	0	6	13	11	
280th St.	RL	0+250.0	0	0	6	13	11	
280th St.	RL	0+183.5	0	0	6	13	11	
280th St.	RL	0+877.4	0	0	6	13	11	
280th St.	RL	1+077.4	0	0	6	13	11	
280th St.	RL	1+327.7	0	0	6	13	11	



DRAINAGE STRUCTURES BY CULVERT CONTRACTOR

Location	Size	Type	Length Const.	No. of Aprons	Flow Line Elevation				Dimensions - Lh. Ft.				Sewer Ahead Degrees	By Road Contractor	Floodable Backfill (A)	Perous Backfill (B)	Flooded Backfill (A+B)	REMARKS
					Left	Right	Other	Total	Left	Right	Other	Total						
0+84.90	14x8	Single RCB	54.0	2	982.50	982.90			26.6	27.4			50					385.7 of Class 20 Excav.

ROCK EROSION CONTROL

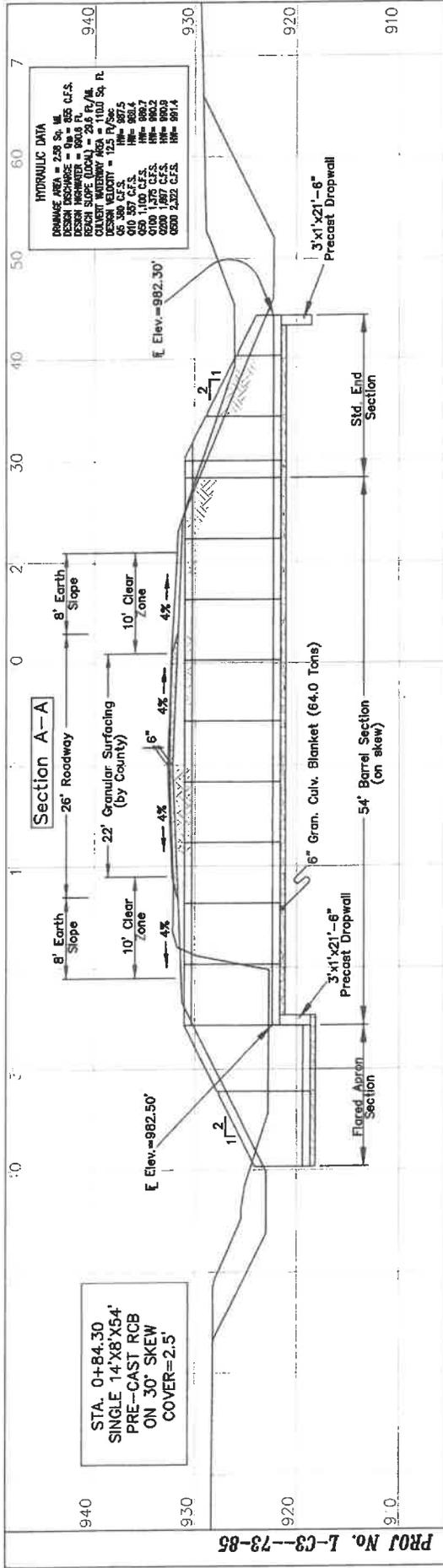
Refer to EC-301

Location	Road Identification	Begin Station	End Station	Side	Rock Erosion Control (REC)					Material Bid Quantities			Remarks					
					Type 1	Type 2	Type 3	Type 4	Type 5	Erosion Stone	Class E Revestment	Eng. Fabric						
	280th St.	0+50.0	1+85.0	Lt./Rt.	3													
	280th St.	0+54.0	0+80.0	30' Lt.	3													Splash Basin and channel protection at RCB outlet.
	280th St.	0+90.0	1+15.0	30' Lt.	3													Wing armoring at RCB inlet.
	280th St.	1+84.5	2+12.5	53' Rt.	15													Wing armoring at RCB outlet.
	280th St.	1+48.0	1+54.0	45' Rt.	20													Channel let-down protection at stream basin.
	280th St.	1+78.5	1+85.5	49' Rt.	20													Outlet channel ditch checks.
																		Outlet channel ditch checks.

TABULATION OF SAFETY CLOSURES

Refer to Section 283 of the Standard Specifications

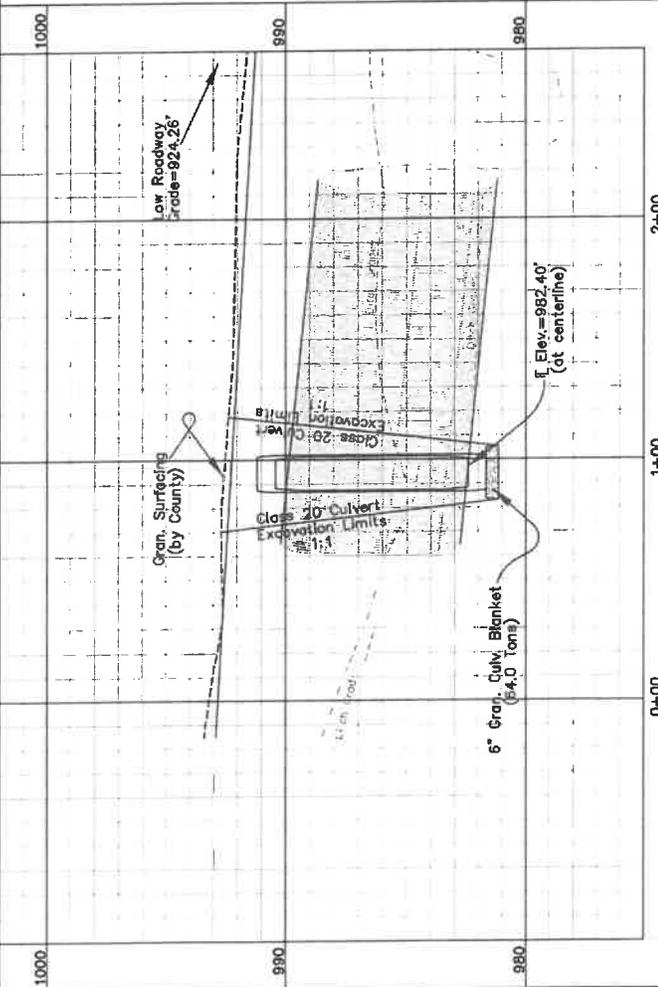
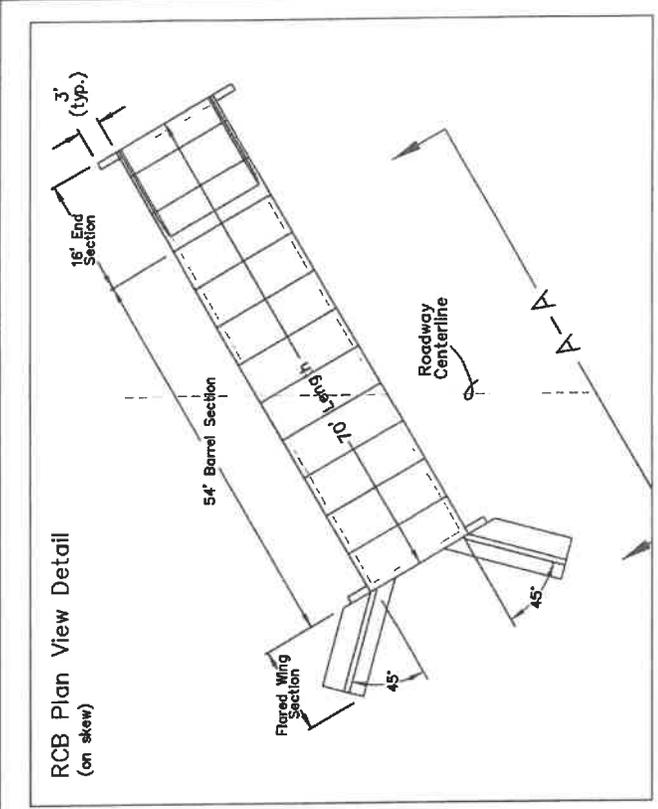
STATION	CLOSURE TYPE	HAZARD QTY.	REMARKS
0+100.0	1	1	
0+100.0	1	1	
0+100.0	1	1	
2	2	2	TOTAL = 4.00



HYDRAULIC DATA

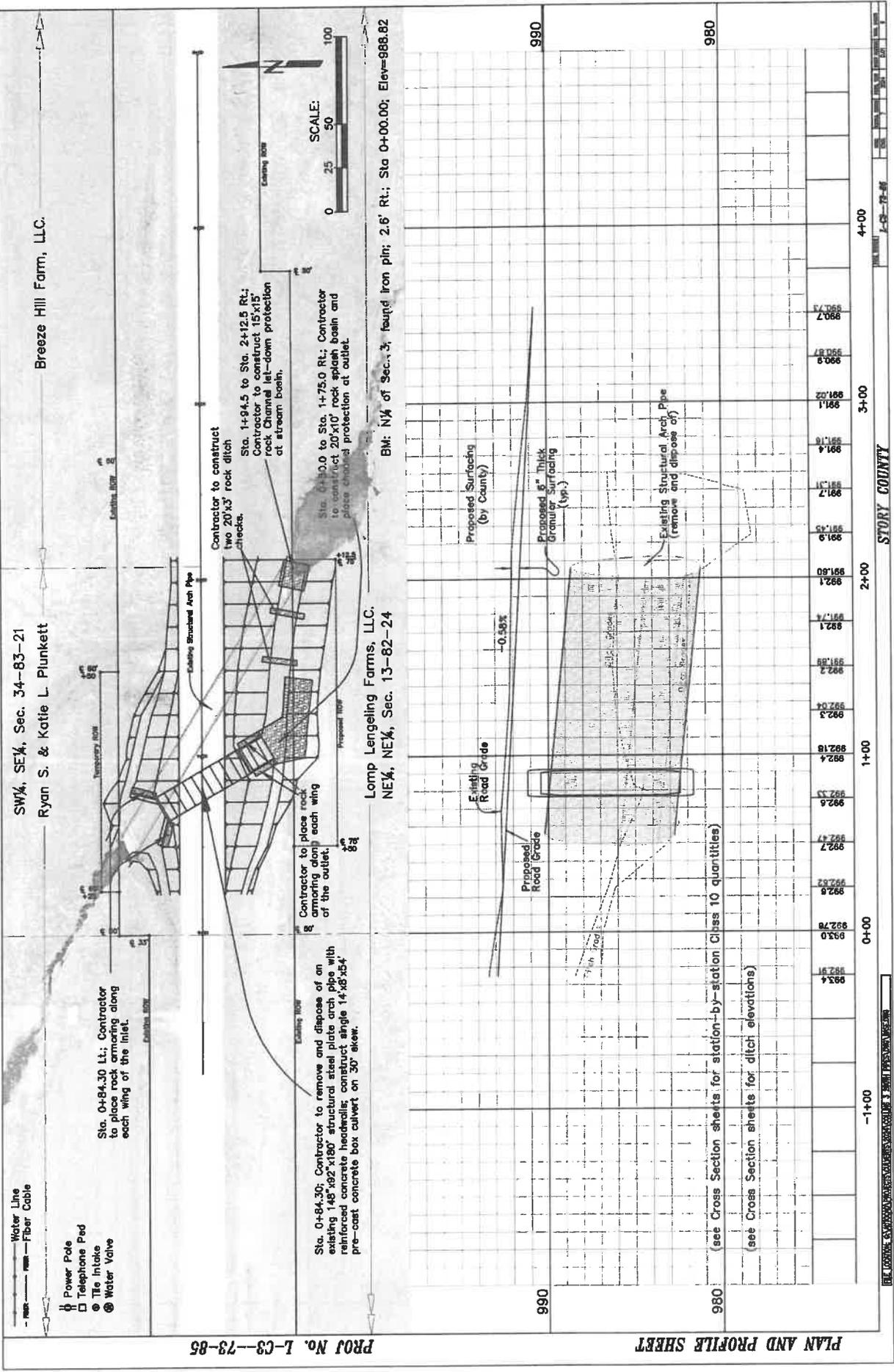
DRAINAGE AREA = 238 Sq. Ft.	DESIGN DISCHARGE = 8.0 cfs
DESIGN VELOCITY = 1.0 ft/s	DESIGN FLOW = 10.0 cfs
DESIGN WAVE (100%) = 1.0 ft	DESIGN WATERWAY AREA = 10.0 sq. ft.
DESIGN VELOCITY = 1.25 ft/s	HW = 887.5
DESIGN DISCHARGE = 8.0 cfs	HW = 888.4
DESIGN VELOCITY = 1.0 ft/s	HW = 889.2
DESIGN WAVE (100%) = 1.0 ft	HW = 890.9
DESIGN VELOCITY = 1.25 ft/s	HW = 891.4

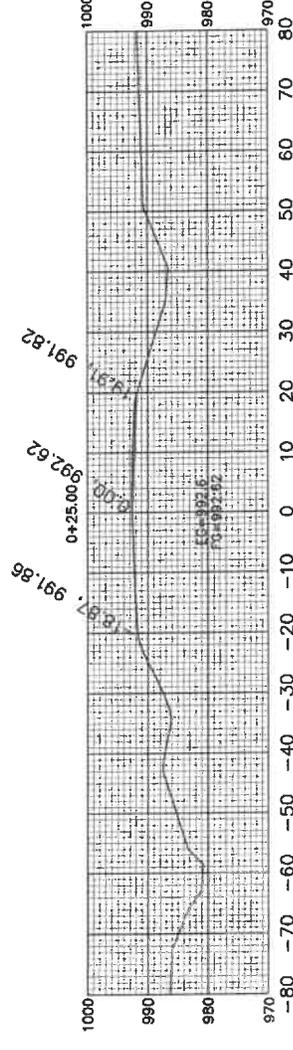
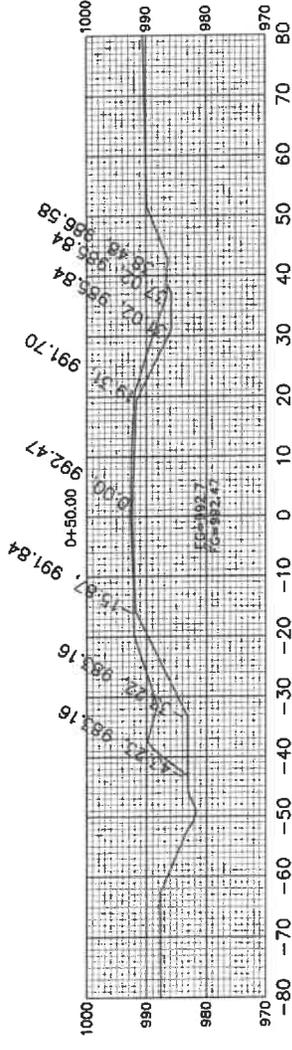
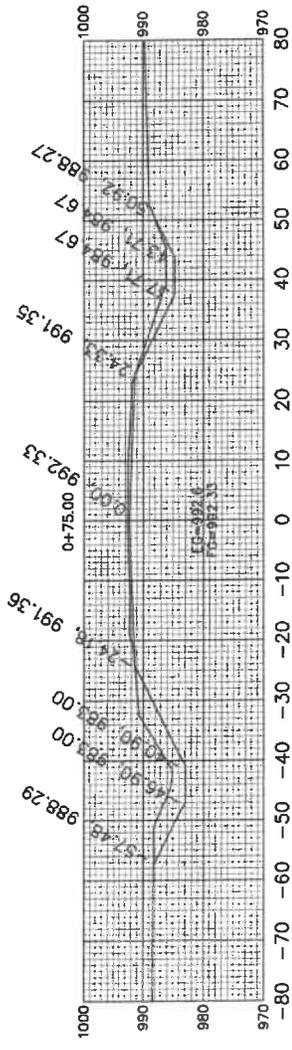
STA. 0+84.30
SINGLE 14'x8'x54'
PRE-CAST RCB
ON 30' SKEW
COVER=2.5'

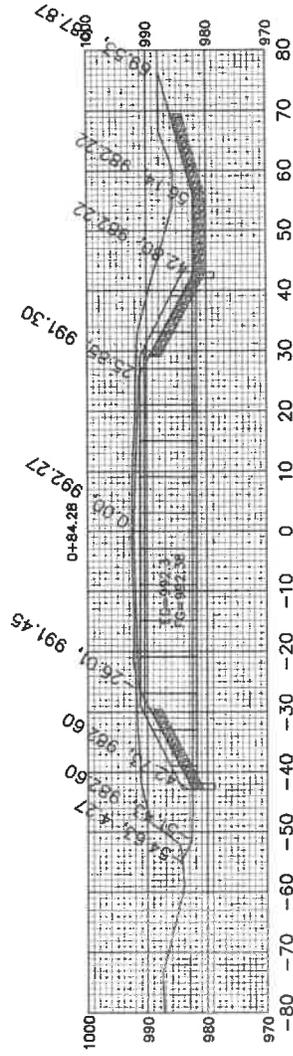
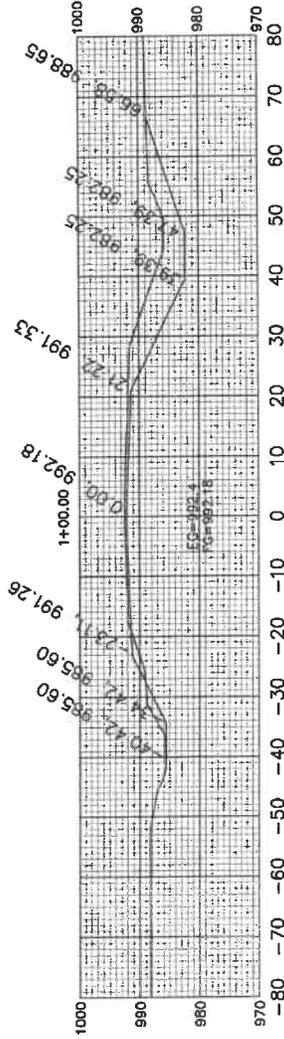
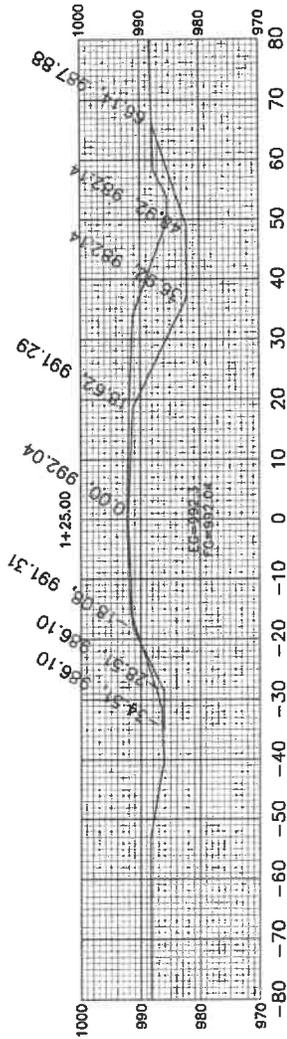


