

The Board of Supervisors met on 3/19/24 at 10:00 a.m. in the Story County Administration Building. Lisa Heddens, Linda Murken, Latifah Faisal, with Heddens presiding. (all audio of meetings available at [storycountyiowa.gov](http://storycountyiowa.gov); any resolution is effective upon signature and can be inspected M-F, 8-4:30, at 900 6<sup>th</sup> Street, Nevada, Iowa)

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

**INFORMATION AND UPDATE ON THE STORY COUNTY COMMUNITY FOUNDATION AND GRANTS**

**PROGRAM:** Karin Sevde, Executive Director, provided an overview of mission and structure. Daryle Vegge, Director of Donor Relations and Development provided additional detail. Discussion took place.

**CITY OF COLO AMERICAN RESCUE PLAN ACT (ARPA) ANNUAL REPORT:** Amy Kohlwes, Clerk, City of Colo, reported on timeline of development.

**CHILDSERVE ANNUAL REPORT:** Director Kate Reynolds reported on hiring, accreditation process, service area, types of service, and renovation.

**CHILDSERVE AMERICAN RESCUE PLAN ACT (ARPA) 2024 ANNUAL REPORT:** Director Kate Reynolds reported on timeline, spending, and estimated completion date.

**ASSAULT CARE CENTER EXTENDING SHELTER AND SUPPORT (ACCESS) ANNUAL REPORT:** Co-Interim Executive Director Lisa Diggs reported on service area, staffing turnover, priorities, emergency shelter, and domestic and sexual abuse services.

**ASSAULT CARE CENTER EXTENDING SHELTER AND SUPPORT (ACCESS) AMERICAN RESCUE PLAN ACT (ARPA) ANNUAL REPORT:** Co-Interim Executive Director Lisa Diggs, reported on timeline and staffing shortage effect on claims submission.

**MINUTES:** 3/12/24 Minutes and 3/12/24 Canvass Minutes. Faisal moved, Murken seconded approving the 3/12/24 Minutes and 3/12/24 Canvass Minutes as presented. Roll call vote. (MCU)

**PERSONNEL ACTIONS:** 1) pay adjustment, effective 3/24/24, in a) Board of Supervisor's Office for Alissa Wignall @ \$5,005.53/bw; b) Facilities Management for Wade Eames @ \$25.09/hr; c) Sheriff's Office for Brandon Lendt @ \$2,358.60/bw; 2) promotion, in a) Secondary Roads for Hunter Anderson @ \$25.57/hr. Murken moved, Faisal seconded approving the Personnel Actions as presented. Roll call vote. (MCU)

Faisal moved, Murken seconded approving Consent Agenda as presented.

1. New Adopt-a-Road Application, effective 1/1/24-12/31/24, for Alpha Chi Omega Sorority, Delta Nu Chapter, on 500<sup>th</sup> Avenue between 170<sup>th</sup> Street and 160<sup>th</sup> Street
2. Emergency Management Quarterly Report
3. Resolution #24-66, to Set A Public Hearing on 4/9/24 at 10:00 a.m. in the Board Room at the Story County Administration Building to receive comments on the proposed vacation of a portion of 180<sup>th</sup> Street between 660<sup>th</sup> Avenue and 670<sup>th</sup> Avenue and another portion of 180<sup>th</sup> Street between 590<sup>th</sup> Avenue and 600<sup>th</sup> Avenue
4. Annual Sponsorship of the Symposium on Building Inclusive Organizations for \$5,000.00
5. Contract with Brush and Weed Control Specialists for FY25 brush spraying, not to exceed \$55,500.00
6. Amendment No. 1 to the American Rescue Plan Act (ARPA) Agreement between Heartland of Story County and Story County
7. Amendment No. 2 to the American Rescue Plan Act (ARPA) Agreement between Nevada Food at First and Story County
8. Grant Agreement, using American Rescue Plan Act (ARPA) funding, between Story County and the Huxley Communications Cooperative for the Broadband Expansion Plan Project for up to \$30,000.00 with a performance period of 1/25/22-12/31/26
9. Letter of Support for Polk County, Iowa, for its application for federal Environmental Protection Agency (EPA) Climate Pollution Reduction Grant (CPRG) Phase II implementation funding
10. Story County Economic Development Process and Policies
11. Appointment by Sheriff Paul Fitzgerald as Civil Process Server, effective 3/13/24, for the following Detention Officers: Aaron Bullock; Meredith Monroe; Robin Tyler
12. Agreement between Securitas Technology Corporation and Story County to replace a 3 kilovolt-amperes uninterruptible power supply (3KVA UPS) for \$4,843.00
13. Road Closure Resolution: #24-15
14. Utility Permits: #24-7472, #24-7476

Roll call vote. (MCU)

**FIRST CONSIDERATION OF ORDINANCE NO. 317, AMENDING CHAPTERS 85, GENERAL PROVISIONS AND DEFINITIONS, CHAPTER 86, DISTRICT REQUIREMENTS, CHAPTER 87, LAND DIVISION REQUIREMENTS, CHAPTER 88, GENERAL SITE PLANNING STANDARDS, AND CHAPTER 92, ADMINISTRATION OF THE STORY COUNTY CODE OF ORDINANCES – LAND DEVELOPMENT REGULATIONS:**

Leanne Harter, Planning and Development Director, reported on review of ordinances and subsequent revisions. Amendments throughout the regulations are necessary to remove all references to the now-defunct Ames Urban Fringe Plan as well as the R-C Overlay District. Harter also reported on missing information, and highlighted items. The Planning and Zoning Commission recommended approval on first consideration and waiving second and third considerations. Heddens opened the public hearing at 10:36 am, and, hearing none, she closed the public hearing at 10:36 am. Murken moved, Faisal seconded approving Ordinance No. 317, Amending Sections of Chapter 85, General Provisions and Definitions, Chapter 86, District Requirements, Chapter 87, Land Division Requirements, Chapter 88, General Site Planning Standards, and Chapter 92, Administration of the Story County Code of Ordinances – Land Development Regulations on First Consideration and Waiving Second and Third Considerations. Roll call vote. (MCU)

**RESOLUTION #24-65, ROSK FARMS SUBDIVISION, RESIDENTIAL PARCEL SUBDIVISION:** Marcus Amman, County Planner, reported on the proposal and relevant standards. He stated the subdivision will not be recorded until the City of Colo approves or waives its review authority. Discussion took place. Faisal moved, Murken seconded approving Resolution #24-65, the Rosk Farms Residential Parcel Subdivision, with conditions. Roll call vote. (MCU)

**CONSTRUCTION COST ESTIMATE FOR STORY COUNTY SHERIFF'S OFFICE RANGE HOUSE:** Joby Brogden, Facilities Management Director, reported on the cost estimate review. The total cost with alternatives is

**\$1,022,000.00** including all design engineer fees, construction administration fees, and contingency. Without alternates, the estimate is under the \$1M threshold. Brogden reported on next steps. The project can be sent out to bid with and without alternatives. Discussion took place. Brogden reported on future ongoing operational costs. Capitan Nick Lennie reported the building will serve as an emergency shelter during severe weather for County employees. Murken moved, Faisal seconded approving advancing to seeking construction cost estimates with and without alternatives. Roll call vote. (MCU)

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

Faisal moved, Murken seconded to adjourn at 10:52 a.m. Roll call vote. (MCU)

Story County Board of Supervisors  
Tentative Agenda  
Administration Building, 900 6th St., Nevada, IA  
3/19/24

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:

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[PWD=D3LWULZZMFV5S00RRJAXWGTfZDZWDZ09](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:
  - I. Information And Update On The Story County Community Foundation And Grants Program - Karin Sevde

Department Submitting Board of Supervisors

Documents:

BROCHURE.PDF  
GRANT RECIPIENTS.PDF  
FUNDS HELD.PDF  
ROADSHOW 2024.PDF

- II. City Of Colo ARPA Annual Report - Amy Kohlwes

Department Submitting Board of Supervisors

III. ChildServe Annual Report - Kate Reynolds

Department Submitting Auditor

Documents:

CHILDSERVE.PDF

IV. ChildServe ARPA 2024 Annual Report - Kate Reynolds

Department Submitting Planning and Development

V. ACCESS Annual Report - Lisa Diggs, Interim Director

Department Submitting Auditor

Documents:

ACCESS.PDF

VI. ACCESS ARPA Annual Report - Lisa Diggs, Interim Director

Department Submitting Board of Supervisors

7. CONSIDERATION OF MINUTES:

I. 3/12/24 Minutes & 3/12/24 Canvass Minutes

Department Submitting Auditor

8. CONSIDERATION OF PERSONNEL ACTIONS:

I. Action Forms

1) pay adjustment, effective 3/24/24, in a) Board of Supervisor's Office for Alissa Wignall @ \$5,005.53/bw; b) Facilities Management for Wade Eames @ \$25.09/hr; c) Sheriff's Office for Brandon Lendt @ \$2,358.60/bw; 2) promotion, in a) Secondary Roads for Hunter Anderson @ \$25.57/hr;

Department Submitting HR

9. CONSENT AGENDA:

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

I. Consideration Of New Adopt-A-Road Application Effective 1/1/24-12/31/24 For Alpha Chi Omega Delta Nu Chapter On 500th Ave Between 170th Street And 160th Street

Department Submitting Engineer

Documents:

AAR ALPHA CHI CTR.PDF

II. Consideration Of Submitted Emergency Management Quarterly Report

Department Submitting Auditor

Documents:

EM QTR.PDF

III. Consideration Of Resolution #24-66, To Set A Public Hearing On Tuesday, April 9th, 2024 At 10:00 AM In The Board Room At The Story County Administration Building To Receive Comments On The Proposed Vacation Of A Portion 180th St Between 660th Ave And 670th Ave And Another Portion Of 180th St Between 590th Ave And 600th Ave

Department Submitting Engineer

Documents:

RES 24 66.PDF

IV. Consideration Of Annual Sponsorship Of The Symposium On Building Inclusive Organizations For \$5,000.00

Department Submitting Board of Supervisors

Documents:

SCBOFSUPS.PDF

V. Consideration Of Contract With Brush And Weed Control Specialists For Roadside Brush Control For \$55,500.00

Department Submitting Conservation

Documents:

BRUSH CONTRACT.PDF

VI. Consideration Of Amendment No. 1 To The ARPA Agreement Between Heartland Of Story County And Story County

Department Submitting Board of Supervisors

Documents:

HEARTLAND.PDF

VII. Consideration Of Amendment No. 2 To The ARPA Agreement Between Nevada Food At First And Story County

Department Submitting Board of Supervisors

Documents:

FOOD AT FIRST 2.PDF

- VIII. Consideration Of Grant Agreement Using American Rescue Plan Act (ARPA) Funding Between Story County And The Huxley Communications Cooperative For The Broadband Expansion Plan Project For Up To \$30,000 With A Performance Period Of 1/25/22 – 12/31/26

Department Submitting Board of Supervisors

Documents:

HUXLEY COMM.PDF

- IX. Consideration Of Letter Of Support For Polk County, Iowa's Application For Implementation Funding Through Phase II Of The US EPA's Carbon Pollution Reduction Grant (CPRG)

Department Submitting Board of Supervisors

Documents:

CPRG MEMO.PDF

- X. Consideration Of Story County, Iowa Economic Development Process And Policies

Department Submitting Planning and Development

Documents:

TIF POLICY MARCH 24.PDF

- XI. Consideration Of Civil Process Server Appointment By Sheriff Paul Fitzgerald Effective 3/13/24 To The Following Detention Officers: Aaron Bullock, Meredith Monroe, Robin Tyler

Department Submitting Sheriff

Documents:

SHERIFF.PDF

- XII. Consideration Of Agreement Between Securitas Technology Corporation And Story County To Replace A 3KVA UPS For \$4,843.00

Department Submitting Sheriff

Documents:

SECURITAS TECHNOLOGY.PDF

XIII. Consideration Of Road Closure Resolution(S): #24-15

Department Submitting Engineer

Documents:

RC 24 15.PDF

XIV. Consideration Of Utility Permit(S): #24-7472, #24-7476

Department Submitting Engineer

Documents:

UT 24 7472.PDF

UT 24 7476.PDF

10. PUBLIC HEARING ITEMS:

- I. First Consideration Of Ordinance #317, Amending Chapter 85, General Provisions And Definitions, Chapter 86, District Requirements, Chapter 87, Land Division Requirements, Chapter 88, General Site Planning Standards, And Chapter 92, Administration Of The Story County Code Of Ordinances – Land Development Regulations-Leanne Harter

Department Submitting Planning & Development

Documents:

STAFF REPORT.PDF

ORDINANCE NO 317.PDF

11. ADDITIONAL ITEMS:

- I. Discussion And Consideration Of Resolution #24-65, Rosk Farms Subdivision, Residential Parcel Subdivision – Marcus Amman

Department Submitting Planning & Development

Documents:

STAFF REPORT.PDF

PLAT.PDF

RESOLUTION 24 65.PDF

APPLICATION MATERIALS.PDF

12. DEPARTMENTAL REPORTS:

13. OTHER REPORTS:

14. UPCOMING AGENDA ITEMS:

15. Discussion And Consideration Of Construction Cost Estimate For Story County Sheriff Office Range House - Joby Brogden

Department Submitting **Facilities Management**

Documents:

STORY COUNTY RANGE HOUSE.PDF  
RANGE HOUSE.PDF

**16. PUBLIC COMMENT #2:**

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

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

**18. ADJOURNMENT:**

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

Story County Board of Supervisors  
Agenda  
3/19/24

NAME

AGENCY

Ann Koullwes  
John Hemping  
Sandra King  
Kate Reynolds  
Danilo Velazquez  
Karen Sanchez  
Nick Lennie  
Greg Pisklapp  
Leanne He  
Lisa Diggs  
JEFF HANCOCK  
Joby Brogden

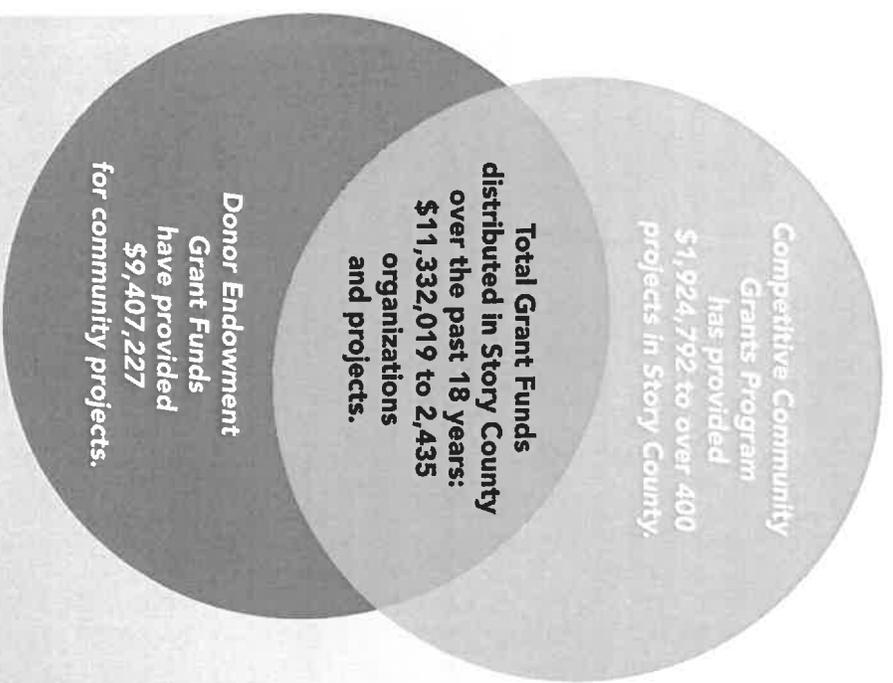
City of Colo  
Colo  
BOS  
Child Serve  
Story County Comm Foundation  
Story County Comm Foundation  
Story County Sheriff  
AMES EDC  
PRP  
ACCESS  
Rm H  
SCFM

# Your Community Foundation —

Since 2005, the Story County Community Foundation has been helping donors connect with causes they care about, creating momentum for new initiatives, and supporting the nonprofit community through grants and training opportunities.

## SCCF Grants Impact \_\_\_\_\_

From 2005 to 2023



# Story County Community Foundation

P.O. Box 1666 • Ames, IA 50010-1666

## Philanthropy Made Easy \_\_\_\_\_

It doesn't take long to create a fund at the Story County Community Foundation. We welcome your questions about any of our giving options and donor services.