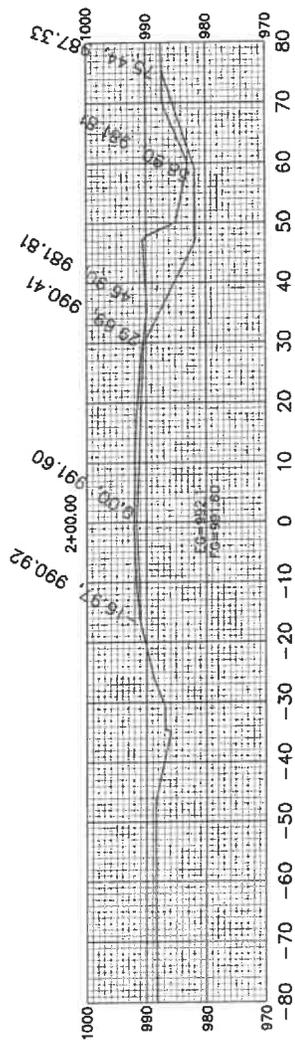
PROJ No. L-C3--73-85

CULVERT DETAIL SHEET

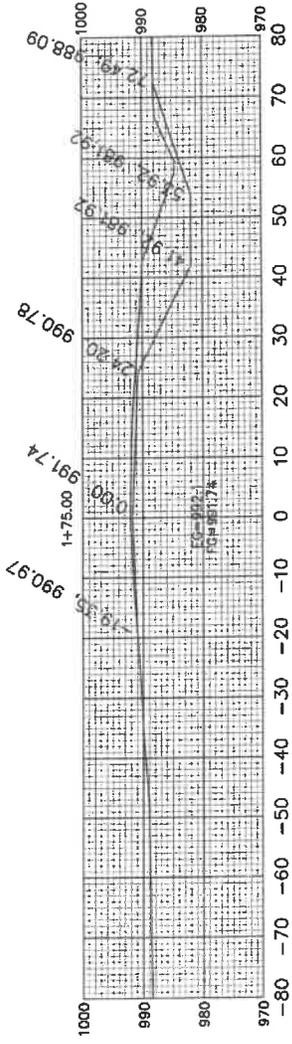




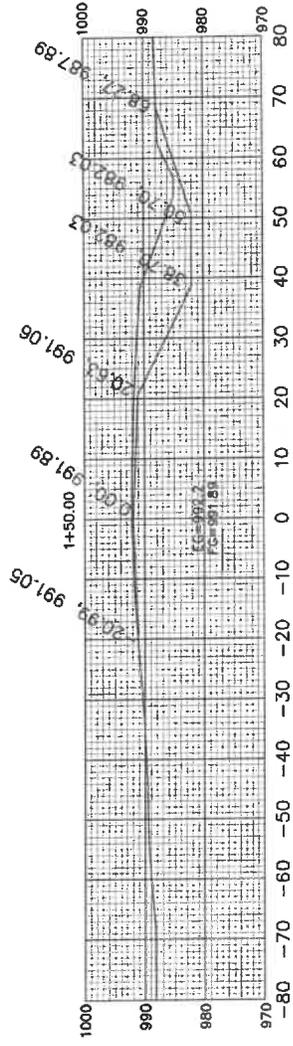




Sta. 2+00.00	
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Fill Area	0.00
Cut Vol	160.37
Fill Vol	0.00



Sta. 1+75.00	
Cut Area	192.79
Fill Area	0.00
Cut Vol	182.16
Fill Vol	0.00



Sta. 1+50.00	
Cut Area	200.67
Fill Area	0.00
Cut Vol	188.38
Fill Vol	0.60

Test Licensing Agreement

This is a legal agreement between the Licensing Agency (Licensee) and Ergometrics and Applied Personnel Research, Inc. (Licensor) By accepting the Ergometrics test materials for use, you are agreeing to the terms of this agreement and that you have authority to enter into such an agreement on behalf of the Agency.

Licensee

Lisa Heddens

Principal Signer

Date

1-23-24

Signature

Story County Board of Supervisors, Chair

Title

Story County Sheriff's Office

Agency Name

1315 S B Avenue

Physical Address

Nevada

Iowa

50201

State

Zip

City

(515)382-7458

ctoresdahl@storycountyiowa.gov

Telephone

Email

Authorized Contacts

Please list, in addition to the Principal Signer, anyone who is authorized to receive materials, scores or discuss scores with Ergometrics. Licensee is responsible for updating Ergometrics of any changes to Authorized Contacts.

Nic Briseno

Authorized Contact

Communications Commander

Title

(515)382-7477

Telephone

nbriseno@storycountyiowa.gov

Email

Constance Toresdahl

Authorized Contact

Administration Commander

Title

(515)382-7458

Telephone

ctoresdahl@storycountyiowa.gov

Email



For Office use only:

Product: _____

License Type: _____

Highrise: _____

Exam HQ: _____

Notes: _____

Per Applicant Test Licensing Agreement

1. Scope of Agreement

Ergometrics & Applied Personnel Research, Inc. ("Licensor") grants to the Licensee the right to use the Licensor's tests, outlined in Attachment A to this Agreement, incorporated herein by reference, and all associated materials (collectively, the "Test"), for the sole purpose of pre-employment and promotional testing. The Test may not be used for training purposes under any circumstances. The Licensee may not lease, rent, loan, transfer or administer this test to or for any other agency or entity without express written permission from the Licensor. The Test meets and/or exceeds all Equal Employment Opportunity Commission guidelines and professional standards. This agreement does not include local validation for the Licensee. The Licensor will provide national validation reports upon request. In the event of challenge, the Licensor will provide expert testimony at its regular consulting rates. The Licensor assumes no liability for the use or misapplication of this product.

2. Copyright

The Test is owned by the Licensor and protected by United States copyright laws and international treaty provisions. The Licensee is not authorized to copy any videos or DVD's. Printed materials may only be copied with express permission from the Licensor and may only be used for the purposes described in this Agreement or as otherwise approved by the Licensor.

3. Implementation

The Licensor will provide the Licensee general written or telephone instructions on the administration and use of the Test. The Licensor warrants that the video, audio, and printed materials are free from defects in material and workmanship. Licensor will assist Licensee with interpretation of score results and scoring methodology. The licensee was offered a transportability analysis as part of the implementation process. If the licensee chose not to conduct such an analysis, they hereby affirm they understand it is their responsibility to ensure the job is similar enough to the departments that participated in the criterion validation of the exam and/or have sufficient evidence of content validity.

4. Test Security

Licensee will maintain strict security of the Test in accordance with accepted security practices and those incorporated herein. Licensee shall be fully responsible for the secure storage and use of the Test and will establish and maintain strict test security procedures, including precautions preventing materials from being stolen, copied, or otherwise compromised.

- a. The Test must not be left unattended at any time, and when not in use, the Test must be kept in a secured and locked location. Trash containing confidential material will be disposed of securely.
- b. All persons having access to the Test must sign the Individual Statement of Understanding, found in the Administration Packet, and all signed copies kept on file with the Licensee for one year from the date of signature.
- c. Certification of Compliance with Confidentiality and Copyright, found in the Administration Packet, must be collected from each applicant before testing sessions begin, and all signed copies kept on file with the Licensee for one year from the date of signature.
- d. The Test maintained in electronic format must be kept on a non-networked, standalone computer.
- e. Cell phones and electronic devices are not allowed in the test administrations.
- f. No one, other than the official test monitor, should take notes or any other confidential materials from a testing room. In the event of loss or theft of the Test, or cheating, Licensor must be notified immediately.
- g. Any testing materials shipped must use a form of registered

service with tracking number and signature for delivery.

- h. Test content is confidential and copyrighted. Any conversations about Test content must only be conducted formally in conjunction with the Licensor.

5. Subcontracting the Test

The Test is licensed for use only by the Licensee. The Licensee must contact the Licensor to obtain permission if the Licensee wishes to subcontract test administration or other services that involve the outside handling of the Test. The Licensee will remain fully responsible for the security of materials that are handled in this manner.

6. Termination

This Agreement may be terminated in whole in the event that the Licensee or Licensor breaches any material provision of this Agreement and fails to cure such breach within thirty (30) days after the non-breaching party delivers written notice of such breach to the breaching Party. Upon termination, Licensor will be entitled to payment, determined on a pro rata basis for services performed or rendered, and all Test materials must be returned immediately to the Licensor once the Agreement has been terminated.

7. Events Upon License Expiration or Termination

Upon any termination or expiration of this Agreement for any reason, Licensee will cease use of all testing materials and return such materials within 15 days of expiration or termination of the Agreement. Late or lost Test materials will be subject to additional fees. Attachment A to this Agreement sets out additional provisions in respect of the parties' obligations upon termination.

8. Pricing

Pricing for this Agreement is specified in Attachment A, incorporated herein by reference.

9. No Waiver

The waiver or failure of either Party to exercise in any respect any right provided in this Agreement shall not be deemed a waiver of any other right or remedy to which the party may be entitled.

10. Entirety of Agreement

The terms and conditions set forth herein constitute the entire Agreement between the Parties and supersede any communications or previous agreements with respect to the subject matter of this Agreement. There are no written or oral understandings directly or indirectly related to this Agreement that are not set forth herein. No change can be made to this Agreement other than in writing and signed by both Parties. Any previous Test Licensing agreements between Licensee and Licensor are null and void, replaced by this one.

11. Headings in this Agreement

The headings in this Agreement are for convenience only, confirm no rights or obligations in either party, and do not alter any terms of this Agreement.

12. Severability

If any term of this Agreement is held by a court of competent jurisdiction to be invalid or unenforceable, then this Agreement, including all of the remaining terms, will remain in full force and effect as if such invalid or unenforceable term had never been included.

13. Governing Law

This Agreement is governed by the laws of the State of Washington.



Ergometrics &
Applied Personnel Research, Inc

Story County Sheriff's Office
Licensing Agreement
Attachment A

Pricing

Per Applicant License:
Ecomm National Testing One Time Setup Fee N/A
35 Applicants @ \$30 each \$1050
{ \$150 minimum order)

**cost may vary based on actual number tested*

Scoring will include standard and diagnostic scoring. Licensee will be responsible for all associated freight expenses. Minimum charges will be applied to each batch of answer sheets submitted.

Term of Agreement

The service agreement will begin and end on the following dates:

Start Date	End Date
1/23/24	2/6/24

All testing materials must be returned by the due date listed above. Materials MUST be returned using some form of registered, secure service that has a tracking number and requires a signature for delivery. Materials not returned by the specified due date will be subject to a \$25 late fee for every 15 days overdue. Any lost test materials must have the incident documented on company letterhead and will be subject to lost fees.

**Please return to:
Planning & Development**

**STORY COUNTY IOWA
ORDINANCE NO. 315
AN ORDINANCE AMENDING CHAPTER 86 – DISTRICT REQUIREMENTS, OF THE STORY
COUNTY LAND DEVELOPMENT REGULATIONS, OF THE STORY COUNTY CODE OF
ORDINANCES TO AMEND PERMITTED ACCESSORY USES IN THE R-1, TRANSITIONAL
RESIDENTIAL DISTRICT.**

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

Section 1. Purpose. An Ordinance amending Chapter 86—District Requirements, of the Story County Land Development Regulations, as follows, to update the Permitted Accessory Uses in Chapter 86.07 to allow home businesses to operate in accessory structures if the property is at least one (1) net-acre in size.

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

86.07, R-1 Transitional Residential District Permitted Accessory Uses:

- Amending the provision for operating a home business to state that the home business may be located in an accessory structure if the property is at least one (1) net-acre in size.

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: January 16, 2024

Moved by: Faisal

Seconded by: Murken

Voting Aye: Faisal, Murken

Voting Nay: None

Not Voting: None

Absent: Lisa Heddens

Action upon SECOND Consideration: Approved

DATE: January 23, 2024

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

Action upon THIRD Consideration: Waived

DATE: January 30, 2024

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

ADOPTED THIS 23rd day of January, 2024 .


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 3 Nay 0 Absent 0


CHAIRPERSON Above tabulation made by SB

ATTACHMENT A

Amendments to Chapter 86 of the Story County Land Development Regulations for the R-1 Transitional Residential District

86.07 R-1 TRANSITIONAL RESIDENTIAL DISTRICT.

1. Statement of Intent. The R-1 Transitional Residential District is designed to provide a district for single-family detached dwellings between a rural and urban density. Subdivisions created within the R-1 district may also include community facilities and open space uses, with special provisions to protect the residential character of the District. This District is not intended to permit isolated rural dwellings incompatible with surrounding land uses and not in conformance with the Cornerstone to Capstone (C2C) Comprehensive Plan. The R-1 Transitional Residential District shall be located in the Urban Expansion Area or Rural Villages as shown on the C2C Plan, as well as the Urban Service Area and Rural/Urban Transitional Area as shown on the Ames Urban Fringe Plan.

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

- A. Single-family dwellings.
- B. Parks.
- C. Cemeteries adjacent to or as an extension of existing cemeteries.
- D. Family home.

3. Permitted Accessory Uses. The following are permitted accessory uses in the R-1 Transitional Residential District:

- A. Accessory buildings.
- B. Home business in a dwelling. or, if the property is one (1) net-acre or greater in size, then a home business may be located in an accessory structure, subject to the standards outlined in Chapter 89.01.

Proposed text amendment to 86.07(3): In the R1 district, if the property is over 1 acre, home businesses are allowed in accessory structures.

In the R1 zoning district of Story County, home businesses are currently not allowed to operate in an accessory structure. The spirit of the rule is to keep homeowners from operating businesses on properties that are too small to fit an accessory structure. The proposed shrimp farm is 500ft² on a 5 acre property, plenty of room to operate. If there was a requirement that the property was over 1 acre, it would satisfy the intentions of the county, while providing opportunities for small businesses owners.



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

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

MEMORANDUM

TO: Story County Board of Supervisors
FROM: Andrea Wagner, Planner
RE: Second Consideration of Ordinance 315, Amending Chapter 86—District Requirements, of the Story County Land Development Regulations, to Amend Permitted Accessory Uses in the R-1, Transitional Residential District.
MEETING: January 23, 2024

Introduction

Planning and Development staff received an application from Jackson Kimle, 2525 North Dakota, Ames, to amend Chapter 86—District Requirements of the Story County Land Development Regulations. The applicant's request is to amend the listed Permitted Accessory Uses in Chapter 86.07 so that home businesses may be located in accessory structures in the R-1, Transitional Residential District if the property is at least one acre in size.

Staff modified the language of the request to clarify that the lot size would be based on net-acreage, as opposed to gross acreage, and staff also added a reference to Chapter 89 of the Land Development Regulations, which covers the County's standards for home businesses. Please see Appendix A for the language in Ordinance 315.

Upon first consideration at their January 16, 2024, meeting, the Board of Supervisors moved to approve Ordinance 315 as submitted and set second consideration for January 23, 2024.

No public comment was received during the January 16th Board meeting, and 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 315, the applicant's suggested language, and the applicant's narrative are posted to the agenda center. The original staff report from the January 16th Board meeting is also posted to the agenda center.

Recommendation

The Story County Board of Supervisors approve Ordinance 315 and waive third consideration (alternative 1).

PLEASE RECYCLE



1. **The Story County Board of Supervisors approves Ordinance 315, Amending Chapter 86—District Requirements, of the Story County Land Development Regulations, on second consideration and waives third consideration.**
2. The Story County Board of Supervisors approves Ordinance 315, Amending Chapter 86—District Requirements, of the Story County Land Development Regulations, with conditions on second consideration and sets third consideration for Tuesday, January 30, 2024.
3. The Story County Board of Supervisors denies Ordinance 315, Amending Chapter 86—District Requirements, of the Story County Land Development Regulations, on second consideration and sets third consideration for Tuesday, January 30, 2024.
4. The Story County Board of Supervisors remands Ordinance 315, Amending Chapter 86—District Requirements, of the Story County Land Development Regulations, back to staff for additional information, and directs staff to set first consideration for Tuesday, February 6, 2024.



Appendix A

Amendments to Chapter 86 of the Story County Land Development Regulations for the R-1 Transitional Residential District

86.07 R-1 TRANSITIONAL RESIDENTIAL DISTRICT.

1. Statement of Intent. The R-1 Transitional Residential District is designed to provide a district for single-family detached dwellings between a rural and urban density. Subdivisions created within the R-1 district may also include community facilities and open space uses, with special provisions to protect the residential character of the District. This District is not intended to permit isolated rural dwellings incompatible with surrounding land uses and not in conformance with the Cornerstone to Capstone (C2C) Comprehensive Plan. The R-1 Transitional Residential District shall be located in the Urban Expansion Area or Rural Villages as shown on the C2C Plan, as well as the Urban Service Area and Rural/Urban Transitional Area as shown on the Ames Urban Fringe Plan.

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

- A. Single-family dwellings.
- B. Parks.
- C. Cemeteries adjacent to or as an extension of existing cemeteries.
- D. Family home.

3. Permitted Accessory Uses. The following are permitted accessory uses in the R-1 Transitional Residential District:

- A. Accessory buildings.
- B. Home business in a dwelling, **or, if the property is one (1) net-acre or greater in size, then a home business may be located in an accessory structure, subject to the standards outlined in Chapter 89.01.**



Staff Report

Story County
Board of Supervisors

Date of Meeting:
January 16, 2024

Case Number TA23-000001
Amending the Permitted Accessory Uses in Chapter 86.07 of
the Code of Ordinances

APPLICANT: Jackson Kimle
2525 North Dakota
Ames, IA 50014

STAFF PROJECT MANAGER: Andrea Wagner, Planner



Planning and Development received a request to amend the permitted accessory uses in the R-1, Transitional Residential district so that home businesses could be allowed in an accessory structure if the property is at least one acre in size. The Planning and Zoning Commission recommended approval of the text amendment, with modifications by staff to clarify that the property must be at least one (1) net-acre, which excludes public right-of-way, and that the home business use must be in conformance with Chapter 89.01—Home Businesses—of the Land Development Regulations.



Background

Nature of Request

The applicant submitted a Code of Ordinance text amendment request proposing to amend Chapter 86—District Requirements, by adding that, in the R-1 Transitional Residential district, home businesses may be operated in an accessory structure on properties at least one acre in size.

This application came about due to Planning and Development staff conducting code enforcement on the property where the applicant’s home business is located. At present, the applicant is operating the Midland Company Shrimp Nursery in an accessory structure at 2525 North Dakota, which is zoned R-1. The applicant submitted a home business permit application; however, the permit cannot be granted, nor can it be deemed a no-impact home business, because the R-1 district only allows home businesses to operate within a dwelling. No-impact home businesses are those that generate minimal traffic and are not discernible to surrounding properties due to lack of signage, parking, and freight deliveries.

Staff recommended the applicant bring forward a text amendment request so that, if successful, staff could then review the home business application and determine if a permit is needed or not, as well as close out the code enforcement case. A successful text amendment request and issuance of a home business permit, or determination that one is not needed, would bring the property into compliance.

Applicant’s Proposal

The applicant initially submitted the revised provisions for permitted accessory uses below. After staff reviewed this submission, we made edits, which are shown in the next section.

Proposed text amendment to 86.07(3): **In the R1 district, if the property is over 1 acre, home businesses are allowed in accessory structures.**

County Staff Proposal and Recommendation

After review of the Story County Land Development Regulations, staff does support the text amendment to Chapter 86.07 to allow home businesses in the R-1 district to operate in an accessory structure if the property is one acre or greater, with staff recommended modifications.