**Visit us:**  
[www.storycountyfoundation.org](http://www.storycountyfoundation.org)

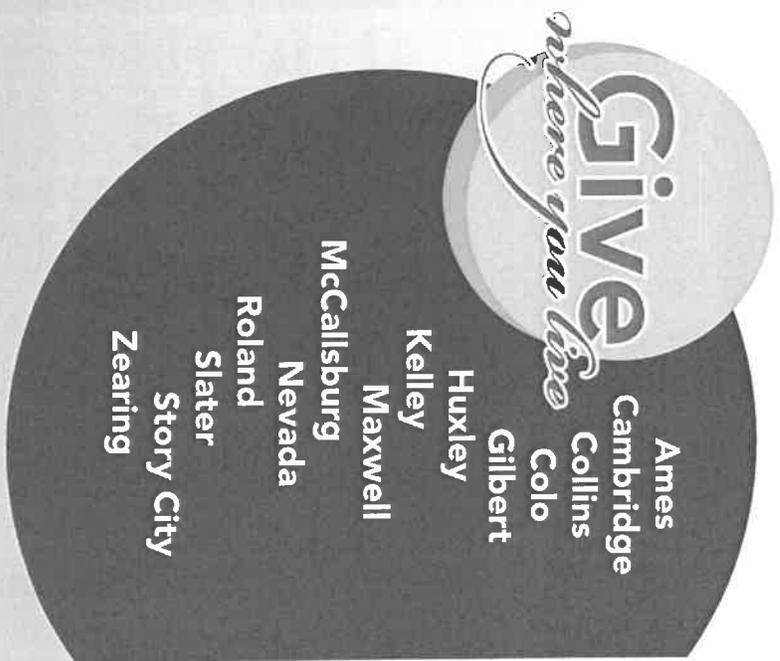
**Contact us:**  
[storycounty@storycountyfoundation.org](mailto:storycounty@storycountyfoundation.org)  
(515) 232-9200

## Our Mission \_\_\_\_\_

SCCF facilitates and promotes private giving through the establishment of endowments, acts as a resource for nonprofit endowment building, and awards grants for the betterment of Story County.

SCCF is an affiliate of the Community Foundation of Greater Des Moines, which is accredited by the National Council of Foundations for financial, security, accountability, and administrative standards. This publication is not intended as legal or financial advice.

The SCCF board of directors represents communities throughout Story County.



Phone: (515) 232-9200  
[www.storycountyfoundation.org](http://www.storycountyfoundation.org)

**SCCF is here to assist you in creating a personalized giving plan that enables you to give back in ways that mean the most to you.**

## We Can Help You \_\_\_\_\_

- Start your own fund or make gifts to existing funds.
- Maximize the impact of your gifts.
- Access Endow Iowa Tax Credits that are available only through Iowa community foundations.
- Focus your giving priorities.
- Benefit from professional investment and fund management services through our host foundation, the Community Foundation of Greater Des Moines.
- Receive regular financial statements and secure online access to your fund.

## What Is an Endowed Fund? \_\_\_\_\_

Endowed funds are permanent investment funds that build upon principal, with 5% annually available for withdrawal. This allows your contributions to endowments to grow and become "forever gifts" that keep giving year after year.

## Starting a Fund \_\_\_\_\_

Consider your philanthropic and financial goals. SCCF can help you think through your goals and options.

**Choose a gift.** SCCF can work with you and your professional advisor to help you determine the best way to meet your giving goals in tax-wise ways.

**Select the type of fund that suits your goals.** Choose from our Donor Advised, Designated, Legacy, or Agency Funds.

**Name your fund.** Funds may be named for a person, organization, idea, theme, or goal. You may also choose to give anonymously.

**Complete the simple fund agreement.** Fund agreements provide the guidelines for gifts made from SCCF funds during your lifetime and for generations to come.

## Endow Iowa Tax Credits \_\_\_\_\_

Through SCCF, donors have access to Endow Iowa Tax Credits for qualified gifts in addition to normal federal charitable deductions.

Qualified gifts are made:

- By Iowa taxpayers to Iowa charitable causes.
- To permanently endowed funds held by qualified community foundations.

## Types of Funds \_\_\_\_\_

**Donor Advised:** Families and individuals establish these funds to provide flexibility to make charitable gifts each year.

**Designated:** Donors specify at inception which charity, specific program or scholarship will receive ongoing support.

**Legacy:** Donors use these funds to specify how planned or estate gifts will be used to support one or more charitable causes after their lifetimes. Donors can change their instructions at any time.

**Agency:** Nonprofit organizations establish endowed funds for permanent future income for their activities. They may also establish a non-permanent fund to gain access to professional fund management offered through SCCF, but still have access to 100% of their funds.

Visit [www.storycountyfoundation.org](http://www.storycountyfoundation.org) for more information.

## Ways to Contribute \_\_\_\_\_

Cash is always a wonderful gift. We can also work with you and your professional advisor on other assets you currently hold that meet your financial and giving goals in tax-wise ways.

### Assets Such As:

Appreciated Securities • Retirement Plans  
Real Estate • Business Interests • Life Insurance  
Personal Tangible Property • Agricultural Assets

**GIVE**  
*where you live*



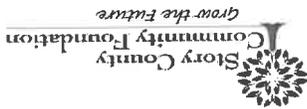
**Story County Community Foundation Grants Awarded in 2020**

- City of Roland Parks Dept, \$25,000
- Story County Sheriff's Dept, \$6,000
- Outdoor Alliance of Story County, \$6,000
- Story County 4-H Fair Association, \$6,000
- Practical Farmers of Iowa, \$6,000
- City of Colo Library, \$1,870
- ChildServe Foundation, \$2,200
- ACTORS Inc, \$2,463
- Ames Alano Society, \$6,000
- Raising Readers, \$3,420
- Legal Aid Society of Story County, \$5,791
- Ames Public Library Friends, \$6,000
- Ames Town and Gown, \$6,000 Community

- Nevada Fieldhouse Project, Nevada, \$25,000
- The Bridge Home, Ames, \$25,000,
- Mary Greeley Foundation, Ames, \$25,000
- Ballard Comm Performing Arts, Huxley, \$1,200
- City of Gilbert, \$5,407
- All Aboard for Kids, \$6,000
- Tortoise Rescue Sanctuary, \$4,000
- Community and Family Resources, \$1,481
- Boy Scouts of America, \$5,000
- Food Bank of Iowa, \$3,000
- Raising Readers, \$3,474
- Friendship Ark Homes, \$6,000
- ARC of Story County, \$1,395
- Threshold Learning Center, \$4,000
- Harmony Clothing Closet, \$6,000
- Food at First, \$6,000
- ChildServe, \$4,000

**Story County Community Foundation Grants Awarded in 2021**

- Indoor play area
- 9/11 Drop in Shelter
- Third Way Project
- Portable Music Stands
- Upland Trail
- High Needs Classroom
- Biology Educational Program
- Translation Project
- Wilson Pond Addition
- Fighting Childhood Hunger
- Smart Start for Story County Babies
- Accessibility Improvement Project
- Project SEARCH
- Barn Renovation
- MAKEOVER Project
- Energy Efficiency and Increased Capacity
- Mental Health Services



**Story County Community Foundation Grants Awarded in 2022**

- Camelot Theater, Nevada, \$25,000
- Bertha Bartlett Library, Story City, \$25,000
- ChildServe, Ames, \$25,000
- Friendship Ark Homes, Ames, \$17,000
- Old Settlers, Maxwell, \$5,621
- Nevada Public Library, Nevada, \$6,000
- Story Theater Company, Ames, \$2,458
- City of Collins, Collins, \$6,000
- City of Maxwell, Maxwell, \$4,600
- Threshold Learning Center, Zearing, \$5,110
- Blast Back to School, Story County, \$2,500
- Raising Readers in Story County, Ames, \$6,000
- All Aboard for kids, Ames, \$6,000
- The Community Academy, Ames, \$2,540
- The Salvation Army, Ames, \$2,000
- The Redshirt Foundation, Story City, \$3,871
- Food at First, Ames, \$2,578
- Food Bank of Iowa, Story County, \$6,000
- Fighting childhood hunger
- Windows for Theater renovation
- Kitchenette for community room
- Autism Day classrooms
- Vehicle replacement
- Band stand enhancement
- Story walk on Nevada trails
- Q lab and Mac Mini Program
- Community Center improvement
- City Park ADA restroom remodel
- Community Garden expansion.
- School supply drive and distribution.
- Parent engagement in Storypals
- Workplace and adult readiness
- Education kitchenette project
- Food pantry program
- Youth Mental Health in Story County
- HVAC, and generator project

**Story County Community Foundation Grants Awarded in 2023**

- Habitat for Humanity, Ames, \$25,000
- Ames History Museum, Ames, \$7,245
- City of Maxwell, Maxwell, \$8,750
- Threshold Learning Center, Zearing, \$9,100
- City of Collins, Collins, \$6,000
- Wings of Refuge, Ames, \$9,999
- ChildServe, Ames, \$8,700
- Story Theater Company, \$9,485
- City of Ames Fire Department, Ames, 9,389
- Friends of Huxley, Huxley, \$8,000
- City of Maxwell, Maxwell, \$8,000
- Bethany Life, Story City, \$8,000
- Collins-Maxwell Athletic Boosters, \$4,800
- Kids at First, Nevada, \$800
- Ames Pickleball, Ames, \$5,000
- City of Gilbert, Gilbert, \$3,300
- KHOI Community Radio, Ames, \$8,001
- Colo Fire and Rescue, Colo, \$9,000
- Center for Creative Justice, Ames, \$3,000
- Affordable Home Sponsor
- Folding Tables and Chairs
- Disc Golf Baskets
- Kids Clubhouse and Van
- Flooring Replacement
- Transitional Space Renovations
- Specialty Clinics
- Sound Equipment
- "Freddie" Equipment
- Splash Pad
- Inclusive Playground Swing
- Sensory Rooms
- City Park Restroom Update
- Breakfast Supplement
- Wind Screens
- Park Benches
- Portable Equipment
- Garage Addition
- Communications System

# STORY COUNTY COMMUNITY FOUNDATION

Story County Community Foundation (SCCF) facilitates & promotes private giving through the establishment of endowments, acts as a resource for nonprofit endowment building, and awards grants for the betterment of Story County.

## Endow Iowa Qualified Funds

- \*ACCESS (Assault Care Center) Endowment Fund
- \*ACTORS, Inc. Endow Iowa Fund
- \*Ames Christian School Endowment Fund
- \*Ames Education Foundation Band Endowment Fund-
- \*Ames Education Foundation Endowment Fund
- \*Ames Historical Society Foundation Endowment Fund
- \*Ames Morning Rotary Endow Iowa Fund
- \*Ames Public Library Collections Endowment Fund
- \*Ames Public Library Friends Foundation Endowment Fund
- \*Ames Swimming & Aquatics Facilities Endowment
- \*Andrew Allen Collegiate Recovery Endowment
- \*Ballard Education Foundation Endowment
- \*Bethany Lutheran Church of Kelley Endowment
- \*Bethesda Lutheran Church, Ames Iowa Endow Iowa Fund
- \*Bethany Manor Chaplaincy Fund
- \*Boys & Girls Clubs of Story County Formula -for Impact Endowment
- \*Center for Creative Justice Endowment Fund
- \*Central Iowa RSVF Endowment Fund
- \*Central Iowa Symphony Endowment Fund
- \*Collegiate Presbyterian Church Building Endowment Fund
- \*Collegiate Presbyterian Church General Endowment Fund
- \*Collegiate Presbyterian Church Program Endowment Fund
- \*Collegiate Presbyterian Church University - Ministry Endowment Fund
- \*Colo-NESCO Educational Foundation Fund
- \*Cyclone Country Aktion Club Endowment Fund
- \*Dancerter Dancers Company Foundation Fund
- \*First United Methodist Church Operating Fund Endowment

- \*Food at First Endowment Fund
- \*Friends of Ada Hayden Heritage Park Endowment Fund
- \*Friendship Ark Homes Endowment Fund
- \*Gilbert Education Foundation Endowment
- \*Gilbert Iowa Fire Fighters Association Endowment
- \*Heartland Senior Services Endow Iowa Fund
- \*Heartland Senior Services of Story County
- \*Help Will Come Endowment Fund (HSS)
- \*Iowa Able Foundation Endow Iowa Fund
- \*KHQI Endowment
- \*Kiwanis Club of Ames Foundation Endowment Fund
- \*Mainstream Living-Reno Berg Endowment Fund
- \*Mary Greeley Medical Center Foundation Diabetes Nutrition and Education Endowment Center
- \*Mary Greeley Medical Center Foundation Endow Iowa Fund
- \*Memorial Lutheran Church and Student Center Endowment Fund
- \*MICA Story County Dental Clinic & Oral Health Endowment
- \*Monsignor James A. Supple Endow Iowa Endowment Fund
- \*NAMI Central Iowa Education Endowment
- \*Nevada Community Historical Society Endowment Fund
- \*Nevada High School Class of 1966 Legacy Scholarship Fund
- \*Nevada Public Library Endowment Fund
- \*Octagon Art Awards and Scholarship Fund
- \*Octagon Brown Endowment Fund
- \*Octagon Endow Iowa Fund
- \*Octagon Huff Endowment Fund
- \*Octagon Stone Endowment Fund
- \*Outdoor Alliance of Story County Endowment Fund
- \*Prairie Rivers of Iowa Erv and Janet Klaas Endowment Fund

Endow Iowa Qualified Funds

- \*Raising Readers Endowment Fund
- \*Riverside Lutheran Bible Camp Endowment Fund
- \*St. Andrews Lutheran Church Endowment Fund
- \*Story City Friends Endowment Fund
- \*Story City Historical Society Endowment Fund
- \*Story County 4-H Foundation Endow Iowa Fund
- \*Story County Conservation Endowment
- \*Story County Medical Center Foundation Endowment
- \*The Arc of Story County-Supporting Individuals with Disabilities Fund
- \*The Bridge Home Endowment Fund
- \*United Way of Story County—Frankie Oleson Women United Endowment
- \*United Way of Story County Endow Iowa Fund
- \*YSS Foundation Endow Iowa Fund
- \*YSS Youth Recovery Campus Maintenance Endowment

SCCF Organizational Qualified Funds

- \*Story County Community Foundation Community Betterment Endowment
- \*Story County Community Foundation Sustainability Endowment
- \*Story County Community Foundation Small Business and Entrepreneurship Endowment
- \*Story County Community Foundation Grants Endowment

Story County Community Foundation  
 P.O. Box 1666  
 Ames, Iowa 50010-1666  
 515-232-9200  
[www.storycountyfoundation.org](http://www.storycountyfoundation.org)

Non-Qualified Agency Funds

- \*Actor's Inc. Agency Fund
- \*Ames Cyclone Aquatics Club Fund
- \*Ames Historical Society Capital Improvement Fund
- \*Ames Historical Society Self-Directed Endowment
- \*Ames Morning Rotary Endowment
- \*Ames Public Library Friends Foundation Bequest Fund
- \*Ames Public Library Friends Foundation Project Smyles Fund
- \*Bethany Lutheran Church of Kelley Operations Endowment
- \*Bethesda Lutheran Church, Ames Iowa Endowment
- \*Boys & Girls Clubs of Story County Agency Fund
- \*Boys & Girls Club of Story County-Donald Payer Memorial Fund
- \*Center for Creative Justice Agency Fund
- \*Creative Artists' Studios of Ames
- \*Food at First Capital Improvement Fund
- \*Gilbert Education Foundation Agency
- \*Good Neighbor Endowment
- \*Iowa Women Are Able Fund (Able Up Iowa)
- \*Judge Story's Theatrical Troupe Endowment
- \*Kiwans Club of Ames Agency Fund
- \*Leroy Venteicher Student Leadership Endow Iowa Endowment (St. Thomas Aquinas Church)
- \*Monsignor James A. Supple Endowment Fund
- \*Nevada Foundation/Nevada Fieldhouse Project
- \*One Heart Equestrian Therapy Agency Fund in memory of Clara "Logi" Lager
- \*Opera From Ames
- \*Roland Public Library Foundation Fund
- \*Slater Public Library & Community Center Fund
- \*Story City Historical Society Agency Fund
- \*Story Theater Company Fund
- \*The Ames Writer's Collective Fund
- \*The Bridge Home – Campaign Fund for Hope & Home
- \*The Bridge Home – Legacy
- \*United Way of Story County Agency Fund

# STORY COUNTY COMMUNITY FOUNDATION

## Who We Are:

- *Story County* – we serve all of Story County and its 14 communities.

- *Community Foundation* – “Accredited” and are given special privileges/advantages by the State of Iowa

- Annually receive money to award in Grants
- Access to 25% Endow Iowa Tax Credit for donors giving

to a permanent endowment.