Staff did, however, revise the language suggested by the applicant in order to clarify that County Land Development Regulations do take into account the public right-of-way when calculating property size. We also clarified that the County has standards for home businesses in a separate code chapter. Revisions are below:



3. Permitted Accessory Uses. The following are permitted accessory uses in the R-1 Transitional Residential District:

- A. Accessory buildings.
- B. Home business in a dwelling or, if the property is one (1) net-acre or greater in size, then a home business may be located in an accessory structure, subject to the standards outlined in Chapter 89.01.

Staff is recommending this modification because the Land Development Regulations specify net acreage, as opposed to gross acreage, for minimum lot or parcel sizes. By basing land use decisions on net acreage, we are taking into account the public right-of-way, which is not buildable space, to specify the amount of land that is truly usable. The Land Development Regulations also include standards for home businesses, including the size of accessory structures that may be used for that purpose. The revised language points citizens to this code chapter for ease of reference.

Please see Appendix A for the proposed changes in the context of Chapter 86.07.

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 Development Plan (C2C).**
- B. **The proposed amendment shall conform to the scope and purpose of the Ordinance.**

In their application, the applicant stated that:

“In the R1 zoning district of Story County, home businesses are currently not allowed to operate in an accessory structure. The spirit of the rule is to keep homeowners from operating businesses on properties that are too small to fit an accessory structure. The proposed shrimp farm is 500ft² on a 5 acre property, plenty of room to operate. If there was a requirement that the property was over 1 acre, it would satisfy the intentions of the county, while providing opportunities for small businesses owners.”

Staff does find that the proposed amendment conforms to Chapter 5—Land Use—of the Cornerstone to Capstone (C2C) Plan. In the C2C Plan, areas that are currently zoned R-1 largely fall into the designated Rural Residential Areas or Urban Expansion Areas.

Principles of Rural Residential Areas and Urban Expansion Areas include that “new development is sensitive to the predominantly rural nature of the areas,” and “encourage[s]



clustering of residential sites to limit the short-term and long-term costs associated with infrastructure improvements [...]"

For clarification, Urban Expansion Areas are those that cities within the County have identified as possibly annexing in the long-term. At present, the County includes much of the R-1 zoned land as Rural Residential, not Urban Expansion. However, we recently updated the Land Use Development Regulations to specify that future R-1 zoning could only occur in Urban Expansion Areas or Rural Villages because the minimum lot size of the R-1 district is 25,000 square feet. This lot size lends itself to the existing, smaller lots of unincorporated rural villages, and, when considering the need to site septic systems, lends itself as more appropriate for annexation into a city.

Many of the R-1 zoned properties that are designated as Rural Residential Areas were zoned as such prior to the adoption of the C2C Plan and are larger parcels (one net-acre or greater) that are more in line with the A-R, Agricultural Residential zoning district. The A-R zoning district allows for home businesses to operate in accessory structures.

Staff feel that restricting the use of accessory structures for home businesses in the R-1 district based on the size of the property conforms to the scope and purpose of the Ordinance and also to the future land uses outlined in the C2C Plan. The intent behind prohibiting accessory structures for home businesses in the R-1 district was likely based on limiting nuisance factors in subdivisions with a tighter density of dwellings. Due to how the County has historically developed, though, the R-1 district is not homogenous and there are properties zoned R-1 that are more similar to the A-R district.

Additionally, allowing home businesses to operate out of accessory structures does cluster development for those properties in Urban Expansion Areas and limits costs of infrastructure improvements.

Commentary

The following comments are part of the official record of the proposed **Text Amendment to the permitted accessory uses in Chapter 86.07, Case No. TA23-000001**. If necessary, conditions of approval may be formulated based off these comments.

Comments from the Interagency Review Team

Per 92.07(C), text amendment applications are reviewed by the interagency review team. Staff routed the application on December 18, 2023. At present, no other departments have had comments on the proposed text amendment.



Comments from the General Public

Legal notifications were published in the three official County newspapers on December 28, 2023, regarding the public hearings for the proposed text amendment to Chapter 86.07 of the Code of Ordinances. As of the drafting of this staff report, no comments from the general public have been received.

On January 3, 2024, the Planning and Zoning Commission held a public hearing for the proposed text amendment. The Commissioners asked staff questions about parking and allowable employees at home businesses, as well as how staff reviews net acreage versus gross acreage. No public comments were provided at the Commission's public hearing. One Commissioner recused themselves from discussing the proposed amendment or voting on it due to a conflict of interest.

Recommendation

As identified in this staff report, the proposed text amendment is consistent with the C2C comprehensive plan, and staff finds it to be consistent with the provisions of the Story County Land Development Regulations. In particular, the staff modifications to the proposed amendment clarify that net-acreage shall be used to determine if an accessory structure is allowed.

On January 3, 2024, the Story County Planning and Zoning Commission recommended approval (4-0) of the requested text amendment to Chapter 86.07 of the Code of Ordinances, case number TA23-000001, Ordinance 315.

Alternatives

The Story County Board of Supervisors may consider the following alternatives:

- 1) The Story County Board of Supervisors approves Ordinance 315, Amending Chapter 86— District Requirements, of the Story County Land Development Regulations, of the Story County Code of Ordinances to Amend Permitted Accessory Uses in the R-1, Transitional Residential District as presented by staff on first consideration and sets second consideration for Tuesday, January 23, 2024.
- 2) The Story County Board of Supervisors denies Ordinance 315, Amending Chapter 86— District Requirements, of the Story County Land Development Regulations, of the Story County Code of Ordinances to Amend Permitted Accessory Uses in the R-1, Transitional Residential District as presented by staff on first consideration and sets second consideration for Tuesday, January 23, 2024.
- 3) The Story County Board of Supervisors remands Ordinance 315, Amending Chapter 86— District Requirements, of the Story County Land Development Regulations, of the Story County Code of Ordinances to Amend Permitted Accessory Uses in the R-1, Transitional



Residential District back to staff for additional information and directs staff to set first consideration for January 30, 2024.



Appendix A

Amendments to Chapter 86 of the Story County Land Development Regulations for the R-1 Transitional Residential District

86.07 R-1 TRANSITIONAL RESIDENTIAL DISTRICT.

1. **Statement of Intent.** The R-1 Transitional Residential District is designed to provide a district for single-family detached dwellings between a rural and urban density. Subdivisions created within the R-1 district may also include community facilities and open space uses, with special provisions to protect the residential character of the District. This District is not intended to permit isolated rural dwellings incompatible with surrounding land uses and not in conformance with the Cornerstone to Capstone (C2C) Comprehensive Plan. The R-1 Transitional Residential District shall be located in the Urban Expansion Area or Rural Villages as shown on the C2C Plan, as well as the Urban Service Area and Rural/Urban Transitional Area as shown on the Ames Urban Fringe Plan.

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

- A. Single-family dwellings.
- B. Parks.
- C. Cemeteries adjacent to or as an extension of existing cemeteries.
- D. Family home.

3. **Permitted Accessory Uses.** The following are permitted accessory uses in the R-1 Transitional Residential District:

A. Accessory buildings.

B. Home business in a dwelling, or, if the property is one (1) net-acre or greater in size, then a home business may be located in an accessory structure, subject to the standards outlined in Chapter 89.01.



**STORY COUNTY
BOARD OF SUPERVISORS
LATIFAH FAISAL
LINDA MURKEN
LISA K. HEDDENS**

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

MEMORANDUM

TO: Story County Board of Supervisors
FROM: Bryce Garman, Communications Assistant
CC: Sandra King, Director of External Operations and County Services
DATE: January 23, 2024
RE: Board of Supervisors Consideration of the Website Link Request Submitted by Start Your Recovery

Attached is a Story County Website Link Request Form submitted by Start Your Recovery. They request approval to place their website link on the Story County website.

Under the approved criteria areas on the application form, the entity marked "Other links may be considered by the Board of Supervisors upon official request."

As an entity with whom does not have direct relation to Story County, staff recommends the Board of Supervisors deny the request as submitted.

If you have any questions, please let me know.

APPROVED **DENIED**
Board Member Initials: SKH
Meeting Date: 1-23-24
Follow-up action: _____

Website Link Request

Name of Organization*

Start Your Recovery

Organization's Web Address*

https://startyourrecovery.org/treatment/rehab-centers/iowa

Name and Title of Person Making Request*

Riya Sharma - Outreach Specialist

Email Address*

riya@startyourrecovery.org

Phone Number*

7572963460

Which of the following criteria supports your request? Please check all that apply. Your organization IS:*

- The State of Iowa, the Federal Government or other local government agencies or an agency thereof;
- An educational institution in the State of Iowa funded with public funds;
- A not-for-profit corporation organized under the laws of the State of Iowa which promotes the welfare, environmental welfare, and/or tourism of Story County, Iowa;
- A commission or agency funded in whole or in part by the Story County, Iowa;
- A party that has an established partnership with Story County and which promotes the welfare, environmental welfare, tourism and/or industry of the County;
- Emergency management issues;
- Other links may be considered by the Board of Supervisors upon official request.

If your organization does not meet the criteria listed, please explain why you believe a link from the County's website to your website would be appropriate:

We work with leading experts in effectively treating substance use issues to offer people a single source of relatable, reliable information at any stage of their recovery journey. We believe sharing a link to our resource will help residents find personalized local support resources.

* indicates required fields.



STORY COUNTY

Facilities Management

JOBY BROGDEN
Director
515.382.7401

JON EICKHOLT
Assistant
515.382.7402

Story County Administration
900 6th St.
Nevada, Iowa 50201
515.382.7404 FAX

DATE: January 16, 2024
TO: Board of Supervisors
FROM: Joby J. Brogden
RE: Public Building ADA Audit

APPROVED **DENIED**
Board Member Initials: JKH
Meeting Date: 1-23-24
Follow-up action: RMH @ 12,500.00

We received two proposals for audit services for restroom ADA compliance in Story County public buildings. These buildings include: Justice Center, Administration Building, Engineers office, Animal Control, Human Services Center, Conservation Center (McFarland Park). These proposals are evaluated and scored based on six criteria: Experience with Related Activities or Programs, Consultants Understanding and Technical Approach, Availability and Capabilities of Staff, Technical and Financial Resources, Ability to Complete the Project in a Timely Manner and Within Budget, Company Organization and Qualifications, Integrity and Compliance with Public Policy.

Willett Hofmann & Associates, Cedar Rapids IA; \$49,900

RMH Architects, Ames IA; \$12,500

After reviewing the proposals received, the Facilities Management department would like to make the recommendation, to the Board of Supervisors, to accept the Proposal from RMH Architects, for the amount of **\$12,500**.

Story County, Iowa
ADA Compliance Evaluation and Recommendations
for Restrooms in County Buildings
Architectural Services



Story County, Iowa
ADA Compliance Evaluation and Recommendations
For Restrooms in County Buildings
RFP for Architectural Services

January 3, 2024



January 3, 2024

Story County Board of Supervisors
c/o Communications Assistant
Story County Administration
900 6th Street
Nevada, IA 50201

Dear Mr. Garman,

Thank you for the opportunity to provide you with the attached Submission and Proposal. We are excited about the possibility of working with Story County again and appreciate being able to provide you with our information. We feel our previous work on multiple projects at multiple Story County facilities, our strong design team, broad base of experience, and commitment to service would be valuable assets to Story County.

Our extensive experience will provide an ideal framework to address your needs. Every time we begin a project, regardless of apparent similarities, we find a unique set of circumstances including the needs of individual user groups, owner expectations, site constraints, and a variety of additional factors. Our strength is our ability to bring together these many different aspects and, through teamwork, arrive at a solution that is pleasing and successful to everyone involved. We urge you to contact our previous and current clients and discuss our approach to design and construction. We are proud to report that our typical workload of projects consists of nearly 90% repeat clients.

We are a small Iowa firm, and as such will work as hard as we possibly can to ensure a successful project for Story County. We would be very proud to help shape the future of your facilities.

If you have any questions, please feel free to call. We look forward to hearing from you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeffrey S. Harris', written in a cursive style.

Jeffrey S. Harris AIA
Principal

Att: RFP Response



1. Prime Consultant

Roseland Mackey Harris Architects, P.C.
1615 Golden Aspen Drive, Suite 110
Ames, IA 50010

Primary Contact:
Jeffrey S Harris, AIA
Principal

2. Project Manager

Jeff Harris will serve as Project Manager for this project with Story County.

3. Services Required

Project Understanding

- The project consists of assessment and recommendations for Americans with Disabilities Act compliance for public and employee restrooms throughout Story County facilities including the Justice Center, Administration Building, Engineers Building, Animal Control Building, Human Services Center and Conservation Center.

Investigation Phase 30-60 Days

- Review existing floor plans to determine accessibility requirements at time of design and construction
- Tour each facility under consideration and observe current conditions and any deviations to established floor plans
- Compare existing conditions to current ADA Guidelines
- Meet with Story County staff as necessary to evaluate existing conditions
- Prepare preliminary report detailing existing conditions and compliance deficiencies
- Review preliminary report with Story County staff

Final Report 60 Days

- Document existing deficiencies on a building-by-building basis
- Prepare plans for building modifications as necessary
- Review alternatives with Story County staff
- Prepare preliminary cost opinions for required modifications
- Prepare and present final report with recommendations for improved compliance



4. Personnel/Firm Skills

RMH Architects has worked on countless projects for a local health care clinic with over 200 physicians at multiple clinic sites within the state of Iowa. Our projects for a central Iowa hospital have included additions, remodelings and planning studies. As design consultants to a leading manufacturer and distributor of animal health care products in over 100 countries, we have honed our skills working on project teams with multiple design disciplines as we tackled technically complex projects. All this work has enriched our experience working with multiple user groups within much larger organizations.



Nevada Field House

We believe that attention to our client's needs is the basis for a successful project. During the design process, we thoroughly analyze each project to ensure all opportunities are explored for solutions that optimize the goals, objectives and budgets of our clients. We work with our clients to achieve their vision while maintaining their budget

As we do for every project, a Project Team will be established from the beginning and will remain intact for the duration of the work to provide continuity for Story County. This technique ensures consistent communication channels and thorough project coordination. We also understand that project timelines are affected by decisions of all parties and feel it is our role to facilitate this process to meet project milestones and achieve your desired results.

Our commitment to the consistency of the project team will contribute to a higher quality project. Our team will remain intact throughout the duration of the project, and we will maintain singular responsibility for design decisions until the project is completed.



Our quality control methods throughout design and construction focus on communication and coordination. Regular project team meetings will be scheduled to address issues appropriate to the current stage of the design process. Frequent check sets would be distributed between team members to facilitate this coordination process.



Israel Family Hospice House



McFarland Clinic - Carroll Office



Project Manager

Jeffrey S. Harris, AIA
Professional Experience:
Bachelor of Architecture
Architect, Iowa License

Principal
31 years
1990, Iowa State University
#3594 in 1995



Originally from Burlington, Iowa, Mr. Harris attended Iowa State University where he earned his Bachelor of Architecture degree in 1990. He began working at Roseland Architects in Ames as an intern architect that same year. Following the traditional internship and subsequent licensure he assumed the role of project architect with the firm in 1995. In early 2001 a professional corporation was formed with Mr. Harris as one of three principals in the new firm.

Mr. Harris is involved with every phase of project development from initial programming and site selection to construction administration and project close-out. As the firm is a horizontally organized office, he is actively engaged in projects from programming through construction documents, consultant selection and coordination, client contact and business development.

Mr. Harris would be responsible for project management, consultant coordination and project documentation

Mr. Harris has served on the Nevada Community School District Facilities Task Force, and for seven years on the Nevada Planning and Zoning Commission with three years as Chairman. He currently serves as Vice President of the Board of Directors for the Nevada Economic Development Commission.

Project Architect

Michael Garcia, AIA
Professional Experience:
Bachelor of Fine Arts:
Masters of Architecture:
Architect, Iowa License

12 years
2004
2011, Iowa State University
#8370 in 2023



A central Iowa native, Michael has held positions for the last 15 years that have allowed him to participate in the design and construction of many different project types. In pursuit of a more design oriented career, Mr. Garcia came to Roseland Mackey Harris from Iowa State University where he was a Capital Project Manager for Facilities Planning and Management. Michael assists in every phase of project development from programming to construction administration and project close out.

Mr. Garcia would be responsible for project documentation and construction administration on this project for Story County.



Interior Designer

Shelly Meinhard, NCIDQ

Professional Experience 30 years

Firm Experience 28 years

Bachelor of Arts 1993, University of Northern Iowa

NCIDQ Certified 1998



Ms. Meinhard joined the team at Roseland Architects as an interior designer in 1995 and has continued with the firm for 28 years. She is an Iowa native and received her education at the University of Northern Iowa. Her professional experience began in the specification furniture trade before moving into the full-time design office setting.

Ms. Meinhard's experience includes extensive space planning work for a variety of project types along with selection of interior finishes appropriate for all of the firm's individual projects. She also specifies furnishings and assembles furniture proposal requests to assist our clients in receiving competitive bids. Her responsibilities also include window treatment selection, interior signage design and assisting with custom casework design and specifications.

For this project, Ms. Meinhard will be responsible for the development of interior finishes, millwork details, and interior design services.

Intern Architect

Garrett Ringblum, Assoc AIA

Professional Experience 3 years

Firm Experience 3 years

Bachelor of Architecture 2023, Iowa State University



Garrett joined the RMH team while an architecture student at Iowa State working summers and available hours throughout the school year. Upon graduation in Spring of 2023, he assumed a full time role in the office. Garrett's work has expanded to include all aspects of design and construction administration. A south-east Iowa native, Garrett has spent time in the construction industry and enjoys the creative aspect of the field.

Garrett's role for Story County will be assisting the design team with project documentation.



5. Previous Story County Projects

Story County Community Life Building Re-Roofing

Roofing and Siding Replacement Project

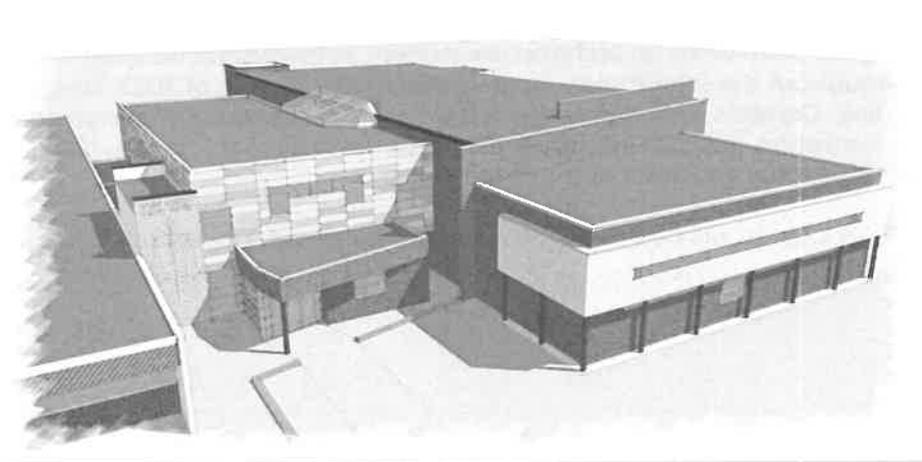
Story County was seeking a replacement for an aging metal roof and siding system for the Community Life Building in Ames. RMH developed a plan to replace the existing roof and re-structure the roof to eliminate a number of existing problematic flat roof areas. The project was competitively bid and completed within a 6-month period to meet the county annual budgeting requirements.