## What we do

### 1. Award Grants annually to Story County 501C3 Organizations

and Government Entities

- a. About \$153,000 dispersed in each of last two years –

growing.

- b. Competitive grants are applied for -- see our website or

contact us on how to apply

- c. Awards usually take place in early November.

### 2. Help Establish and Administer Endowments and Charitable

Giving Funds -- \$31,000,000 held in assets

- a. **Endowments** – provide an annual revenue stream for

organizations, offer tax advantages to donors

- i. Endow Iowa Tax Credits can offer additional tax

advantages.

- ii. Money is professionally invested to grow.

- iii. Endowment can be funded in many ways: cash,

RMD's, Appreciated Stock, Grain, Land, etc.

- b. **Donor Advised Funds** – a donor puts money into a

charitable fund and then controls how, when, and to

whom to give to at will.

- i. Tax advantage of “bunching.”

- ii. One receipt for taxes

## Executive Board

**Lou Scallon** Ames  
Chair

**Jean Kresse** Ames  
Vice Chair

**Julie Weeks** Slater  
Past Chair

**Rob Poterucha** Nevada  
Treasurer

**Marcy Nelson** Gilbert  
Grants Chair

**Roger Kluesner** Ames  
Charitable Giving Chair

## Board Members

**Rob Bacon** Maxwell

**Dwayne Filhr** Story City

**Laurie Henry** Nevada

**Ann Kurtenbach** Nevada

**Ottie Maxey** Ames

**Mary Navratil** Story City

**Eric Weuve** McCallisburg

## Staff

**Karin Sevede**

Executive Director

**Darley Vegge**

Donor Relations & Development

## Office:

515 Grand Avenue, Suite 202

Ames, Iowa 50010

## Mailing:

P.O. Box 1666

Ames, Iowa 50010-1666

515-232-9200

[www.storycountyfoundation.org](http://www.storycountyfoundation.org)



**childserve**<sup>®</sup>  
*Believing in the spirit of a child.*

# **ChildServe – Ames Report**

## Story County Board of Supervisors

*March 14, 2024*

### Our Mission

We partner with families to help children with special healthcare needs live a *great* life.

### Our Vision

To transform lives by continuously improving pediatric healthcare

### Our Values

We believe in *caring* for others with acceptance and love. We believe in building *partnerships* through *trust*, collaboration and commitment. We believe in *integrity*, uncompromising standards of business and the passionate pursuit of *excellence*.



## What Makes ChildServe Unique

- **Iowa's largest pediatric rehabilitation provider** for children with special healthcare needs. We have over 150 occupational, physical and speech therapists – 27 in Ames.
- **Iowa's only CARF-accredited rehabilitation program** with specialties in pediatrics and brain injury.
- **Physician-led** by board-certified pediatric physiatrist.
- **179 team members** in Ames provide applied behavior analysis, Autism Day Program, childcare services, adaptive equipment and orthotics, medical childcare, outpatient therapy, mental health therapy, day habilitation, respite, supported community living, social services and case management.

## Governance

ChildServe is governed by a Board of Trustees and a Board of Directors. Our Ames Community Advisory Board meets quarterly to give feedback on community engagement and program needs.

### Meet our Ames Community Advisory Board:

- **Scot Kinne, Chair** – Fareway Stores, Inc.
- **Jennifer Conrad** – VisionBank
- **Emily Jensen** – Risen Motherhood
- **Julie Kieffer** – Community Volunteer
- **Grace Larkey** – Chevron Renewable Energy Group, Inc.
- **Austin Lepper** – McFarland Clinic
- **Christie Mohlke** – Todd & Sargent
- **Andrew Tulp** – Story Construction Company
- **Craig Welter** – Hertz Farm Management



Kate Reynolds, Emily Jensen and Dr. Teri Wahlig at Launch + Learn event

## Accreditations and Honors



### 3-Star Rating on Iowa's new Quality Rating and Improvement System

ChildServe's Ames Childcare Center holds a 3-star rating on this enhanced and prestigious rating scale.



### CARF Accreditation

ChildServe currently holds a three-year accreditation from the Commission on Accreditation of Rehabilitation Facilities (CARF).



### Community IMPACT Project of the Year Award

ChildServe – Ames was recognized as an organization that executed a project improving the quality of life in that community.

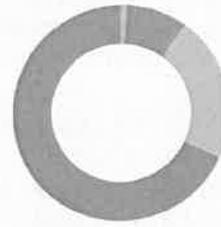


### Top Workplace

ChildServe has been named a Top Workplace in Iowa by the Des Moines Register since 2014.

## Programs & Funding

- **Applied Behavior Analysis** – Insurance and Medicaid/MCOs
- **Childcare** – ASSET funders, DHS childcare assistance and private pay
- **Outpatient Therapy and Adaptive Equipment** – private insurance, private pay and Medicaid/MCOs
- **Respite and Supported Community Living** – ASSET funders, Central Iowa Community Services, Children at Home Funds, ARC of Story County funds, private pay and Medicaid/MCOs
- **Day Habilitation, Medical Childcare, Autism Day Program** – private pay and Medicaid/MCOs



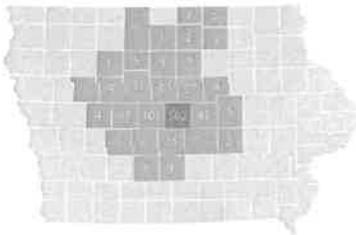
### FUNDING SOURCES

1%	ASSET
1%	DHS
8%	Insurance
22%	Private Pay
68%	Medicaid/MCOs

## Impact By The Numbers: ChildServe – Ames



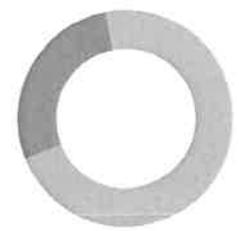
CHILDREN SERVED



SERVING CHILDREN FROM 29 OF IOWA'S 99 COUNTIES

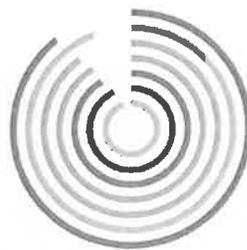
### CHILDREN SERVED BY SERVICE

	Area	# Served
Pediatric Rehabilitation	Outpatient Therapy	744
	Applied Behavior Analysis (ABA)	24
Behavioral Health & Autism	Autism Day Program	26
	Mental Health Therapy	37
	Childcare	118
Community-based Services	Day Habilitation	21
	Medical Childcare	16
	Respite	96
	Supported Community Living	49



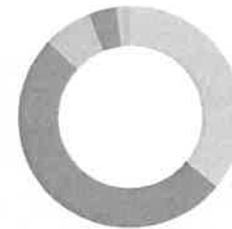
### NUMBER OF SERVICES USED BY CHILDREN

69%	One
21%	Two
7%	Three
3%	Four or More



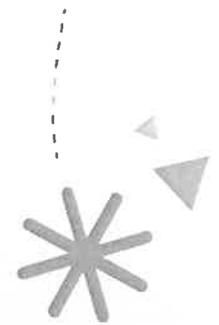
### FAMILY SATISFACTION

95%	Family Engagement
93%	Family Satisfaction
91%	Family Benefit
91%	Child Benefit
90%	Care Coordination
94%	Physical Environment
89%	Billing



### AGE OF CHILDREN SERVED

36%	Ages 0-4
37%	Ages 5-9
14%	Ages 10-13
7.0%	Ages 14-17
4%	Ages 18-21
1%	Ages 21+



\*FY 22-23 numbers

## 2023-2024 ChildServe – Ames Highlights

- The highly anticipated expansion project at ChildServe – Ames wrapped up in fall 2023. The expansion doubled the square footage of our building and will enable ChildServe to double the number of children we serve.
- ChildServe was awarded the Community IMPACT Project of the Year award from the Ames Chamber of Commerce. This award recognizes an organization that identified a need and executed a project that improved the quality of life for those in our community.
- Iowa State basketball legend turned NBA star, Georges Niang, showed his support for ChildServe in summer 2023 by selecting our organization as the beneficiary of his annual golf fundraiser. We are pleased to announce the Georges Niang Golf Outing raised \$151,000 to help fund the new pediatric therapy gym at ChildServe – Ames.
- In summer 2023, ChildServe hosted sponsors, friends and supporters for its fourth-annual Launch + Learn event at Reiman Gardens to raise awareness for the organization – and donations to help children with special healthcare needs live a *great* life. More than 110 guests were in attendance, whose generosity raised over \$20,100 in donations to help purchase mobility equipment such as a KidWalk System.
- ChildServe was awarded several grants throughout the year to support programming and expansion of our services. Grants were received from multiple funders including Story County ASSET, Story County Community Foundation, United Way of Central Iowa, Ames Town and Country Kiwanis, Ames Golden K Kiwanis Club and Rotary of Ames. In addition, we received a grant from the Story County Board of Supervisors ARPA funding to renovate our kitchen for childcare. This project will begin soon.
- Several Story County individuals, organizations and corporations provided philanthropic support, including Chevron Renewable Energy Group, Inc., VisionBank, Sukup Manufacturing Co. and RES Group.