Story County Justice Center, Nevada

County Attorney Office Addition and Remodeling

Schematic design was completed for this addition to the Story County Justice Center in Nevada. The county was looking to consolidate the offices of the county attorney in one location within the Justice Center complex. RMH worked with client groups from the Attorney's Office and the Sheriff's Department to address space needs as well as process improvements for building security and lockdown. The project is currently on hold.





Story County Animal Shelter, Nevada

County Animal Control Facility Remodeling

Work was completed in 2019 on this renovation to the Story County Animal Shelter. Animal care space was expanded into previously vacant tenant space in the facility. Individual spaces were established for feline and canine holding and adoption space as well as quarantine for new arrivals and sick animals. All HVAC systems were upgraded to meet current code for ventilation and temperature control. Electrical systems were also updated, and multiple tenant services combined.

Transitional Living - Crisis Stabilization Home Remodeling, Ames

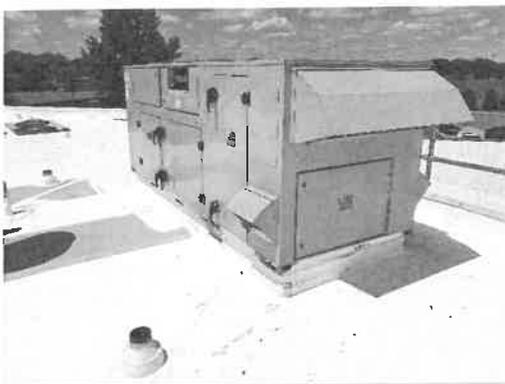
Story County/MGMC In-Patient Short-Term Care Facility

Work was completed in 2018 on this remodeling project of an existing Story County group home. Interior finishes were upgraded throughout the home as well as modifications to improve staff spaces and resident rooms. Bathrooms were upgraded for accessibility and safety concerns. New millwork was provided in all patient rooms to eliminate additional safety concerns for both staff and residents.

Story County Justice Center - HVAC Improvement for Jail Housing Facility, Nevada

Jail HVAC Replacement Project

Work is now complete on all phases of this equipment replacement and upgrade to all heating, ventilation and air conditioning equipment serving the Story County Justice Center. Phase 1 work was completed while the jail was occupied with limited disruption to day-to-day activities. Phase 2 and 3 to replace the remaining HVAC equipment throughout the remainder of the Justice Center facility was completed in 2023.





6. Schedules and Deadlines

We work with our clients to make sure that we fully understand all their expectations, including schedules and deadlines. We understand the requirements of annual budget constraints and the importance of meeting deadlines to ensure funding for public projects. Should results of the design process result in the need for a schedule extension or reduction, we would discuss with you as soon as we can to minimize the impact on the project.

7. Availability of Key Personnel

Roseland, Mackey, Harris Architects has the resources, capabilities and personnel commitment to complete the project efficiently. Our staff could begin work by February 1, 2024

8. Fee Structure

- | | |
|-------------------|----------|
| ▪ Architect | \$10,000 |
| ▪ Cost Consultant | \$2,500 |

Design Services Total \$12,500

Reimbursable expenses would consist of large format printing and document distribution.

Project fees will be billed monthly based on the percentage of work complete.

RMH will not initiate any services that would be subject to additional fees without prior approval of Story County.



9. References

Ron Frantzen
Executive Director of Facility Management
McFarland Clinic, PC
1215 Duff Avenue
Ames, IA 50010
515-239-4455

Chad Leimbacher
Construction Project Manager
Des Moines Public Schools
1917 Dean Avenue
Des Moines, IA 50316
515-242-8339

Tim Hansen
Director
City of Nevada Parks & Recreation
825 15th Street
Nevada, IA 50201
515-382-4352



McFarland Clinic - South Ames



STORY COUNTY

Facilities Management

JOBY BROGDEN
Director
515.382.7401

JON EICKHOLT
Assistant
515.382.7402

Story County Administration
900 6th St.

Nevada, Iowa 50201
515.382.7404 FAX

APPROVED

DENIED

Board Member Initials: JEH

Meeting Date: 1-23-24

Follow-up action: DeCarlo Demolition

for \$63,960.00

DATE: January 16, 2024
TO: Board of Supervisors
FROM: Joby J. Brogden
RE: Justice Center Courtyard Renovations

Facilities Management has a current project in the FY24 to address safety concerns with the courtyard at the Justice Center facility. These safety concerns are the condition of the overhead precast concrete and concrete sidewalk/patio. Facilities Management sought multiple proposals to perform this work. We received two responses, they are listed below.

Harold Pike Construction, Ames IA; \$125,000.00

DeCarlo Demolition, Des Moines IA; \$63,960.00

This project is budgeted at \$40,000.00. If the Board of Supervisors chooses to proceed there will need to be a budget amendment to the Facilities Management operating budget for the Justice Center.

After reviewing the proposals received, the Facilities Management department would like to make the recommendation, to the Board of Supervisors, to accept the Proposal from DeCarlo Demolition, for the amount of **\$63,960**. With associated budget amendment.



HAROLD PIKE CONSTRUCTION COMPANY

120 N. SHERMAN AVE. P.O. BOX 429 AMES, IOWA 50010 • PHONE: 515-232-3133 • FAX: 515-232-7818 • WWW.HPIKECONST.COM

January 2, 2024

Story County Facilities Management
Administration Building
900 6th St.
Nevada IA 50201

Attn: Jon Eickholt

RE: Justice Center Courtyard

Dear Jon:

HPC, L.L.C. proposes to remove concrete canopy and walls, sidewalks and small piers and spread existing landscape rock and cover with layer of 2" river rock for a price of \$125,000.00.

This price does not include any electrical demo or installation, at grade lighting and concrete squares removal, concrete stem walls removal, steel removal at building, soffit repairs at building, brick work, or anything else not mentioned above.

Please let HPC know how you wish to proceed.

Sincerely,

A handwritten signature in black ink, appearing to read 'Curtis Pike', is written over the word 'Sincerely,'.

Curtis Pike

CP/tm



Story County, IA

Jon Eickholt

(515) 382-7402

jeickholt@storycountyiowa.gov

DeCarlo Demolition Company submits its proposal for Selective Demolition work in the Courtyard of the County Courthouse Building located at 1315 South B Street in Nevada, IA.

Concrete Overhang/Courtyard Concrete Removal Scope:

DeCarlo Demolition Company will complete the following scope of work:

- 1. Mobilization/demobilization of manpower and equipment to and from the site*
- 2. Crane will need to be set up the parking area on the north side of the building. Just to the north of the shed.*
- 3. During the Crane operations there will be no one allowed in or out of the area where the crane is set up.*
- 4. Installation of temporary protection of doors and windows as needed.*
- 5. Saw cutting as needed to remove the horizontal concrete overhang.*
- 6. Removal of the horizontal concrete overhang pieces in sections*
- 7. Horizontal Concrete overhang will be removed back flush with the building overhang.*
- 8. If the remaining concrete overhang won't stay on its own, then it will be removed back to the building wall.*
- 9. Removal of the temporary support beams holding the overhang flush with the concrete sidewalk*
- 10. Removal of the two concrete upright panels down approx. 1 foot below grade (others to backfill excavations where the 2 panels were)*
- 11. Removal and disposal of the concrete picnic tables*
- 12. Removal and disposal of the concrete walks inside of the courtyard area*
- 13. Removal and disposal of the two rectangle concrete benches on each end of the courtyard*
- 14. Removal and disposal of the concrete panels with the lights in them and the tree grates*
- 15. Removal and disposal of the landscape rock in the courtyard area*
- 16. All Concrete will be hauled and disposed of at Story County's dump site.*
- 17. Story County to complete the restoration of the disturbed area in the courtyard.*

DeCarlo Demolition Company will complete the above Concrete Overhang/Courtyard Concrete Removal scope of work for the lump sum of \$63,960.00.

_____ *Initials*

If the Crane is onsite and is unable to work due to the court schedule the down time would be subject to a change order.

260 N.E. 44th Avenue Des Moines, IA 50313

Phone: 515-243-1151 Fax: 515-243-1214

<http://www.decarlodemolition.com>

Bid Exclusions: Work not specified in above demolition scope. Private utility locates. Relocation of utilities. Asbestos inspection, testing, abatement, air monitoring, and filings. Additional materials not visible are subject to change order. Evacuation of any HVAC units of gasses. Disposal of any oils, chemicals, hazardous material, or contaminated soils. Removal of underground tanks, wells, cisterns, or sewer systems. Temporary enclosures, weatherproofing, patch back or repairs to any surfaces. Storm water pollution prevention plan. Installation of silt fence, sock, or any other erosion prevention materials. Backfilling of excavations. Importation/Exportation of fill material. Exportation of subbase materials. Soil testing and compaction testing. Removal of drive approaches or city sidewalks, or paving shown as staying. Bonding or additional insurance requirements. LEED Certification goals. Salvaging of items for the owner. Work stoppages due to others. Damage or replacement of trees, turf, sidewalks, paving surfaces, irrigation system, etc. Fencing of the site.

Demo Notes:

- Owner to provide access to and from the site with limited disruption from others.
- Optioned work is to be done at the time of primary scope work. T&M charges to apply for additional mobilizations and work.
- Work stoppages due to weather, others, or any other unforeseen events are subject to T&M charges.
- Any and all Federally announced Pandemics will extend the turnover date with no penalty.
- Any slab, foundation, walls, or footings with foam, plastic, coloring, overlay, etc. will be subject to change order if found to be unable to recycle.
- Interior Slab removal includes removal up to 4" thickness.
- Exterior Slab removal includes removal up to 8" thickness.
- Footing removal includes up to 1' thickness and 4' depth.
- Caisson footing removals up to 3' Diameter and 8' depth
- Admin and tonnage fees will be charged if scale tickets are required for recycled materials.
- This estimate is based on diesel fuel to cost below \$5/gallon and landfill fees to not be 3% more than the cost of tipping fees at the date of this estimate.
- Means and methods to be discussed after execution of the contract.
- T&M charges to apply if the means and methods used to bid the job are altered due to unforeseen circumstances.
-

This Agreement shall be governed by and construed in accordance with the laws of the State of Iowa. In the event that either party is required to initiate legal action to enforce the terms of this Agreement, said action shall be filed in the Iowa District Court in and for Polk County, Iowa. The prevailing party in any such action shall be entitled to the recovery of reasonable attorney fees and expenses – in addition to any other remedies that may be available.

DeCarlo Demolition Company is to be held harmless for negligent acts of any sub-contractor. All salvage becomes the property of DeCarlo Demolition Company upon receipt of signed copy of this proposal. Please acknowledge your acceptance by signing and returning a copy of this proposal to our office. Payments are due upon completion of work. Invoices not paid within 30 days are subject to a 1.5% monthly finance charge.

Thank you for the opportunity to bid on your project. Proposal will be in effect for thirty days.

Respectfully submitted, dated this 27th day of October 2023.

DeCarlo Demolition Company

Story County, Iowa

By: Dan Cretors

Accepted By: _____

Title: Estimator

Title: _____

Date: 10/27/2023

Date: _____

260 N.E. 44th Avenue Des Moines, IA 50313
Phone: 515-243-1151 Fax: 515-243-1214
<http://www.decarlodemolition.com>

APPROVED **DENIED**

Board Member Initials: AKH

Meeting Date: 1-23-24

Follow-up action: _____

2022

Housing Action Plan

**IMPLEMENTATION OF THE STORY COUNTY HOUSING STUDY
STORY COUNTY, IOWA BOARD OF SUPERVISORS – 2022**

Amended January 2024



Engaging our diverse communities to responsibly provide quality opportunities and services that matter

Accountability | Collaboration | Environment | Equity | Inclusivity | Innovation | Wise Use of Resources



This Housing Action Plan was preceded by the *Story County Housing Study (2021)*. The *Story County Housing Study* reviewed data available on Story County's (including all communities except the City of Ames) housing needs and the available housing stock to identify gaps.

PURPOSE OF THE HOUSING ACTION PLAN

This **Housing Action Plan** is developed to define strategies and approaches to meet the overall goals of identifying affordable housing needs and developing housing solutions.

On at least an annual basis, the Board of Supervisors will seek to review how many Story County residents are being assisted by the strategies outlined in this Action Plan. This review allows for a better determination of whether the needle on the affordable housing challenge is moving in positive directions.

PLAN ORGANIZATION

The *Table of Action Steps* beginning on page 6 defines Goals, Strategies and Tools to work towards implementation of the *Story County Housing Study*. Goals, Strategies, and Tools listed are not in any kind of priority order. ***As the City of Ames was not included in the Story County Housing Study, these Goals/Strategies, and Tools listed are not applicable to the City of Ames.***

The Goal Statements, listed below, are outlined in greater detail in the *Story County Housing Study*.

Goal 1 Share risks with the private market when appropriate.

- Increase variety in the market.
- Prove that new construction and market rate rents can be supported.

Goal 2 Create a supply of affordable lots.

- Reduce the purchase price of homes by reducing the cost of lots.
- Lower the risk for the development of new affordable lots.

Goal 3 Grow the number of rental units for all age groups.

- Increase the supply of quality rental options.
- Provide rental options beyond traditional apartments, including duplexes, townhomes, and accessory dwelling units.

Goal 4 Foster grassroots efforts.

- Don't rely entirely on outside developers who need to build at large scales for profit margins.
- Find ways to partner local builders with local investors who have the means and passion for their communities to undertake land development.

Goal 5 Proactively preserve the existing housing stock.

- Continue to maintain the most affordable form of housing in Story County.
- Make people aware of programs for housing conservation.
- Promote community pride.

Goal 6 Maintain fair zoning and regulations.

- Approve projects objectively and logically.
- Update regulations for current policies/needs.

PLAN ASSUMPTIONS

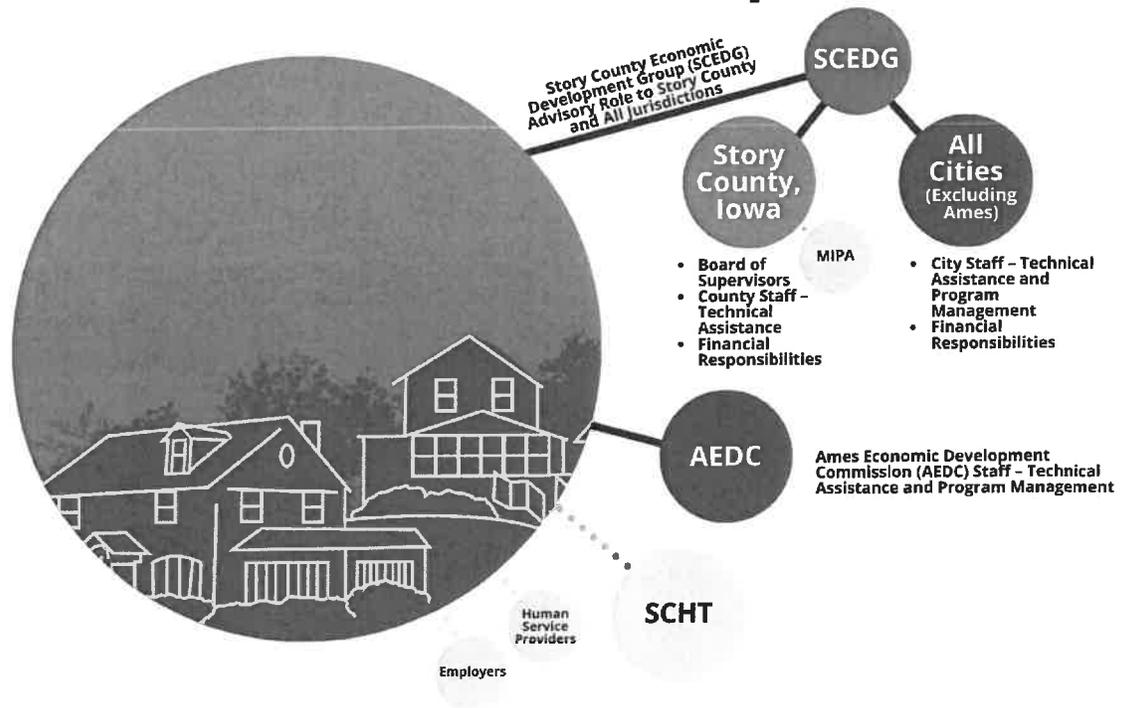
Primary assumptions guided development of this plan:

- **Analysis before implementation.** Most of the identified actions will require further analysis to determine how well it will respond to the specific need or gap jurisdictions attempt to fill.
- **Addressing emergency homeless response.** This action plan addresses permanent housing solutions; it does not address emergency homeless response. This plan is limited to actions that result in or support the creation/preservation of affordable and low-income housing. As part of the ongoing response to housing throughout Story County, it is necessary to continue to seek better data regarding unhoused individuals throughout all the communities in Story County. This plan should evolve as data becomes available.
- **Addressing household income.** This plan does not address the income side of the housing equation. Attracting living wage jobs, increasing the minimum wage, and other actions impacting a household's income could help make housing more affordable.
- **Targeted to low and moderate incomes.** The strategies in this plan aim to develop viable communities by providing decent housing and suitable living environments and expanding economic opportunities, principally for persons of low and moderate incomes.
- **Quality of life amenities.** Amenities like quality schools, parks, libraries, and grocery stores are highly valued and attractive to retain long-term residents. Continual improvements are essential, such as the expansion of fiber Internet to the whole County.
- **Climate change impacts considered.** This Action Plan will achieve the broadest impacts by ensuring strategies and decision-making that center equity, resiliency and climate change through the implementation of best practices.

IMPLEMENTATION OF THE PLAN

Successful implementation to achieve collective goals can only be achieved through partnerships amongst all jurisdictions in Story County. The image below demonstrates the framework for successful implementation of the strategies and tools outlined in this Action Plan.

Framework for Successful Implementation



The Story County Economic Development Group (SCEDG), established in the 1980s with the stated purpose to encourage economic development in Story County through joint efforts in Story County and the incorporated areas, serves as the overall planning committee of the Goals/Strategies/Tools defined in this Action Plan. The SCEDG, in an advisory role to the Story County Board of Supervisors and all the other jurisdictions, serves as the “Housing Committee” referenced in the *Story County Housing Study*, which describes the role to:

...refine and detail the steps for implementing the strategies in this study. The committee could empower local action on the strategies that fit city contexts and have a plan for continuing efforts in the future. Lastly, they could advocate for residents and sectors of the housing market in the county.

Quarterly progress updates will be presented at the SCEDG meetings by Story County staff and other key partners charged with implementation of tools in this Action Plan. In addition, reports will be presented to the Story County Board of Supervisors on a quarterly basis.

The **Table of Action Steps** associated with each strategy includes key information:

- **Tools:** Recommended strategies and tools to help achieve the stated goal
- **Resources/Responsibilities Required:** While Story County resources are needed to implement the action, including County staff resources, as well as financial resources required for the ongoing implementation of the item, successful implementation relies on staff and financial resources from other entities, including, but not limited to, other jurisdictions, Ames Economic Development Commission, Story County Housing Trust, and additional partners.
- **Timeframe to Accomplish:** Recommended timeframe for implementation
 - **Immediate/Short Term:** consider/implement within 1-3 years from adoption of the plan. These are color-coded this shade of yellow.
 - **Medium Term:** consider/implement within 5 years from adoption of the plan. These are color-coded this lighter shade of orange.
 - **Long Term:** consider/implement within 10 years from adoption of the plan. These are color-coded this lighter shade of green.

Table of Action Steps

<p>Goal 1 Share risks with the private market when appropriate.</p> <p>1. Increase variety in the market.</p> <p>2. Prove that new construction and market rate rents can be supported.</p>	<p>Strategy 1.a Target new construction for all housing products except large lot single-family development with over 12,000 s.f. lots.</p> <ul style="list-style-type: none"> • All price points acceptable, with policy incentives for homes under \$250,000 and rents under \$1,000. • All cities and all locations outside of environmentally sensitive areas • Incentive policies reserved for areas contiguous to existing development and/or a mix of housing types (small lot, attached, single-family, etc.) 			
	Tools	Resources/Responsibility Required	Timeframe to Accomplish	
	<p>Tool 1.a-a Establish new and strengthen existing public/private partnerships, including the Story County Housing Trust.</p>	<p>Relates to: 1.a-b, 1.a-c, 1.a-d, 1.a-f, 1.a-l, 1.a-j, 1.a-k, 3.b-b, 3.e-e, 3.e-f, 4.a-a, 4.c-a, 6.d-a</p>	<ul style="list-style-type: none"> • County Staff (COSPM)* • Financial • Consultant 	Immediate/Short Term
	<p>Tool 1.a-b Through a Requests for Proposals (RFP) process, identify consulting team members to provide technical support to County staff and partners for implementation of goals and strategies identified in this Action Plan.</p>	<p>Relates to: 1.a-b, 1.a-c, 1.a-d, 1.a-f, 1.a-l, 1.a-j, 1.a-k, 3.b-b, 3.e-e, 3.e-f, 4.a-a, 4.c-a, 6.d-a</p>	<ul style="list-style-type: none"> • County Staff (COSPM) • Financial • County Staff (P&D)^ 	Immediate/Short Term
	<p>Tool 1.a-c Working with major employers (private and public), explore opportunities to create employer-assisted housing programs.</p>	<p>Relates to: 1.a-a, 3.d-a</p>	<ul style="list-style-type: none"> • County Staff (COSPM) • Ames Economic Development Commission • Consultant 	Immediate/Short Term
<p>Tool 1.a-d Infrastructure cost-sharing. Explore the creation of partnerships and programming that allow local jurisdictions as well as non-profits and other third parties to partner with developers/builders for the cost-share of infrastructure installation costs associated with affordable housing construction.</p>	<p>Relates to: 1.a-a 2.b-a, 6.d-a, 6.d-c</p>	<ul style="list-style-type: none"> • County Staff (COSPM) • Financial • Story County Housing Trust • All Jurisdictions • Consultant 	Immediate/Short Term	

*COSPM represents the County Outreach and Special Projects Manager position with Story County.

^P&D represents the Story County Planning and Development Department.

Goal 1 Share risks with the private market when appropriate.

1. Increase variety in the market.
2. Prove that new construction and market rate rents can be supported.

Tools	Resources/Responsibility Required	Timeframe to Accomplish
<p>Tool 1.a-e Land assembly. Identify a "Demonstration Pilot Project", working with development-oriented local landowners to solidify a legacy project that serves as a demonstration and best practice model.</p>	<p>Relates to: 1.a-a, 1.a-g</p> <ul style="list-style-type: none"> • County Staff (COSPM) • Financial • Story County Housing Trust • All Jurisdictions • Ames Economic Development Commission • Consultant 	<p>Immediate/Short Term</p>
<p>Tool 1.a-f Land Assembly. Develop an inventory of Public-Owned Lands, identifying surplus, unused, or underused public lands or sites for reuse as housing.</p>	<p>Relates to: 1.a-d, 1.a-g, 3.b-a, 3.b-c</p> <ul style="list-style-type: none"> • County Staff (P&D)^ • All Jurisdictions • Consultant 	<p>Immediate/Short Term</p>
<p>Tool 1.a-g Develop Community Speculative Home Program for jurisdictions with shovel ready sites/infill sites (communities act as the applicant in partnership with developer/builder).</p>	<p>Relates to: 1.a-a, 1.a-g, 2.a-a, 2.b-b</p> <ul style="list-style-type: none"> • County Staff (COSPM) • Financial • All Jurisdictions • Story County Housing Trust • Ames Economic Development Commission • Consultant 	<p>Immediate/Short Term</p>
<p>Tool 1.a-h Upon identification of available sites, pre-purchase Homes for Iowa houses for placement on sites. Development of eligibility requirements for purchase of the properties as well as individual and community financial contributions must be determined as part of the overall process.</p>	<p>Relates to: 1.a-d, 1.a-e, 1.a-f, 1.a-h</p> <ul style="list-style-type: none"> • County Staff (COSPM) • Financial • All Jurisdictions • Story County Housing Trust • Consultant 	<p>Immediate/Short Term</p>

Goal 1 Share risks with the private market when appropriate.

- 1. Increase variety in the market.**
- 2. Prove that new construction and market rate rents can be supported.**

Tools	Resources/Responsibility Required	Timeframe to Accomplish
<p>Tool 1.a-i Land Assembly. Infill Opportunities, identifying vacant lots within communities, prepare a redevelopment plan for clustered sites to guide developers and builders.</p>	<p>Relates to: 1.a-d, 1.a-e, 1.a-g</p> <ul style="list-style-type: none"> County Staff (P&D) All Jurisdictions Story County Housing Trust Consultant 	Immediate/Short Term
<p>Tool 1.a-j Establish a Lending Consortium, identifying the potential roles or established organizations, including, but not limited to, the Story County Housing Corporation and Able Up Iowa.</p>	<p>Relates to: 1.a-a, 1.a-k</p> <ul style="list-style-type: none"> County Staff (COSPM) Story County Housing Trust Ames Economic Development Commission Consultant 	Medium
<p>Tool 1.a-k Review benefits and processes for Story County Housing Trust to become a certified Community Housing Development Organization, and if proven a beneficial path to pursue, go forward to seek certification.</p>	<p>Relates to: 1.a-a</p> <ul style="list-style-type: none"> County Staff (COSPM) Financial Story County Housing Trust Consultant 	Medium
<p>Tool 1.a-l Review potential for partnerships with the lenders to seek funding opportunities through the Federal Home Loan Bank, such as the Home\$tart Program and other appropriate down payment programming for homebuyers.</p>	<p>Relates to: 1.a-j, 1.a-a, 4.d-a,</p> <ul style="list-style-type: none"> County Staff (COSPM) Story County Housing Trust Ames Economic Development Commission Consultant 	Medium
Strategy 2.a Special Assessments.		
<p>Tool 2.a-a Create a special assessment guide/toolkit for communities and developers/builders.</p>	<p>Relates to: 1.a-f</p> <ul style="list-style-type: none"> County Staff (COSPM) All Jurisdictions Story County Housing Trust Ames Economic Development Commission Consultant 	Medium

Goal 2 Create a supply of affordable lots.

- 1. Reduce the purchase price of homes by reducing the cost of lots.**
- 2. Lower the risk for the development of new affordable lots.**

Tools	Resources/Responsibility Required	Timeframe to Accomplish	
Strategy 2.b Community involvement in financing infrastructure.			
<p>Tool 2.b-a Review and consider a revolving infrastructure loan program to which communities may apply for funding to be used to front-end a portion of public improvements, repaid over a longer period through a second mortgage on the property or deferred payment until sale of the house when it becomes due.</p>	<p>Relates to: 1.a-c, 4.d-a,</p>	<ul style="list-style-type: none"> • County Staff (COSPM) • Financial • All Jurisdictions • Story County Housing Trust • Ames Economic Development Commission • Consultant 	<p>Medium</p>
<p>Tool 2.b-b Develop a Speculative Financing Revolving Loan Fund, providing funding to make partial construction loans to contractors for new speculative homes. Contractors or developers can receive a loan of up to a pre-defined amount towards constructions costs at a pre-established low interest rate.</p>	<p>Relates to: 1.a-f, 3.e-e, 4.d-a</p>	<ul style="list-style-type: none"> • County Staff (COSPM) • Financial • All Jurisdictions • Story County Housing Trust • Ames Economic Development Commission • Consultant 	<p>Long</p>

<p>Goal 3 Grow the number of rental units for all age groups.</p> <p>1. Increase the supply of quality rental options.</p> <p>2. Provide rental options beyond traditional apartments, including duplexes, townhomes, and accessory dwelling units.</p>	Tools	Resources/Responsibility Required	Timeframe to Accomplish	
	Strategy 3.a Leverage risk sharing tools with product requirements.			
	<p><i>Tool 3.a-a</i> Create and act on new policies around incentives and financing mechanisms to target missing product types.</p>	<p>Relates to: 3.d-a, 3.e-b, 6.d-c</p>	<ul style="list-style-type: none"> • County Staff (COSPM) • Financial • All Jurisdictions • Story County Housing Trust • Ames Economic Development Commission • Consultant 	<p>Immediate/Short Term</p>
	<p><i>Tool 3.a-b</i> Evaluate the potential to provide funding for non-profit organizations to buy income-restricted units proposed to be converted to market rate housing.</p>	<p>Relates to: 3.a-c, 4.d-a</p>	<ul style="list-style-type: none"> • County Staff (COSPM) • Financial • Story County Housing Trust • Consultant 	<p>Medium</p>
	<p><i>Tool 3.a-c</i> Provide funding for special needs residents to purchase housing through non-profit partnerships.</p>	<p>Relates to: 3.a-b, 4.d-a</p>	<ul style="list-style-type: none"> • County Staff (COSPM) • Financial • Story County Housing Trust • All Jurisdictions • Consultant 	<p>Medium</p>
	<p><i>Tool 3.a-d</i> Evaluate opportunities to create market rate and affordable senior housing investments and developments.</p>	<p>Relates to: 3.e-f, 4.a-b</p>	<ul style="list-style-type: none"> • County Staff (COSPM) • Financial • All Jurisdictions • Story County Housing Trust • Consultant 	<p>Medium</p>
	Strategy 3.b Downtown/commercial building reuse.			
<p><i>Tool 3.b-a</i> Evaluation of potential reuse space in downtown and commercial buildings and spaces (this includes the potential funding mechanisms available to jurisdictions to support such efforts.)</p>	<p>Relates to: 1.a-e, 3.b-c, 4.d-a</p>	<ul style="list-style-type: none"> • County Staff (COSPM) • All Jurisdictions • Story County Housing Trust • Consultant 	<p>Immediate/Short Term</p>	

Goal 3 Grow the number of rental units for all age groups.

1. Increase the supply of quality rental options.
2. Provide rental options beyond traditional apartments, including duplexes, townhomes, and accessory dwelling units.

Tools	Resources/Responsibility Required	Timeframe to Accomplish
<p>Tool 3.b-b Identify partnerships to develop a Resource Guide to assist communities in the potential opportunities and how to evaluate properties, including examples and case studies.</p>	<p>Relates to: 1.a-a</p> <ul style="list-style-type: none"> • County Staff (COSPM) • Financial • Story County Housing Trust • Ames Economic Development Commission • Consultant 	<p>Immediate/Short Term</p>
<p>Tool 3.b-c Evaluation of zoning requirements and revisions necessary to support potential reuse and adaption of spaces.</p>	<p>Relates to: 3.b-a, 1.a-e</p> <ul style="list-style-type: none"> • County Staff (P&D) • All Jurisdictions • Story County Housing Trust • Consultant 	<p>Medium</p>
<p>Strategy 3.c Allow accessory dwelling units (ADUs) in most areas.</p>		
<p>Tool 3.c-a Evaluation of zoning requirements and revisions necessary to support ADUs and provide pre-approved plan sets for ADUs. Contract with appropriate design professionals to create package plans.</p>	<p>Relates to: 6.a-a, 5.a-b</p> <ul style="list-style-type: none"> • County Staff (P&D) • Financial • All Jurisdictions • Story County Housing Trust • Consultant 	<p>Immediate/Short Term</p>
<p>Strategy 3.d Incentivize workforce housing opportunities and solutions.</p>		
<p>Tool 3.d-a Encourage partnerships with employers to define appropriate and applicable incentives for workforce housing solutions.</p>	<p>Relates to: 3.a-a, 4.c-a</p> <ul style="list-style-type: none"> • Story County Housing Trust • Ames Economic Development Commission • Consultant 	<p>Immediate/Short Term</p>
<p>Strategy 3.e Pre-packaged site plans and RFPs and development of shovel-ready sites.</p>		
<p>Tool 3.e-a Identify strategically placed but underdeveloped properties and determine what barriers exist to developing desired housing types.</p>	<p>Relates to: 3.e-b</p> <ul style="list-style-type: none"> • County Staff (P&D) • All Jurisdictions • Consultant 	<p>Immediate/Short Term</p>

Goal 3 Grow the number of rental units for all age groups.

- 1. Increase the supply of quality rental options.**
- 2. Provide rental options beyond traditional apartments, including duplexes, townhomes, and accessory dwelling units.**

Tools		Resources/Responsibility Required	Timeframe to Accomplish
Tool 3.e-b Review the potential and consider establishing incentives for small-scale development.	Relates to: 3.a-a, 3.e-a	<ul style="list-style-type: none"> • County Staff (COSPM) • All Jurisdictions • Story County Housing Trust • Consultant 	Medium
Tool 3.e-c Explore the creation of Community-Specific Design Guidelines Manual to preserve existing neighborhood character. Through a Request for Information process, identify appropriate design professionals with the necessary skillsets to create manuals and identify potential costs.	Relates to: 3.e-e	<ul style="list-style-type: none"> • County Staff (COSPM) • All Jurisdictions • Consultant • County Staff (P&D) 	Medium
Tool 3.e-d Explore the creation of community-specific property acquisition and management policies for the public sector and private entities.	Relates to: 1.a-e, 5.a-a	<ul style="list-style-type: none"> • County Staff (COSPM and P&D) • All Jurisdictions • Story County Housing Trust • Consultant 	Medium
Tool 3.e-e Explore the creation of a package of example site plans and products that will get approved, removing a level of risk from the developer/builder. Through a Request for Information process, identify appropriate design professionals with the necessary skillsets to create manuals and identify potential costs.	Relates to: 1.a-a, 3.e-c, 2.b-b, 6.a-a	<ul style="list-style-type: none"> • County Staff (COSPM) • Financial • All Jurisdictions • Story County Housing Trust • Consultant 	Medium
Tool 3.e-f Encourage public/private partnerships for the purchase and/or acquisition of abandoned/vacant properties for affordable housing, following procedures through established property acquisition and management policies.	Relates to: 1.a-a, 3.a-d, 6.a-b, 5.a-a	<ul style="list-style-type: none"> • All Jurisdictions • Consultant 	Long

	Tools	Resources/Responsibility Required	Timeframe to Accomplish	
<p>Goal 4 Foster grassroots efforts.</p> <p>1. Don't rely entirely on outside developers who need to build at large scales for profit margins.</p>	<p>Strategy 4.a Local stakeholders can play a role in housing development, even taking the lead already, providing more opportunities to bring more into the process.</p>			
	<p>Tool 4.a-a Identify and develop partnerships with organizations that provide or support low income, workforce, and senior housing as well as other populations with unique housing needs.</p>	<p>Relates to: 3.a-d, 5.b-c</p>	<ul style="list-style-type: none"> • Story County Housing Trust • Ames Economic Development Commission • Consultant 	<p>Immediate/Short Term</p>
	<p>Tool 4.a-b Partner with local trade schools to provide renovation and retrofit services for low-income households as part of on-the-job-training.</p>	<p>Relates to: 4.c-a, 1.a-a</p>	<ul style="list-style-type: none"> • Financial • Ames Economic Development Commission 	<p>Medium</p>
<p>2. Find ways to partner local builders with local investors who have the means and passion for their communities to undertake land development.</p>	<p>Strategy 4.b Be proactive by preparing proposals for all housing types to bring people to the table (RFP, prepared sites, etc.)</p>			
	<p>Tool 4.b-a Pre-packaged site plans and RFPs. Show what will get approved and trigger interest by potential investors. Through a Request for Information process, identify appropriate design professionals with the necessary skillsets to create packages and plans and identify potential costs.</p>	<p>Relates to: 3.e-e, 4.b-b</p>	<ul style="list-style-type: none"> • County Staff (COSPM) • Ames Economic Development Commission • Consultant 	<p>Medium</p>

<p>Goal 4 Foster grassroots efforts.</p> <p>1. Don't rely entirely on outside developers who need to build at large scales for profit margins.</p> <p>2. Find ways to partner local builders with local investors who have the means and passion for their communities to undertake land development.</p>	Tools		Resources/Responsibility Required	Timeframe to Accomplish
	<p>Tool 4.b-b Pre-packaged site plans and RFPs. Provide technical assistance and create a mentoring network for less experienced local investors or community members interested in community projects.</p>	<p>Relates to: 4.a-a, 4.b-a</p>	<ul style="list-style-type: none"> • County Staff (COSPM) • Financial • Ames Economic Development Commission • Consultant 	<p>Long</p>
	<p>Strategy 4.c Bring employers to the table as a financial and advocate resource. Efforts like transportation and child care are directly related to housing as well.</p>			
	<p>Tool 4.c-a Schedule roundtable discussions between Board of Supervisors, Story County Economic Development Group, and Ames Economic Development Commission workforce sponsors to discuss strategies.</p>	<p>Relates to: 1.a-a 3.d-a</p>	<ul style="list-style-type: none"> • County Staff (COSPM) • Ames Economic Development Commission 	<p>Immediate/ Short Term</p>
	<p>Strategy 4.d Transition more public funds from traditional economic development programs to new housing programs, acknowledging that housing is economic development.</p>			
<p>Tool 4.d-a Develop a comprehensive funding strategy and guide identifying current resources available for affordable housing that addresses current and potential sources of funding and how the funds should be spent.</p>	<p>Relates to: 1.a-k, 2.b-a, 2.b-b, 3.a-b, 3.a-c, 3.b-a, 5.b-b, 5.b-e</p>	<ul style="list-style-type: none"> • County Staff (COSPM) • Financial • All Jurisdictions • Ames Economic Development Commission • Consultant 	<p>Immediate/ Short Term</p>	

Goal 5 Proactively preserve the existing housing stock.