ChildServe – Ames



ChildServe staff celebrating Community IMPACT of the Year award



Georges Niang & ChildServe family



Ames leaders at Launch + Learn event



March 14, 2024

RE: ACCESS report to Story Co. Board of Supervisors

Dear Board of Supervisors,

Thank you for your continued support of meeting the needs of Story County crime victims through the ASSET process. Since our last report, ACCESS has gone through significant change, and through it all we have been able to continue providing direct services to survivors of abuse and other forms of violence and look forward to moving ahead with the strength of a resilient and dedicated staff.

ACCESS provides a full range of services to victims of sexual abuse (SA), domestic abuse (DA), homicide and other violent crimes (HVC) in Story County and four adjacent counties. We also provide shelter services in the form of scattered site housing and short and long term hotel stays, in addition to staffing a 24 hour crisis line for all of our services. We continue to have in place options for virtual and remote client appointments, as we have found that some clients prefer this method of contact post-pandemic. We also to provide 2 support groups in coordination with Youth and Shelter Services (YSS); these groups have been successful for many years.

This past year has been a time of shifting and changing for ACCESS. Like many employers, we experienced significant employee turnover since the pandemic. As we are a victim service crisis agency, we have always been conscious of high turnover rates. The pandemic created new barriers and intensified an already challenging staffing world for us. We have experienced turnover in our Administrative team over the past several years. ACCESS hired a new Executive Director in June of 2022, Michelle Cole, who resigned her position in September of 2023. Lisa Diggs and Kristina Griego have been sharing the duties of this position since that time as Co-Interim Executive Directors. Lisa has been with ACCESS since 2017 as Finance Manager, and has been involved with all administrative categories of ACCESS throughout this period. Kristina has been with Access since 2015, and utilizes many years of advocate experience to supervise the DA, SA, HVC, and Housing Teams, while we grow our staff to full capacity once again. Lisa and Kristina have combined knowledge bases that cover all administrative and service related aspects for the agency.

With staff turnover the past few years, at times we have had to triage care. Networking and outreach were sometimes limited. This sometimes results in fewer referrals at times when we are short staffed. We see the value in our networking opportunities and realize the strength that we have and our

enhanced ability to provide more valuable service to our clients when we have strong relationships with all of the community partners that we work with. Though we often prioritize direct service over networking opportunities when we have a lower staff capacity, we also strive to continue nurturing the relationships that we have worked hard to create and grow in recent years. ACCESS is proud to report that our direct service hours provided to clients thus far this fiscal year should be in line with the projections we submitted for FY24, as described below:

Emergency Shelter: An area of strength has been our sheltering and housing services. In the first eight months of the current fiscal year, we have provided 2286 bed nights of emergency shelter to Story County survivors. This represents 63% of the projected bed nights for FY24. We believe we are on track for this year's projections to provide 3,500 bed nights of shelter to Story County survivors. As we bring on new staff in April and May, we will grow our capacity for providing short term and long term hotels which will increase our bed nights for the remainder of the fiscal year as well.

While we have provided a lot of service, ACCESS has continued to see a high demand for emergency shelter services. Our shelter beds have been full nearly continuously throughout most of the reporting period. During the first 8 months of this fiscal year, we turned away 173 Story County survivors from emergency shelter services. Of those, 135 were turned away because we were shelter full. When we are not able to provide emergency housing services to a caller in need, staff will provide guided referrals to other emergency housing programs or process diversion options with the caller such as identifying a friend or family member they would be able to safely stay with, providing rental assistance to prevent homelessness for a survivor experiencing financial abuse, or providing gas assistance so the caller can relocate out of the area if they identify that is the safest options for them. No survivor is ever turned away without options for safety, however the options available throughout the state are often very limited at this time.

Domestic Abuse Services: Between July 1 and Feb 29, ACCESS provided 2,803 hours of crisis counseling and support to survivors of domestic abuse in Story County. This is over 80% of our projected service hours for Story County survivors for the fiscal year. We have achieved great things in our Domestic Abuse program. With new advocates joining the team in April, we believe we are on track to meet our projection of 3,500 total Story County hours of service to domestic abuse survivors for FY24.

Sexual Abuse Services: Between July 1 and Feb 29, ACCESS provided 1,105.75 hours of crisis counseling and support services to survivors of sexual abuse in Story County. This is over 73% of our projected service hours for the fiscal year for Story County survivors. We continue to see increases in numbers of referrals to ACCESS for survivors of sexual assault as the number of sexual assault exams completed rose again after being lower during 2020 at the height of the pandemic. As this is a major way that we receive referrals, we expect the trend of a higher volume of survivors requesting and receiving service hours of counseling, case management and other care to continue in the coming years.

Court Advocacy Services: Between July 1 and Feb 29, ACCESS provided 425 hours of service for court related advocacy services to survivors of abuse and crime in Story County. This is over 60% of our projected service hours for the fiscal year for Story County survivors. We are on track to meet our

projection of 700 hours of direct service for court advocacy for FY24. Increasing our staff during April will also increase the capacity of our teams to continue to provide more court advocacy services.

Survivors seeking support through court advocacy have been lower in numbers in recent fiscal years. We have been mindful of this and are hoping our concentration and attention to active networking and relationship building will help with this trend. We plan to continue finding ways to build connections for referrals as many of our community partners also experienced significant turnover and changes. In addition to this networking, all of our teams have goals to build connections with other service providers, schools, and nonprofits. With turnover occurring in so many fields, focusing on rebuilding the connections within the county and re-forming the safety net for survivors in both support and referrals is critical.

Public Education and Awareness: Between July 1 and Feb 29, ACCESS provided 137 hours of Public Education and Awareness in Story County. This represents 44% of our projected FY24 hours of 310. As stated earlier, we do see and appreciate the value of these activities, but have prioritized direct service hours during times of reduced staffing. We have many activities planned for the remainder of the fiscal year. April is Sexual Assault Awareness month, and we do have a wide variety of educational programming events planned with all of our service teams. As we prioritize reaching the target in the remaining months, we feel confident that we can reach our goal of education hours for the fiscal year.

A major challenge that ACCESS has faced over the last year has been adapting and changing our strategies as we maneuver through turnover in the Story County advocate positions. We hired a Story County advocate on each of the DA, SA and Housing Teams in September of 2023. These new advocates have active client loads and are progressing in their advocacy skills to provide service to clients. We are excited that one of these positions was the Domestic Abuse Diversity Advocate. This position has historically been very difficult to hire for and also to retain. We are very encouraged with the passion of the new advocate, and are excited about her future as she grows into this position.

We currently have one opening on our Story County Domestic Abuse Team, three openings on our Story County Sexual Abuse Team, one opening on our Story County Homicide and Violent Crimes Team, and two openings on our Housing Team. We have been actively hiring for the open positions, and are happy to report that two new staff will be starting April 1<sup>st</sup> to fill two of these vacancies. Additionally, we will be extending job offers next week for two other vacant positions. We are also finishing up final interviews with several other candidates, and will likely be offering positions next week to additional candidates. We have had an outstanding applicant pool these past few months, which we have not had in previous months, and are confident that we will be able to fill these open positions during March/April pending background checks. Lots of candidates, much screening, many interviews, it all takes an enormous volume of time. We truly believe the time invested is worth it, as we seek to hire staff that share our passion for serving survivors, and seek to identify candidates that are looking for an agency that can be their "job home" for many years.

Along with the normal turnover that any emergency or crisis agency is presented with, we also feel that Administrative turnover has contributed to our additional turnover this past year. Kristina and myself

have many years with ACCESS behind us, and have weathered many rounds of transition. We are both committed to moving forward and doing what is needed to ensure that ACCESS is again fully staffed with individuals with great work ethic that have a passion for the work that we do. The key is to finding individuals that share our passion for our mission, to train them well and adequately prepare them for the difficult work that we all do. We also believe that we must address the issues that lead to discontent and burnout in our workplace.

On-Call is a significant contributor to burn out with our staff. It is exhausting to be on call after work hours and on the weekend. Several years ago we added a new team to ACCESS called the On-Call Responders. This team is available to be activated during night and weekend hours, so that a staff member does not have to go to a response at a hospital or law enforcement agency. We also recently expanded this to include our Housing team in the Responder rotation. As we add new advocates, this will lessen the amount of days per month and the number of weekends that an advocate will be required to be On-Call. This will help with staff retention and burnout.

We are also committed to making sure staff salaries align with other agencies, and that we adequately reward those that are doing well with increased salaries to encourage them to stay with us for more than a short time. We also believe that well trained staff are less likely to be discontent. We focus a lot of time during the first six months after new staff is hired to allow more shadowing and de-briefing as advocates are finding their way. Training staff and spending time in the early months of employment with our agency goes a long way to empowering staff to have the confidence to be that empowering advocate to the survivors they engage with. We have evaluated our training procedures and believe our new system has been helpful to staff that we have hired this fiscal year.

To close, I want to say thank you to the Board of Supervisors of Story County for continuing to be a great partner in serving survivors. We are pleased to be able to report that during the first 8 months of this fiscal year, we have provided over \$100,000 in direct financial client assistance to Story County survivors in the form of rent, deposit, utilities, and other needs for clients fleeing violence. Last fiscal year during this same period, we provided around \$25,000. This is due in large part to the support received by the Story County Asset funding and Story County American Rescue Plan funding. If you ever wonder if the work you do matters, remember these funds are used to pay rent and utilities so that survivors can flee or remain in their home after experiencing abuse. These funds helped many people avoid homelessness. Meeting the needs of Story County residents is never easy and we have appreciated this board and many of the county departments we collaborate with in helping figure out how to best meet the needs of survivors.

Respectfully,



Lisa Diggs  
Co-Interim Executive Director  
lisa@assaultcarecenter.org

Permit Number 24-01

Road Name **500th Ave**

SPONSOR:

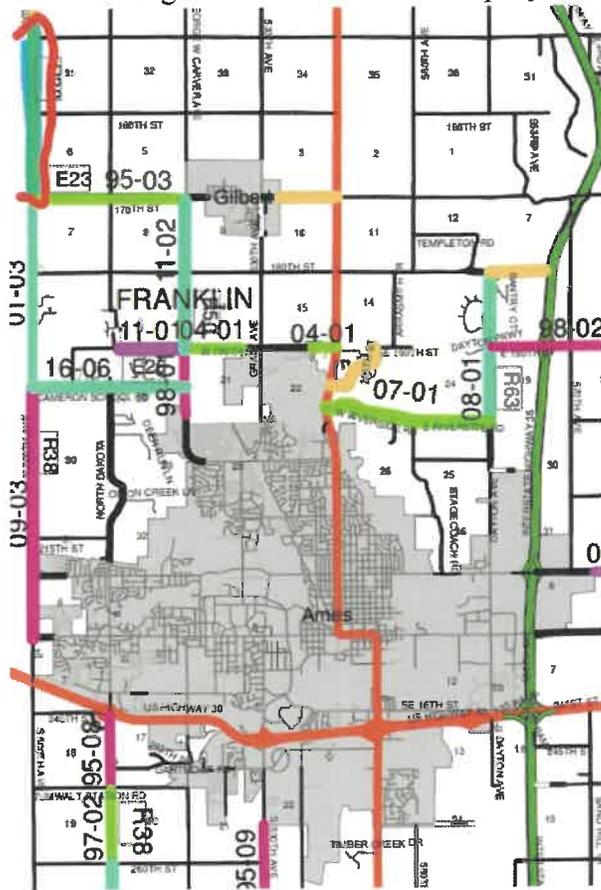
Alpha Chi Omega Delta Nu Chapter  
Name of Sponsor (Organization, Group or Individual)

301 Lynn Ave Ames, IA 50014  
Mailing Address (Street, P.O. Box, City, State, Zip Code)

Emma Swenson 612-618-3861  
Name of Contact Person Address Phone #  
**address is same as above**

Description of the road for which application is being made: **2 miles north of 170th St and 500th Ave**

A sketch noting the location must accompany the application.



Number of miles requested for litter removal: **2 miles**

Approval is hereby requested to enter the County highway right-of-way to perform litter removal on the above described road/roads.

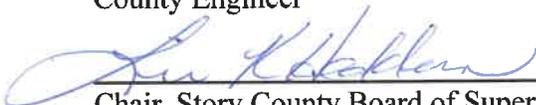
Story County reserves the right to terminate this agreement and remove the Adopt-A-Road signs when in the sole judgment of the County it is found that the sponsor(s) has not met the terms and conditions of this agreement.

This agreement shall remain in force from January 1, \_\_\_\_\_, until December 31, \_\_\_\_\_.

Alpha Chi Omega Delta Nu Chapter 2/22/2024  
Applicant Date

STORY COUNTY APPROVAL

 3-11-24  
County Engineer Date

 3-19-24  
Chair, Story County Board of Supervisors Date

The following tentative dates are for the clean up of our Adopt A Road Project. I know that if the date does not work, an alternate date will be given to the Engineer's Office prior to the clean up.

Spring clean up date March 24 Fall clean up date September 28.



STORY COUNTY EMERGENCY MANAGEMENT AGENCY
900 6TH STREET, NEVADA, IA 50201
PH: (515) 382-7315 FAX (515)382-7328
EMAIL: storycntyiaem@storycountyiowa.gov
WEB SITE: www.storycountyiowa.gov/ema

Melissa Spencer, Coordinator

Board of Supervisors Update
As of March 8, 2024

APPROVED
Board Member Initials: AKH
Meeting Date: 3-19-24
Follow-up action:

Response:

Two January snow storms brought a significant response from the agency. The storms brought approximately 16" of snow to Story County. As a result of the statewide impact of the snowstorm, Iowa Homeland Security & Emergency Management and the Governor have requested a Presidential Disaster Declaration for snow removal costs and impacts to infrastructure. Eligible costs are staff overtime, equipment hours and repair, materials spread and also physical damages to public infrastructure.

Story County Secondary Roads had a total of \$83,151.00 of expenses that could potentially be reimbursed from FEMA. The addition of other communities, Iowa State University and the Iowa DOT brought the Story County reimbursement request to approximately \$600,000. For Story County to be eligible for FEMA Assistance, the financial requirement for damages is \$453,270.20. The President has not signed the declaration as of this report. We will share the information as soon as it becomes available.

Spencer was in regular contact with the Secondary Roads Supervisor for road updates that were then shared with the public through the SCEMA Facebook page. We had many positive comments from the public who appreciated the work Secondary Roads was doing to keep roads open along with appreciation for the information we were sharing on social media. One post about the road conditions leading up to the ISU men's basketball game was shared 472 times, reaching 62,975 people with 10,628 people who engaged with the post. During the second storm, we saw an increase of over 400 new followers to our Facebook page. This is a new record for social media engagement.

Preparedness:

Planning

The County Wide Hazard Mitigation Plan was out for public comment which ended on March 5th. Only three public comments were received from the public that were community specific and would not change the plan as it was published. The next step is review and approval by Iowa Homeland Security and FEMA Region 7. Each jurisdiction will be required to adopt the plan by formal resolution in May of this year. The SCEMA will provide a resolution template for that may be used.

As a result of the public comment period, Spencer was asked to speak with the Ames Climate Action Team educating them on the overall planning process. They were encouraged to make comment during the public review period and engage with their local jurisdiction executives about the identified actions and the pathway to accomplish actions they are interested in.

PREVENTION PREPAREDNESS RESPONSE RECOVERY MITIGATION

Proudly serving the communities of:

Ames - Cambridge - Collins - Colo - Gilbert - Huxley - Kelley - McCallsburg - Maxwell - Nevada
Roland - Sheldahl - Slater - Story City - Story County - Zearing

On February 28<sup>th</sup>, Spencer conducted an interview with the Ames Tribune providing an overview of the requirements for a plan and the local planning process. The article was published in the Ames Tribune on March 8<sup>th</sup>.