- 1. Continue to maintain the most affordable form of housing in Story County.**
- 2. Make people aware of programs for housing conservation.**
- 3. Promote community pride.**

Tools	Resources/Responsibility Required	Timeframe to Accomplish
Strategy 5.a Code Enforcement – sharing resources among communities and Story County.		
Tool 5.a-a Identify the level of enforcement happening in communities and Story County and establish solutions for sharing resources or developing new resources.	Relates to: 3.e-d, 3.e-f, 6.a-a <ul style="list-style-type: none">County Staff (P&D)Ames Economic Development Commission	Immediate/Short Term
Tool 5.a-b Undertake a feasibility study for the adoption of a building code for unincorporated Story County.	Relates to: 3.c-a, 5.a-a <ul style="list-style-type: none">County Staff (P&D)	Medium
Strategy 5.b Establish and market homebuyer assistance programs, owner-occupied repair programs, neighborhood clean-ups, and local trades resources for home maintenance needs.		
Tool 5.b-a Market existing programs. Proactive annual marketing can occur through utility bills, newsletter, e-mail lists, and other mediums, especially in the spring as construction season begins. Ideally, the County or economic development group would coordinate with cities on efforts county-wide. For local city programs, city staff should lead efficient ways to market programs to residents.	Relates to: 5.b-b, 5.b-c <ul style="list-style-type: none">County Staff (COSPM)FinancialAll JurisdictionsAmes Economic Development CommissionStory County Housing TrustConsultantCounty Staff (P&D)	Immediate/Short Term
Tool 5.b-b Continue to provide funding for rehab programs for owner-occupied structures and help market existing programs.	Relates to: 4.d-a, 5.b-a <ul style="list-style-type: none">FinancialStory County Housing TrustAll JurisdictionsConsultant	Immediate/Short Term
Tool 5.b-c Market existing energy efficiency and emergency programs throughout Story County. Review ideas for expanding the program to include offering to first-time home buyers and the senior residents.	Relates to: 4.a-b, 5.b-a, 5.b-e <ul style="list-style-type: none">FinancialAll JurisdictionsAmes Economic Development CommissionHuman Service ProvidersConsultant	Immediate/Short Term

Goal 5 Proactively preserve the existing housing stock.

- 1. Continue to maintain the most affordable form of housing in Story County.**
- 2. Make people aware of programs for housing conservation.**
- 3. Promote community pride.**

Tools	Resources/Responsibility Required	Timeframe to Accomplish
<p>Tool 5.b-d As applicable, promote established and/or create a new database of all available programs and establish a central location that lists programs available across many organizations managed by Story County.</p>	<p>Relates to: 6.a-a</p> <ul style="list-style-type: none"> • County Staff (COSPM) • Consultant 	<p>Immediate/Short Term</p>
<p>Tool 5.b-e Review and establish a homebuyer assistance fund grant/forgivable loan program for entry-level homeownership opportunities, providing funding for down payment and closing cost assistance. Income eligibility would require households with incomes at or below 80% of the area median income, and would apply for first-time homeowners and/or those not owning a home within the last three years.</p>	<p>Relates to: 4.d-a, 5.b-c</p> <ul style="list-style-type: none"> • County Staff (COSPM) • Financial • Story County Housing Trust • All Jurisdictions • Consultant 	<p>Immediate/Short Term</p>
<p>Tool 5.b-f Establish a program to preserve and maintain healthy and viable manufactured home parks.</p>	<p>Relates to: 5.b-b</p> <ul style="list-style-type: none"> • County Staff (P&D) • Financial • Story County Housing Trust • All Jurisdictions • Consultant 	<p>Immediate/Short Term</p>
<p>Tool 5.b-g Establish and actively promote homebuyer education and financial literacy programs.</p>	<p>Relates to: 5.b-a</p> <ul style="list-style-type: none"> • County Staff (COSPM) • Financial • Story County Housing Trust • Ames Economic Development Commission • All Jurisdictions • Human Service Providers • Consultant 	<p>Immediate/Short Term</p>

	Tools	Resources/Responsibility Required	Timeframe to Accomplish	
<p>Goal 6 Maintain fair zoning and regulations.</p> <p>1. Approve projects objectively and logically.</p> <p>2. Update regulations for current policies/needs.</p>	<p>Strategy 6.a Ensure that zoning and land development regulations allow a housing product in multiple zoning districts.</p>			
	<p>Tool 6.a-a Develop database of existing ordinances from communities in Story County. Using these resources, cities should establish codes that are most appropriate for their community. Development of similar ordinances across the County can create an easier building environment for developers.</p>	<p>Relates to: 3.c-a, 3.e-e, 5.b-d, 6.d-b, 6.c-a</p>	<ul style="list-style-type: none"> • County Staff (P&D) • All Jurisdictions • Ames Economic Development Commission • Consultant 	<p>Immediate/ Short Term</p>
	<p>Tool 6.a-b Develop a plan for adapting vacant commercial space into housing.</p>	<p>Relates to: 3.b-a, 3.e-f</p>	<ul style="list-style-type: none"> • County Staff (COSPM) • Story County Housing Trust • Ames Economic Development Commission • All Jurisdictions • Consultant 	<p>Immediate/ Short Term</p>
<p>Tool 6.a-c Address affordable housing in County's Cornerstone to Capstone C2C Plan and jurisdictional comprehensive plans and set attainable goals for development to reflect housing information from the assessment. Complete additional data gathering and analyses as appropriate for smaller communities.</p>	<p>Relates to: 6.b-a</p>	<ul style="list-style-type: none"> • County Staff (P&D) • All Jurisdictions 	<p>Medium</p>	

	Tools	Resources/Responsibility Required	Timeframe to Accomplish	
<p>Goal 6 Maintain fair zoning and regulations.</p> <p>1. Approve projects objectively and logically.</p> <p>2. Update regulations for current policies/needs.</p>	Strategy 6.b Broaden residential permitted uses by-right under certain contexts and design standards.			
	<p>Tool 6.b-a Development and establish jurisdiction-specific administrative site plan approval processes applicable when housing meets jurisdictional comprehensive plan goals and targeted housing needs.</p>	<p>Relates to: 6.a-c</p>	<ul style="list-style-type: none"> • County Staff (COSPM) • All Jurisdictions • Consultant 	<p>Immediate/Short Term</p>
	Strategy 6.c Coordinate the building code with lender requirements for financing of multi-unit structures.			
	<p>Tool 6.c-a Reduce parking requirements and/or consider adoption of parking maximums for residential uses, including for multifamily developments.</p>	<p>Relates to: 6.d-b, 6.a-a</p>	<ul style="list-style-type: none"> • County Staff (P&D) • All Jurisdictions • Consultant 	<p>Immediate/Short Term</p>
	Strategy 6.d Consider lot size maximums for individual districts to maintain public costs and revenues gained per acre.			
	<p>Tools 6.d-a Create an online dashboard to capture and evaluate infrastructure capacities of jurisdictions for additional housing units/developments.</p>	<p>Relates to: 1.a-a, 1.a-c</p>	<ul style="list-style-type: none"> • County Staff (COSPM) • All Jurisdictions • Ames Economic Development Commission • County Staff (P&D) 	<p>Immediate/Short Term</p>
	<p>Tool 6.d-b Evaluate lot size/setback reductions - Focus on design, not density. Communities should consider reducing minimum lot size requirement.</p>	<p>Relates to: 6.c-a, 6.a-a</p>	<ul style="list-style-type: none"> • County Staff (P&D) • All Jurisdictions • Consultant 	<p>Medium</p>
<p>Tool 6.d-c Determine what incentives are needed that maximize returns on investments.</p>	<p>Relates to: 1.a-c, 6.d-a, 3.a-a</p>	<ul style="list-style-type: none"> • County Staff (COSPM) • All Jurisdictions • Ames Economic Development Commission • Consultant 	<p>Medium</p>	



APPROVED

DENIED

Board Member Initials: SKH

Meeting Date: 1-23-24

Follow-up action: new 2024 CR-V

Hybrid Sport-L - SUV w/lifetime
oil add on @ 37,405.00

Detailed Pricing

MSRP **\$39,980**

MSRP Detailed Pricing **\$39,980**

Personalize Payment

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New 2024 Honda
CR-V Hybrid Sport-L SUV



10 views in the past 7 days



Ready to Trade In or Sell Your Car?
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(<https://www.kbb.com/instant-cash-offer/W/100009274/43A6F9B8-DB6C-48C0-A360-F658B2176E3E?gauid=GA1.2.310081771.1705601019&ClientID=GA1.1.1059015931.1705601019>)

Text Us Live Chat

Honda of Ames



1/18/24, 12:21 PM

New 2024 Honda CR-V Hybrid Sport-L SUV Urban Gray Pearl For Sale in Ames IA | Stock: RE046242

Exterior Color	Engine
<input type="radio"/> Urban Gray Pearl	I-4 cyl
Interior Color	VIN
<input type="radio"/> Black	7FARS6H88RE046242
Body/Seating	Stock Number
SUV/5 seats	RE046242
Transmission	Body Style
continuously variable automatic	SUV
Drivetrain	
All-Wheel Drive	

Highlighted Features

-  Lane departure
-  Leather upholstery
-  Automatic temperature control
-  Power moonroof
-  Wireless phone connectivity
-  Exterior parking camera rear
-  Front dual zone A/C
-  Auto high-beam headlights

[View All 25 Highlights](#)

Detailed Specifications

 Convenience Features

 Suspension/Handling

 Entertainment Features

 Warranty

 Seats And Trim

 Powertrain

 Off-Road Capability

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+ Specs And Dimensions

+ Lighting, Visibility And Instrumentation

+ Safety And Security

Dealer Notes

Heated Leather Seats Bluetooth® iPod/MP3 Input Hybrid Back-Up Camera Power Liftgate Moonroof All Wheel Drive Aluminum Wheels Satellite Radio. Sport-L trim Urban Gray Pearl exterior and Black interior. [CLICK ME!](#)

KEY FEATURES INCLUDE

Leather Seats Moonroof All Wheel Drive Power Liftgate Heated Driver Seat Back-Up Camera Hybrid Satellite Radio iPod/MP3 Input Bluetooth® Aluminum Wheels Remote Engine Start Dual Zone A/C Blind Spot Monitor Apple CarPlay®. Rear Spoiler MP3 Player Remote Trunk Release Privacy Glass Keyless Entry. Honda Sport-L with Urban Gray Pearl exterior and Black interior features a 4 Cylinder Engine with 204 HP at 6100 RPM*.

Plus tax title license and \$180 dealer documentary service fee. See dealer for details.

KBB.com Consumer Reviews



Kelley Blue Book
KBB.COM
The Trusted Resource

Overall

4.5

Out of 5

1st Time Honda Hybrid Owner.

By 92898887 | Friday, December 08, 2023

4.0

Bought my 2024 CRV hybrid before our cross country trip. We needed a bigger car than

our 2018 Audi Q3. We bought the Sport model. Gas mileage averaging 65 + 50...

[Read More](#)

Very Roomy Quiet Smooth Ride .

Friday, December 15, 2023

5.0

You will very impressed with crv overall quality. Doors open 90° interior is spacious and

comfortable. Don't pass on this car.

Based on 2 consumer ratings for 2023–2024 models. | [Privacy](#)

<https://www.kbb.com/company/privacy-policy/>

[Text UsLive Chat](#)

***Honda All-Season Package Accessory**

Honda Accord \$498.49

Honda Civic Hatchback \$481.40

Honda Civic Sedan \$485.80

Honda Civic Si Sedan \$459.97

Honda Civic Type R \$485.80

Honda Clarity Electric \$465.00

Honda Clarity Fuel Cell \$482.97

Honda Clarity Plug-in Hybrid \$482.97

Honda CR-V \$478.55

Honda HR-V \$502.68

Honda Insight \$470.01

Honda Odyssey \$539.39

Honda Passport \$471.97

Honda Pilot \$538.95

Honda Ridgeline \$420.24

Manufacturer vehicle accessory costs, labor and installation vary by model. Please contact us with any questions.

Images are for illustration purposes only.

Prices shown are manufacturer suggested retail prices only and do not include taxes, license, or doc fee. Manufacturer vehicle accessory costs, labor and installation vary. Please contact us with any questions.

Based on 2022 EPA mileage ratings. Use for comparison purposes only. Your mileage will vary depending on driving conditions, how you drive and maintain your vehicle, battery-pack age/condition, and other factors. For additional information about EPA ratings, visit <http://www.fueleconomy.gov/feg/label/learn-more-PHEV-label.shtml>, (<http://www.fueleconomy.gov/feg/label/learn-more-PHEV-label.shtml>).

Vehicles For Environmental Health

Presented to BOS 1-23-24

We conducted an internet search of local dealerships and called several of them to see if they had anything we were looking for new and/or used. Last review of websites was on January 18, 2024. To meet the needs of our department a 4-door SUV with AWD or 4 Wheel drive and decent clearance for job sites was needed. We wanted something smaller, more fuel efficient, lower mileage and newer than 2020. To meet county policies regarding purchasing vehicles we also prioritized the vehicle being a hybrid. Approved budget was \$40,000.

The following vehicles were identified as and reviewed:

1. 2024 Honda CRV Hybrid – 212 miles, AWD - \$39,980 (Ames Honda)
2. 2024 Honda CRV (standard) – AWD, \$32,803
3. 2022 Toyota Rav4 Hybrid 75, 376 mi, AWD, \$33,995 (Wilson Toyota)
4. 2022 Toyota Rav4 Hybrid – 25,410, AWD, \$38,995 (Wilson Toyota)
5. 2020 Ford Explorer (standard) – 62,212 miles, 4WD - \$30,833 –1 owner (Ames Ford)
6. Deery only had a 2023 Hybrid van for \$48,480
7. George White no hybrids new or used at time

Recommend the 2024 Honda CRV Hybrid

Total Cost:

\$39,980+ weather package not removable (\$478) = \$40,458

Amount Minus Trade-in (recommended) \$4,000 = \$36,458

Document Fee \$180 = **\$36,476** (taxes and licensing fees not included)

Optional Add-on recommended life-time oil – flat one-time fee includes 2-4 oil changes per year for 7 years based on plan. \$749 / \$949

*Total Cost with Lifetime Oil Add-on: \$37,405

AMENDMENT TO MEDICAL SERVICES AGREEMENT BY AND BETWEEN STORY COUNTY AND INTEGRATED NURSING SOLUTIONS LLC

WHEREAS, Story County, Iowa (“County”), and Integrated Nursing Solutions LLC (“Provider”), entered into a Medical Services Agreement (“Agreement”) on February 17, 2023.

WHEREAS, the County and Provider agree to amend the Agreement to increase compensation paid to Provider in consideration for services provided by Provider.

NOW THEREFORE, the parties amend the Agreement as follows effective February 1, 2024:

XV. COMPENSATION.

A. Payments and Compensation to Provider. Provider, in consideration for the services provided pursuant to this Agreement, shall be paid monthly on, or before, the 15th of each month, and shall be compensated monthly in the amount of \$31,666.66. Payments for services under this Agreement by the County to Provider shall be paid as soon as is reasonable in accordance with the County’s standard claim payment schedule, practices, and procedures.

1. Annual Increases in Compensation. Compensation owed to Provider by the County in consideration for the services provided under this Agreement shall increase by three-and-four-fifth percent (3.8%) over the rate in effect on June 30, 2024, and then increase by five percent (5%) on each subsequent June 30 for the duration that this Agreement is in effect thereafter. The Parties specifically agree that, in order for all annual increases to properly align with the County’s fiscal year that begins annually on July 1, all annual compensation increases will occur on June 30 of each year, with the first annual compensation increase occurring on June 30, 2024.

Except as otherwise revised above, all other terms, provisions, and conditions of the Medical Services Agreement executed by the County and Provider on February 17, 2023, remain unchanged and are in full force and effect.

IN WITNESS THEREOF, and by affixing our signatures below, each of the Parties has caused this Amendment to be executed on its behalf by its duly-authorized representative.



Story County Board of Supervisor
**REPRESENTATIVE FOR
STORY COUNTY**



Hector M Salamanca
**REPRESENTATIVE FOR
INTEGRATED NURSING
SOLUTIONS LLC**



Hon. Paul H Fitzgerald
**Story County Sheriff
REPRESENTATIVE FOR STORY COUNTY**



Story County, Iowa
1/19/2024

Price(s) good for 60 days.	Proposal
Annual Price	\$395,521
ADP	80
Per Diem Rate	\$0.48
Prescriber	Weekly + unlimited 24/7/365 on-call by phone
Nursing	56 hr/wk does not include holiday/pto/sick coverage
Qualified Mental Health Professional (QMHP)	8 hr/wk minimum Master's level
On-call QMHP (minimum 1 hour increments)	\$200 per hour in-person \$150 per hour via telehealth
Medical Claims Re-pricing (bill scrubbing)	Included upon request for \$17/claim We saved our clients over \$31M nationwide in 2022
Officer Training Spark Training, LLC	Included On-site and online LMS (learning management system)
Occupational Health / Officer Wellness for jail, dispatch, first responders, patrol, support staff, etc.	Included CIERR Program (Critical Incident Employee Rapid Response) Face-to-Face Wellness Checks (Routine and/or State Mandated) Price ranges from \$150 per hour to \$300 per hour (minimum 1 hour increments) In-person or telehealth Fitness for Duty Evaluations (Evaluation for Hire, Routine Evaluation, Triggered Evaluation) Price is case-by-case In-person or telehealth
Prison Rape Elimination Act of 2003 (PREA) Compliance	Included – Victim Advocacy The county may designate Freedom Behavioral Health, Inc. to provide post-incident victim advocacy as required in PREA Standard 115.21, and outside confidential support services as required in PREA Standard 115.53. Upon the county's request, we will provide a QMHP at the rate of \$175 per hour (with a minimum of 1 hour per visit). Services may be provided in-person or via tele-health (as mutually agreed upon). QMHP responsiveness will depend upon the amount of notice given. Included – Medical Specialty Training Upon the county's request, Spark Training, LLC will provide annual PREA medical specialty training for medical and mental health team members. (This training is in addition to the annual PREA training that is already required.) This training is usually presented electronically as a specialized track for medical and mental health team members, covering topics such as evidence collection and emotional support post-incident. Proof of this training is specifically requested by PREA auditors.
DetainEMR Advanced Inmate Medical Management, LLC	Not Included – USMS will reportedly require EMR this year Software updates/upgrades are automatic and free, online training is free and unlimited, troubleshooting is free and unlimited. EMR per diem is \$0.33 for Software as a Service (SaaS) costs. EMR per diems do not reconcile down. One-time startup costs are \$16,102. Annual software price is \$24,537.
Discharge Planner	Not Included This professional assists patients with re-entry and release planning. Components include patient education and connection to needed community resources.
Addiction Professional: Substance Abuse Counselor / Substance Use Disorder Evaluator	Not Included This professional evaluates the presence of substance abuse and addiction; creates individualized treatment plans; coordinates with community treatment resources; and provides stabilization, treatment, and support for those struggling with an addiction to drugs or alcohol.
DO YOU NEED ANY TRAINING?	Spark Training provides training on a variety of topics, including but not limited to medical, behavioral health, officer wellness, and Mental Health First Aid (MHFA) certification. Training is upon your request and on the topic(s) you choose. Sign up for Spark Training's blog list by sending an email here: Training@sparktraining.us

Agreed to by:

Sign: _____

Print: _____

Date: _____

Kevin Neville (Retired – Cass County MO), Program Consultant
816.964.0592 / Kevin.Neville@advancedch.com

Matt Shults (Retired – Phelps County MO), CCHP
Director of Business Development & Client Services
573.578.1978 / Matt.Shults@advancedch.com

**Advanced Health Care
FY24 - New Quote 1/19/24**

Set Up fee*	\$13,959	
Contract \$395,521/yr	\$164,800	5 months
QMHP \$200/hr	\$12,900	64.5 hrs
Translation	\$2,808	1440 min @ \$1.95
Elec. Pymt* \$7,259/yr	\$2,419	4 months
Total FY24	\$196,886	

Short FY24 (\$73,553)

FY25 - no increase figured into this cost

Contract Total	\$395,521	
QMHP \$200/hr	\$45,200	226 hours
Translation	\$9,800	
Elec. Pymt	\$7,259	
Total FY25	\$457,780	

*Figures not provided - Original Amount



Ames Branch NAACP Freedom Fund Event
 Thursday, February 15, 2024, In-Person
 Gateway Hotel and Conference Center, Ames, Iowa
 Social 5:30 p.m.-6:30 p.m.
 Program 6:30 p.m. to 8:30 p.m.

2024 Corporate Sponsorship Levels and Benefits

Diamond Sponsor: \$5,000

- 20 guests at the In-Person Event (10 per table)
- 20 one-year NAACP memberships*
- Logo recognition as Diamond Sponsor during the program
- Verbal recognition during the program
- Logo and link placement on the NAACP Ames website for one year
- Recognition Plaque
- Opportunity for 1–4-minute “live or pre-recorded” message during the event.

Platinum Sponsor: \$3,500

- 16 guests at the In-Person Event (8 per table)
- 16 one-year NAACP memberships*
- Logo recognition as Platinum Sponsor during the event program
- Verbal recognition during the program
- Opportunity for 1–3 minute “live or pre-recorded” message during the event.
- Logo and link placement on NAACP Ames Web Site for program year

Silver Sponsor: \$2,500

- 10 guests at the In-Person Event (10 per table)
- 10 one-year NAACP memberships*
- Logo recognition as Silver Sponsor during the program
- 1–2-minute pre-recorded message during the event
- Verbal recognition during the program
- Logo placement on NAACP Ames Web Site for program year

Bronze Sponsor: \$1,250.00

- 8 guests at the In-Person Event (8 per table)
- 8 one-year NAACP memberships*
- Logo recognition as Bronze Sponsor during the program
- Recognition as a Bronze Sponsor on our website for one year

Sustaining Sponsor/Faith-Based: \$500.00

- 5 guests at the In-Person Event (5 per table)
- 5 one-year NAACP memberships*)
- Recognition as a Sustaining Sponsor on our website for one year

APPROVED **DENIED**
 Board Member Initials: SKH
 Meeting Date: 1-23-24
 Follow-up action: bronze sponsor

Each Membership also includes a one-year subscription to *The Crisis Magazine



Secondary Road Department
Darren R. Moon, P.E. County Engineer

Road Department
Quarterly Board Report
1-23-2024

Maintenance Work Update:

We had one of the mildest starts to a winter that I can remember so our crews were able to stay out of the snow plows and catch up on some brush cutting work. They were also focusing on removing some of the many dead ash trees in our road right-of-ways. The large group of ash trees have been removed on W 190th St. in front of the old Oaks Golf Course property. The stretch of good weather ended last week with two large snow events in the same week. The second one had more blowing snow which created more drifting and we ended up with many of our paved roads blocked with stuck cars. The extreme cold temperatures also caused issues with our equipment but we managed to get all of our roads back open to at least one lane traffic by the end of the day on Sunday. Some rural residents were snowed in for two days due to the high winds and continual drifting.

Construction Project Updates:

7 projects in 2024:

	<u>Cost</u>	<u>Status</u>
S14 Asphalt Overlay	\$ 2,400,000 - FM	Jan. Let
S27 Asphalt Overlay	\$ 1,450,000 - FA	Feb. Let
Hillcrest Overlay	\$ 225,000 - FM	Jan. Let
Richland 8 Box	\$ 110,000 - FM	Jan. Let
Palestine 15 Bridge	\$ 640,000	Started Jan 2nd
Indian Creek 8 Box	\$ 130,000	Feb. Let
Collins 3 Box	\$ 225,000	Feb. Let

Construction Project Design:

-We worked with the City of Maxwell to apply for funding through the City Bridge Program with the DOT in order to replace the two shared bridges on 325th St. We have been awarded \$800,000 for this project. Construction should take place in 2025.

-We are also working on two larger bridge designs for 2025. One is on 150th St. over the Skunk River and the other is on 220th St. in Nevada Section 2. Both bridges are truss bridges and the state is making us review both bridges to make sure that they are not historic. If they are found to be historic, this could delay their replacement.

Federal Transportation Bill: -Infrastructure Investment and Jobs Act – IIJA

-ICEA Grants Committee update:

--SS4A: (Safety) Story County was approved for a new Safety Action Plan.

A consultant has been selected and they are starting to write our Story County Safety Action Plan. We can't apply for projects until plan is approved.

--BIP: (Bridge) ICEA resubmitted last year's application (8 bridges \$47 mil).

Iowa did not receive this grant this year. Working on new application.

--RAISE: (Bridge) Iowa application included 9 larger bridges.

ICEA was awarded \$24,760,000 for nine bridges, none in Story County.

We are preparing another application for this year but getting funded again is probably unlikely.

--RURAL: ICEA submitted an application for 6 of our best projects but we were not approved for the grant. Our Lincoln Hwy Colo project did not make the cut.

Gravel Road Roller Compaction Grant:

ICEA received a grant that pays to have our gravel roads rolled with a special roller compactor that collects data on the quality of the subgrade. Originally it was supposed to cover the entire cost but now there is a portion that we must match. I scaled our project back to just roll our Farm-to-Market gravel roads. It will cost us between \$80 to \$150 per mile. We have 170 miles so our match will be around \$17,000.

FY 2024 Budget Status:

While the mild start to winter will probably be good for our budget, we do have a couple of items that may require a budget amendment in order to meet DOT budgeting requirements. Our consulting engineering line item needs increased for a number of reasons. The roller compaction fee was unexpected so we will need to add that to consulting fees. Our three bridge designs underway have also had some increases due to accelerated project timing and new archeology and historic bridge requirements. We have also had some unexpected bridge inspection fees due to some new bridge rating requirements for Routine Loads, All-Systems Permits, and Emergency Vehicle ratings. Another item that is running over budget is tires. We had to replace more motor grader tires than expected but we should be able to make this up with the savings from lower fuel costs.

We will also have to amend in the tile boring project under E23 due to the drainage district project west of Gilbert (\$80,000 to \$100,000).

Secondary Roads Main Shop Expansion:

Our department has submitted a request for a main shop expansion project in the capital improvements program. This would expand our main shop building into the open space to the east of the existing shop building. This project would create some additional heated shop bays that would include a much needed wash bay and break room.

DOT Construction:

- Work is nearing completion on the S14 Bridge over Hwy 30. S14 is back open and the new bridge over Hwy 30 was expected to be open this week.
- Work has started on the 580th Ave. interchange. Grading will be completed this year with some paving and bridge work starting next year. The three new frontage roads will be part of the county road system.

Level B Roadways:

-590th South of Hwy 30:

The DOT is negotiating with the Jensen home as they will no longer have access to Hwy 30 when the DOT closes 590th at Hwy 30. The DOT is asking that we vacate 590th south of Hwy 30. I am proposing that we only vacate the north half mile as the south half is still needed for land access.

-100th St. east of GW Carver

Working with Hamilton County to vacate one mile of Level B roadway.

-180th St. west of R77

All properties have access from other roads so 180th could be vacated.

-180th St. east of S27

All properties have access from other roads so 180th could be vacated.

Stop Signs:

- Request for stop signs at 590th Ave. and 210th St. where we had a recent crash.
- Also reviewing a few other locations that I may bring to the board for approval.
- May have some recommendations out of our Safety Action Plan.

560th Ave. NE of Huxley:

- Received a request to review the safety of 560th Ave. south of Dream Lake. There was a request that we pay for dust control but that would require a policy change. We are in the process of making some sight distance improvements near the 310th St. intersection.

Riverside Speed Limit:

- We received a request to change the speed limit on Riverside Road to 35 mph near Stagecoach Rd. I have reviewed the request and do not see enough warrants to change it at this time.

Drainage Districts:

- Bolton and Menk is working on repair options for an open ditch slope blowout in DD#11. They are also planning on completing an engineer's study on the rest of the district so that we can hold another public meeting to discuss the future of the district.
- They are also working on the Boone-Story #8 project that will include the E23 crossing. This should be let in the next couple of months.

Five Year Construction Program Workshop:

I will be contacting the board soon about a date in late February to hold a construction program workshop. We usually hold this on a Tuesday afternoon.

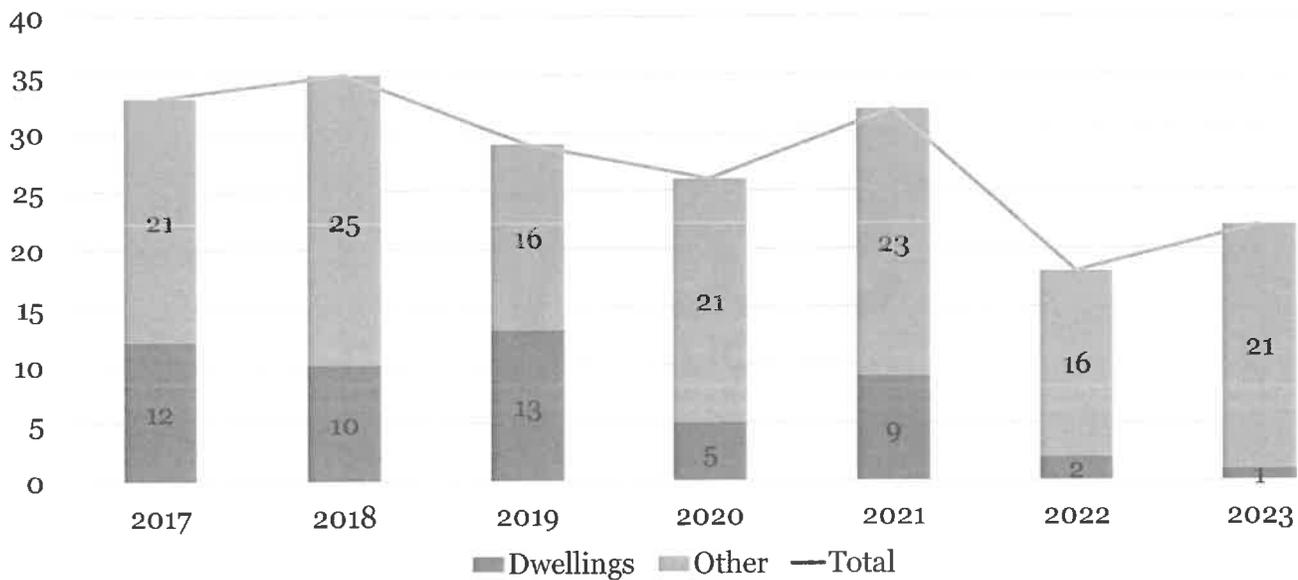


Board of Supervisors

**Planning and Development Department
Quarterly Report—Fourth Quarter 2023**

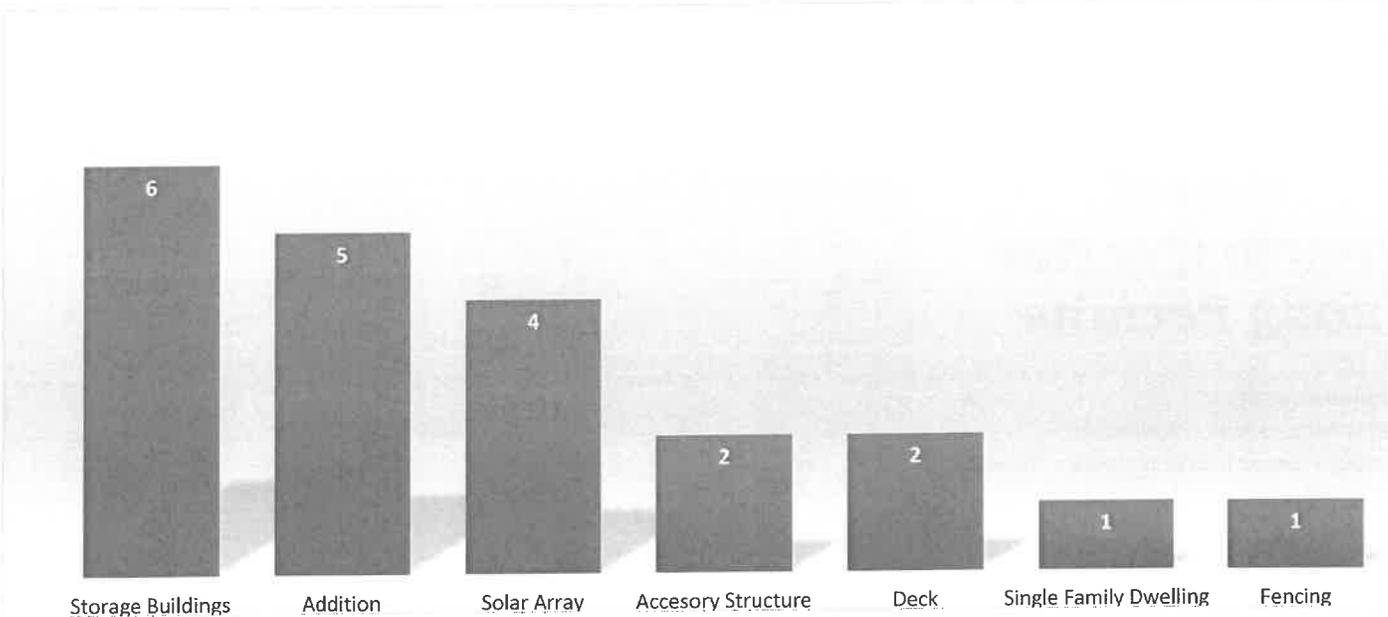
Tuesday – January 23, 2024

Fourth Quarter Preliminary Zoning Permits Compared by Year



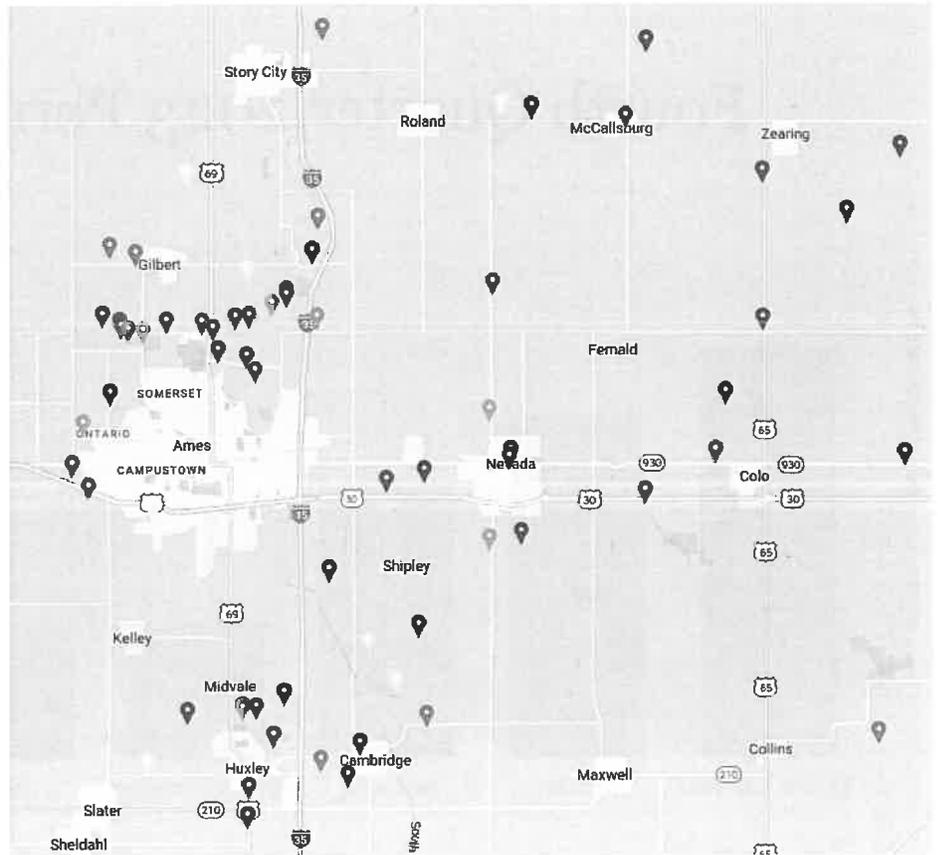
- Other includes additions (5), storage buildings (6), solar arrays (4), 3 seasons porch/deck (2), accessory structures (2), fence, and a garage.
- Average dwelling value for fourth quarter 2023 is **\$ 344,001**
 - Was \$316,923 in 2022, \$ 255,729 in 2021, and \$170,094 in 2020

Fourth Quarter 2023 Permits by Type

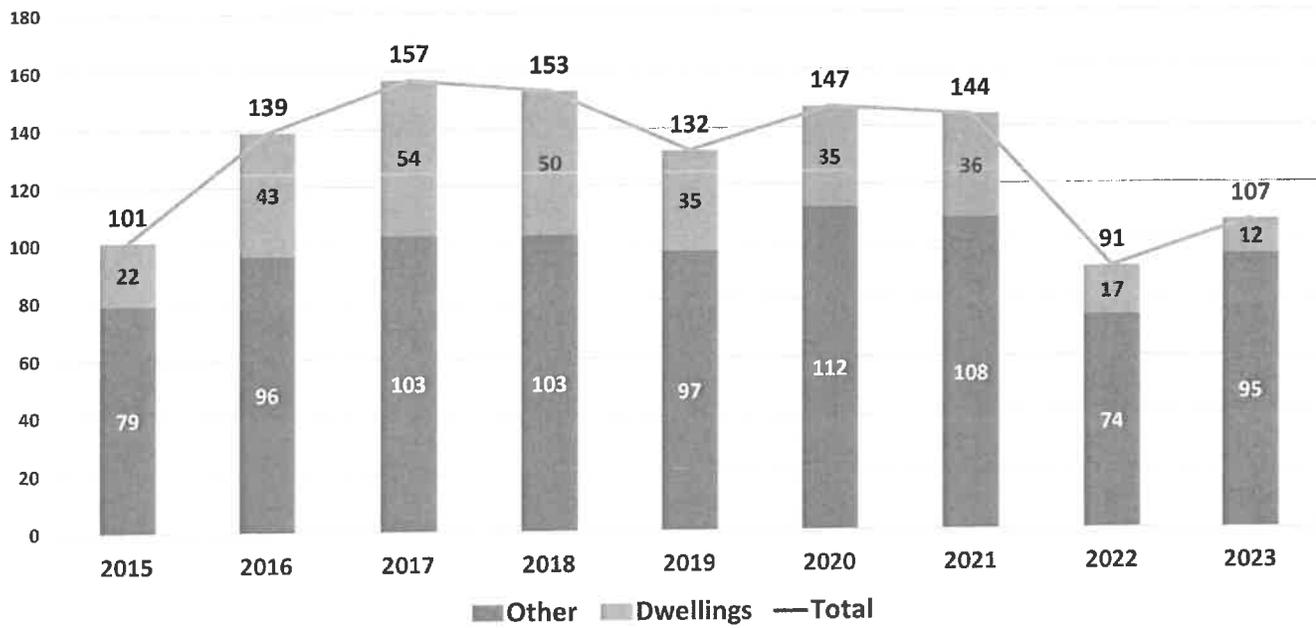


Map of Fourth Quarter 2023 Permits

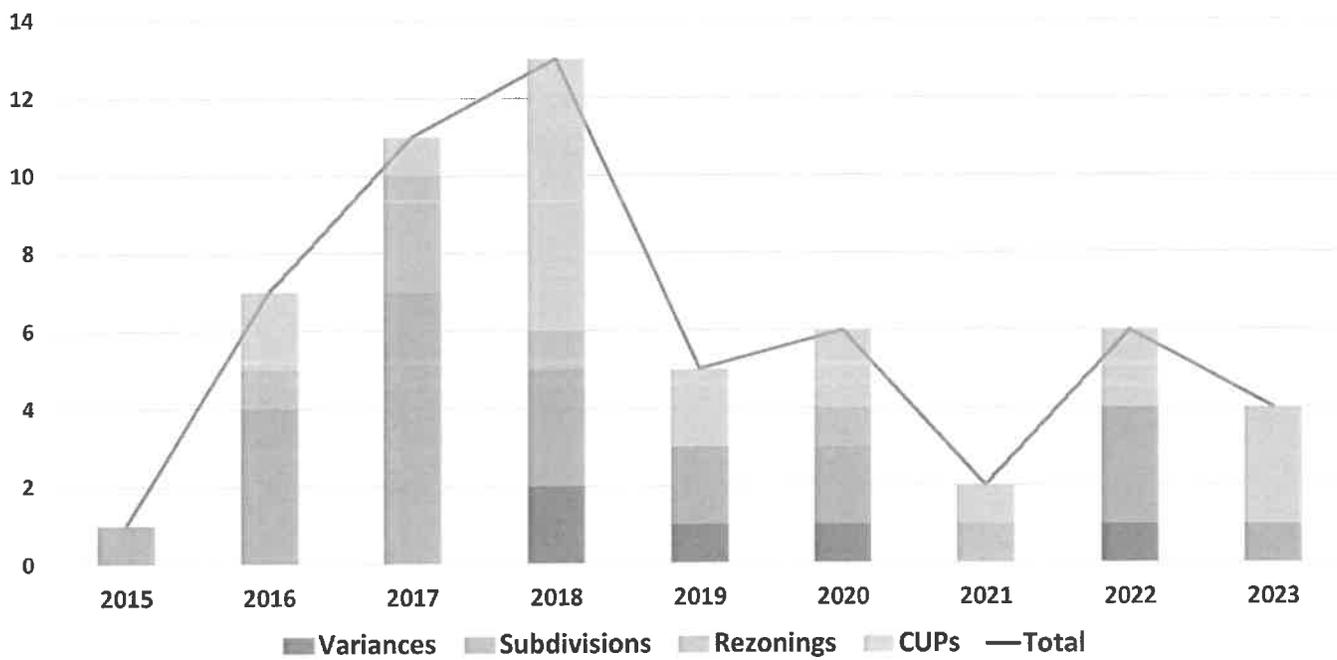
- 📍 Agricultural Exemption
- 📍 Conditional Use Permit Modification
- 📍 Alteration / Repair to Existing System (Treatment)
- 📍 911 Permit
- 📍 Residential Water Supply
- 📍 All Others
- 📍 New Septic Install / Replacement



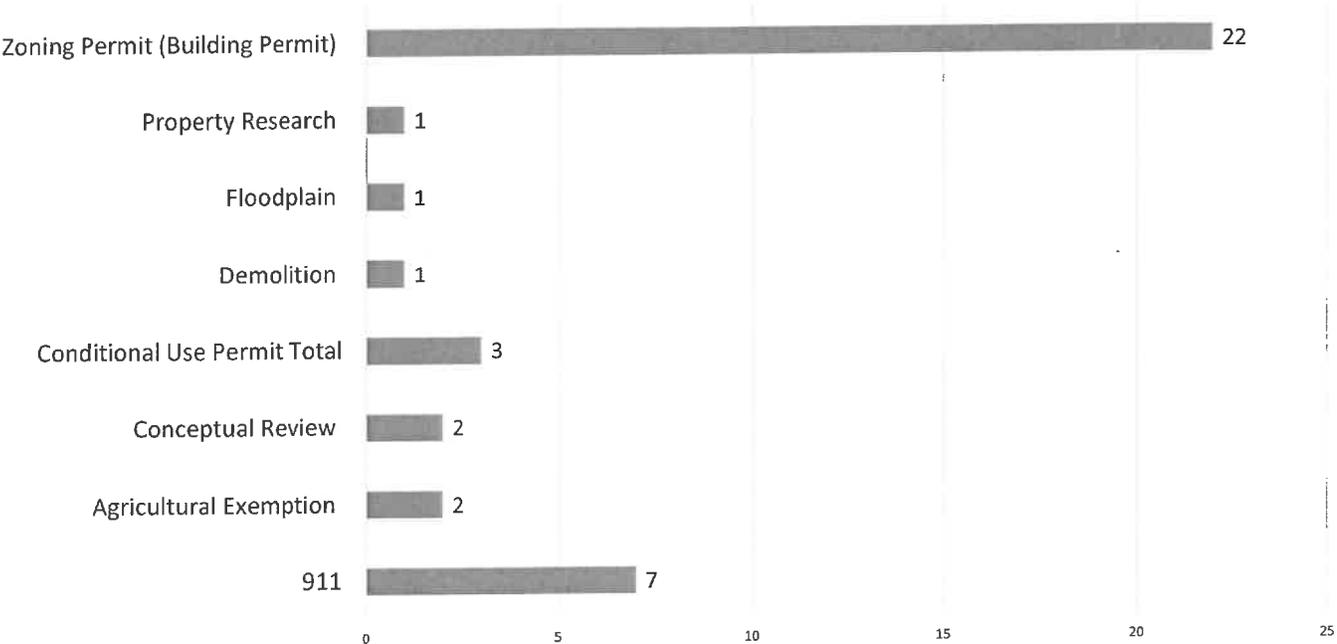
Annual Zoning Permits Issued 2015-2023



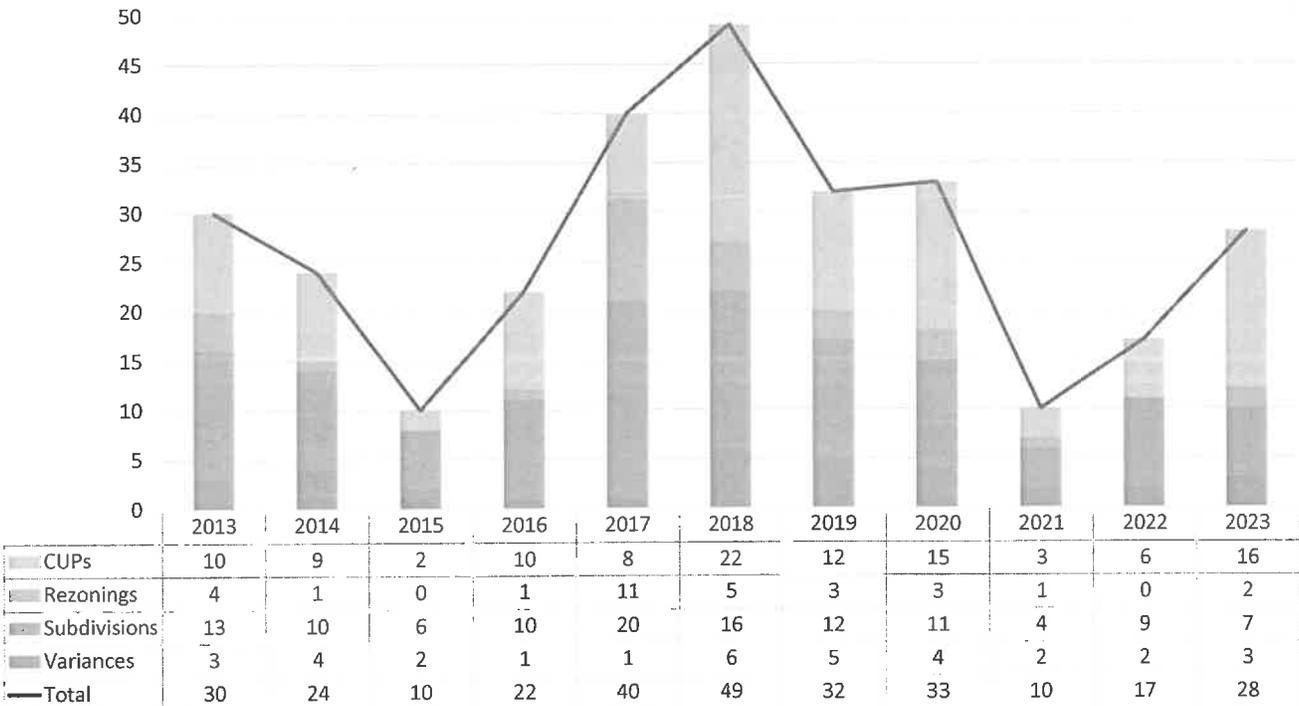
Development Activities: Fourth Quarter Compared



Other Permits for Fourth Quarter



Annual Development Cases by Type 2013-2023



Other Activities

- Broadband
- Housing Action Plan
- Leadership Bootcamp
- CRS Recertification
- Citizenserve Payments
- Debris Management Site Planning
- Budget Development
- Work Program Development
- Hazard Mitigation Plan Draft Review
- CIP Development
- Economic Development Worksession
- Office construction work

Looking Ahead

- Joint PZC/BOS meeting on February 6, 2024
- Budget Worksession
- Economic Development Planning
- URA in February
- Manufactured Home survey follow-up
- C2C Plan Survey review and next steps

Story County FY24 Quarterly Report
December 31, 2023
50.00% of Year

	Original Annual Budget	Amended	Oct-Nov-Dec Total	YTD Total	Percent of Budget	Amount Remaining
Expenditures:						
Board of Supervisors	\$1,237,060.00	\$1,264,605.00	\$279,064.47	\$590,415.09	47.73%	\$674,189.91
Auditor	\$1,412,994.00		\$350,071.20	\$652,276.62	46.87%	\$750,717.38
Treasurer	\$1,155,747.00		\$258,003.77	\$556,973.46	48.19%	\$598,773.54
County Attorney	\$3,467,150.00		\$739,852.88	\$1,604,508.71	46.28%	\$1,862,641.29
Sheriff	\$11,416,143.00		\$2,487,926.11	\$5,421,081.02	47.49%	\$5,995,061.98
Recorder	\$515,791.00		\$125,236.76	\$249,886.62	48.45%	\$265,904.38
Animal Control	\$683,555.00		\$141,481.68	\$295,442.03	43.22%	\$388,112.97
General Betterment (40% L.O.S.T.)	\$1,522,372.00	\$1,695,433.00	\$358,609.90	\$617,639.55	36.43%	\$1,077,793.45
Engineer	\$13,674,900.00	\$14,193,514.00	\$1,529,538.83	\$3,802,762.64	26.79%	\$10,390,751.36
Veteran Affairs	\$143,499.00	\$143,549.00	\$32,473.75	\$73,423.92	51.15%	\$70,125.08
Conservation Board	\$5,147,679.00	\$7,401,779.00	\$1,339,961.95	\$2,646,071.93	35.75%	\$4,755,707.07
Environmental Health	\$479,385.00		\$91,671.68	\$180,785.91	37.71%	\$298,599.09
IRVM	\$334,755.00		\$64,926.25	\$202,453.05	60.48%	\$132,301.95
General Assistance	\$505,435.00		\$108,885.47	\$226,490.75	44.81%	\$278,944.25
Group Homes	\$174,660.00		\$12,851.73	\$134,153.84	76.81%	\$40,506.16
Human Services Center	\$806,900.00	\$812,900.00	\$187,158.67	\$380,221.14	46.77%	\$426,678.86
Facilities Management	\$995,140.00		\$221,129.01	\$457,527.95	45.98%	\$537,612.05
Information Technology	\$1,803,640.00		\$322,868.86	\$841,694.15	46.67%	\$961,945.85
Planning & Development	\$434,625.00		\$74,250.75	\$188,381.36	43.34%	\$246,243.64
Justice Center Facilities	\$1,043,565.00	\$1,071,065.00	\$217,504.27	\$459,959.98	42.94%	\$611,105.02
Health & Human Services	\$65,200.00		\$9,177.17	\$25,036.38	38.40%	\$40,163.62
MHDS Local Services	\$3,000.00		\$1,708.25	\$2,183.64	72.79%	\$816.36
Juvenile Court Services	\$140,050.00		\$14,141.06	\$52,629.61	37.58%	\$87,420.39
Countywide Services	\$16,705,771.00	\$22,867,782.00	\$4,293,020.87	\$6,473,011.84	28.31%	\$16,394,770.16
Total Expenditures:	\$63,869,016.00	\$73,037,897.00	\$13,261,515.34	\$26,145,011.19	35.80%	\$46,886,885.81

	Assigned	Committed	Restricted	% of exp YTD
Fund Balance Status:				
General Basic Fund	\$2,887,375.00		\$54,000.00	42.97%
ARPA Subfund		\$517,778.97		13.44%
General Supplemental Fund			\$1,873,580.51	50.26%
Rural Services Fund			\$2,536,399.29	46.23%
TIF Fund		\$138,869.00		2.10%
Secondary Roads Fund			\$9,837,037.14	26.00%

Story County FY24 Quarterly Report
December 31, 2023
50.00% of Year

	Annual Budget	Amended	YTD Total	Percent of Budget	Amount Remaining
Departmental Revenues:					
Auditor	\$114,300.00		\$80,602.53	70.52%	\$33,697.47
Treasurer	\$1,199,420.00	\$1,699,420.00	\$1,810,022.95	106.51%	-\$110,602.95
County Attorney	\$399,300.00		\$169,372.98	42.42%	\$229,927.02
Sheriff	\$1,158,580.00		\$539,584.34	46.58%	\$618,915.66
Recorder	\$616,080.00		\$242,641.64	39.38%	\$373,438.36
Animal Control	\$48,000.00		\$25,279.07	52.66%	\$22,720.93
Engineer	\$8,624,040.00		\$4,719,157.69	54.72%	\$3,904,882.31
Veteran Affairs	\$10,150.00		\$10,050.00	99.01%	\$100.00
Conservation Board	\$1,317,185.00	\$2,200,083.00	\$355,155.77	16.14%	\$1,844,927.23
Environmental Health	\$165,170.00		\$52,670.73	31.89%	\$112,499.27
IRVM	\$20,280.00		\$14,396.06	70.99%	\$5,883.94
General Assistance	\$10,900.00			0.00%	\$10,900.00
Group Homes	\$214,136.00		\$102,572.22	47.90%	\$111,563.78
Human Services Center	\$3,000.00		\$2,040.00	68.00%	\$960.00
Facilities Management	\$4,100.00		\$2,600.00	63.41%	\$1,500.00
Information Technology	\$9,600.00		\$7,785.00	81.09%	\$1,815.00
Planning & Development	\$42,860.00		\$11,056.84	25.80%	\$31,803.16
Justice Center Facilities	\$3,000.00		\$1,254.89	41.83%	\$1,745.11
DHS	\$230,000.00		\$114,415.51	49.75%	\$115,584.49
MHDS Services	\$3,000.00		\$2,157.38	71.91%	\$842.62
Countwide Services	\$35,810,520.00	\$35,845,520.00	\$19,567,791.80	54.59%	\$16,277,728.20
Total Revenues:	\$50,003,541.00	51,421,439.00	\$27,830,607.40	54.12%	

GENERAL BASIC FUND LEVY CALCULATION

FY2024 Budget Data	GBFL Max Rate \$3.50000	GBFL Max Dollars \$19,534,682	Non-TIF Taxable w/ G&E 5,581,337,786	Taxable Growth % 6.62%
	Limitation Percentage 3%			FY25 Valuations
				General Basic 5,950,618,629
Max Allowed	GBFL Max Rate \$3.39806	GBFL Max Dollars \$20,220,548	Revenue Growth % 3.51%	
GBFL for FY2025				

RURAL BASIC FUND LEVY CALCULATION

FY2024 Budget Data	RBFL Max Rate \$2.96563	RBFL Max Dollars \$3,747,551	Non-TIF Taxable w/ G&E 1,263,661,094	Taxable Growth % 7.74%
	Limitation Percentage 3%			FY25 Valuations
				Rural Basic 1,361,441,004
Max Allowed	RBFL Max Rate \$2.87925	RBFL Max Dollars \$3,919,932	Revenue Growth % 4.60%	
RBFL for FY2025				

ONLY TYPE IN THE YELLOW CELLS

GBFL=	Current Year General Basic Rate
GBFL Max Dollars=	Current Year General Basic Tax Asking (with Gas and Electric)
Non-TIF Taxable w/G&E=	Current Year Non-TIF Taxable Valuation with Gas and Electric
FY25 Valuations=	Budget Year (FY25) Non-TIF Taxable Valuation with Gas and Electric
RBFL=	Current Year Rural Basic Rate
RBFL Max Dollars=	Current Year Rural Basic Tax Asking (with Gas and Electric)
Non-TIF Taxable w/G&E=	Current Year Non-TIF Rural Taxable Valuation with Gas and Electric
FY25 Valuations=	Budget Year (FY25) Non-TIF Rural Taxable Valuation with Gas and Electric

If you are under the 3.50 or 3.95 in the current year AND your limitation percentage is ZERO, you can levy up to the 3.50 or 3.95

Limitation Percentage Calculation

- Non-TIF taxable growth under 3% = no reduction
- Non-TIF taxable growth over 3% but less than 6%, 2% reduction factor applied
- Non-TIF growth over 6%, 3% reduction factor applied

GENERAL BASIC FUND LEVY CALCULATION

FY2024 Budget Data	GBFL Max Rate \$3.50000	GBFL Max Dollars \$19,534,682	Non-TIF Taxable w/ G&E 5,581,337,786	Taxable Growth % 6.62%
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Max Allowed	GBFL Max Rate \$3.39806	GBFL Max Dollars \$20,220,548	Revenue Growth % 3.51%	
GBFL for FY2025				FY25 Valuations General Basic 5,950,618,629

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Max Allowed	RBFL Max Rate \$2.87925	RBFL Max Dollars \$3,919,932	Revenue Growth % 4.60%	
RBFL for FY2025				FY25 Valuations Rural Basic 1,361,441,004

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- Non-TIF taxable growth over 3% but less than 6%, 2% reduction factor applied
- Non-TIF growth over 6%, 3% reduction factor applied



STORY COUNTY

Facilities Management

JOBY BROGDEN

Director
515.382.7401

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DATE: January 16, 2024
TO: Board of Supervisors
FROM: Joby J. Brogden
RE: 221 S. 11th Street Storage Facility

Facilities Management is seeking direction for next steps in reference to the storage building at 221 S. 11th St. in Nevada, this is the former Mosaic building that was purchased last year.

Currently the building is being used to store Story County Sheriff Office equipment and Facilities Management equipment. The building is roughly 16,000 square feet. Equipment storage needs at this location would be 10,000 to 11,000 square feet total. This leaves 5000 to 6000 square feet of potentially available space.

With the space needs assessment done a couple years ago, there was suggestions of moving the Emergency Management operation from the Administration Building. The S. 11th Street property could be an option for relocating the EM offices along with enlarging the EOC, with the ability to allow for making it flex space, for other county training needs. Other considerations in addition to those mentioned could be file storage rooms.

If these options or any other options are being considered, the next step could be to determine costs associated with adding finished space to this location.

Currently in the FY24 budget there are funds in the Capital Projects line item, for improvements to the 11th St. storage building that could be used to do schematic design and cost estimating.