Harding is assisting the Story County EMS Association reach their goal of a unified county-wide protocol as part of the Iowa Health and Human Services (IHH) System Development Grant. Harding brings significant EMS system experience from Jasper County and is the Chair of the Central Iowa Health Care Coalition. The investment of his time in this project will be beneficial to all of the EMS agencies across Story County. Harding is also working with Story County Public Health to identify county level projects that could be funded with State Public Health Emergency Preparedness (PHEP) Grant dollars.

On February 23<sup>rd</sup>, Spencer and Harding met with Dr. Gordon and his staff from Iowa State University Veterinary College to discuss deployment and expectations of their livestock emergency response team. Their program may provide expertise and technical assistance for larger animal rescue or assistance with traffic accidents involving animal transport vehicle. As a result of this meeting, we will be providing Incident Command training for their team members.

Considerable time from all staff has been focused on the review and update of the required Emergency Support Functions (ESF) and the continued development of federally required Recovery Support Functions (RSF). We will be reaching out to a wide variety of partners as the general focus is communications and basic agency operations plans.

Scharper has completed the Family Assistance Center/Reunification plan for the agency. This was a very complicated planning process dependent on many outside partners. The planning process took well over a year and would have been significantly delayed without Scharper as part of our staff.

### **Training**

February 1<sup>st</sup>, Spencer provided Communications Training through the Iowa Emergency Management Association (IEMA) Professional Development Program to Coordinators in their first two years of emergency management.

### **Exercises**

None

### **Operations**

On January 17<sup>th</sup> we welcomed, Josh Harding as Deputy Coordinator. Josh comes to us from Jasper County Emergency Management where he served as Deputy Coordinator for 7 years. He has hit the ground running and has taken on a full slate of work. He brings extensive knowledge and skills in the area of EMS as well as large event planning from the Iowa Speedway. He is going to be a good fit for this agency.

The agency is pursuing federal grants to assist with the possibility of moving to the annex building on S. 11<sup>th</sup> street. We are in the process of applying to the Hazard Mitigation Grant Program to support the

purchase of a generator as well as a Homeland Security Grant to assist with the outfitting of AV equipment for the new Emergency Operations Center space.

On February 26<sup>th</sup>, Story County Information Technology (SCIT) and SCEMA staff met with ICAP to conduct a cyber review of our agency. SCIT staff were not only able to provide information specific to emergency management operations but also on the County cyber security services as they are intertwined. This could potentially speed the ICAP assessments for other County departments.

On March 1<sup>st</sup>, Spencer received her Iowa Certified Emergency Management Advanced certification. She will be awarded her certificate and plaque at the Iowa Emergency Management Conference at Okoboji in May. This brings all SCEMA staff to an Advanced Iowa CEM level as Harding comes to Story County with his Advanced certification.

This certification is designed for professionals with at least 5 years of experience in the Emergency Management profession. By completing this Spencer demonstrated a high degree knowledge of emergency management program elements to include the development of strategic and emergency planning, policy development, whole community planning, and leadership within the Association.

### **Looking Forward**

Severe Weather Awareness week is March 25-29 with the state-wide tornado drill on Wednesday March 27<sup>th</sup> starting at 10AM with the test warning at 10:15 AM. We will have daily messages via social media educating the public on how they can prepare themselves for Severe Weather and also encouraging the public to sign up for Story County Iowa Alerts. Scharper has been putting together our informational campaign.

Intern Samantha Scharper will be leaving us at the end of April and will be graduating ISU in May. She has been a valuable asset to this office and we appreciate her dedication for the last two years. We will be starting the recruitment of a new Intern in April.

SCEMA staff will be providing an overview of the Incident Command system to staff with the Story County Sheriff's Office over three dates in April.





2024 Sponsorship Proposal for Story County Board of Supervisors

APPROVED

DENIED

Board Member Initials: AKH

Meeting Date: 3-19-24

Follow-up action:

2024 PROPOSED:

• Symposium on Building Inclusive Organizations -Platinum Level	\$5,000
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2023 SPONSORSHIPS:

• Symposium on Building Inclusive Organizations -Platinum Level	\$5,000
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2022 SPONSORSHIPS:

• Symposium on Building Inclusive Organizations -Platinum Level	\$5,000
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2024 NOTES:

- Location: Gateway Hotel
- Date: Fall 2024
  - Includes ten (10) complimentary tickets
  - All pre-promotional marketing and logo placement for publicity purposes, as well as day-of event exposure.
  - Ability to introduce breakout speakers
- Any and all packages are meant to be suggestions; discussion is recommended for business goals and budgets.



Memorandum

To: Story County Board of Supervisors  
Through: Michael Cox, Director  
From: Joseph Kooiker, Vegetation Management Biologist  
Date: March 19, 2024  
Re: Consider Contract with Brush and Weed Control Specialists for Roadside  
Brush Control for \$55,500.00.

The attached contract secures the services of Brush and Weed Control Specialists to assist in Story County's roadside brush and tree control plan. The contract is on a time and materials basis and will not exceed \$55,500. The budgeted amount for contract brush spray for FY25 is \$50,000.

The contractor is carefully monitored and provided with sensitive crop maps detailing areas of concern. The townships selected this year for contract spraying are Lafayette, Howard, Warren, Lincoln and Sherman townships.

Story County IRVM is responsible for controlling undesirable woody vegetation over approximately 5,800 acres of roadsides and along 65 linear miles of open ditches in drainage districts. This includes trees and brush that compromise public safety, maintenance operations, and overall integrity of designed systems. To accomplish this task, a systematic approach was adopted in 2007 to effectively manage problem trees and brush with combined efforts of in-house and contract spot spraying.

The Story County Conservation Board recommends your approval.

  
Approval

\_\_\_\_\_  
Disapproval

3-19-24  
Date

\_\_\_\_\_  
Date

# CONTRACT

Kind of Work Tree and Brush Spraying in R.O.W.'s

County Story

Project No. IRVM Brush FY 2025

THIS AGREEMENT made and entered by and between Story County, Iowa, by its Conservation Board, Contracting Authority, and

of Brush and Weed Control Specialists Contractor.

WITNESSETH: That the Contractor, for and in consideration of (\$ \$50,000.00) payable as set forth in the specifications constituting a part of this contract, hereby agrees to construct in accordance with the plans and specifications therefore, and in the locations designated in the notice to bidders, the various items of work as follows:

Item No.	Item	Quantity	Units	Unit Price	Amount
1	Complete brush spraying per proposal		HR		\$50,000.00
2					<del>50,000.00</del>
3					
4					
5					
6					
7					
8					
9	Contractor shall indemnify Story County for all acts or omissions arising from this contract and will add Story County, Iowa and Story County Conservation Board as additional insured on their Commercial General Liability, Workers Compensation, and Business Auto Liability insurance. Coverage minimum is \$1,000,000.00 commercial umbrella				
10	This policy is NOT insuring against any causes of action for which Story County, Iowa and Story County Conservation are already immune pursuant to Iowa Code Chapter 870. Story County, Iowa and Story County Conservation do not waive any immunity under Iowa Code Section 870 by being named as an additional insured.				
11					
12					
13					
14					
				<b>Subtotal:</b>	
<input type="checkbox"/> See supplemental information on Page 2				<b>Pr2 Subtot:</b>	55,500.00
				<b>TOTAL:</b>	<b>\$50,000.00</b>

Said specifications and plans are hereby made a part of the the basis of this agreement and a true copy of said plans and specifications are now on file in the Story County Conservation Office.

That in consideration of the foregoing, the Contracting Authority hereby agrees to pay the Contractor, promptly and according to the requirements of the specifications the amounts set forth subject to the Conditions as set forth in the specifications.

That it is mutually understood and agreed by the parties hereto that the notice to bidders, the proposal, the specifications for Project No. Brush Control FY.2025

in Story County, Iowa, the within contract, the contractor's bond, and the general and detailed plans are and constitute the basis of contract between the parties thereto.

That it is further understood and agreed by the parties of this contract that the above work shall be commenced and completed on or before:

Approximate Starting Date	Specified Starting Date	Late Start Date	Number of Working Days
1-Jul-24			

That time is the essence of this contract and that said contract contains all of the terms and conditions agreed upon by the parties hereto. It is further understood that the Contractor consents to the jurisdiction of the courts of Iowa to hear, determine and render judgement as to any controversy arising hereunder.

IN WITNESS WHEREOF the parties hereto have set their hands for the purposes herein expressed to this and three other instruments of like tenor, as of the

Recommended by:

Approved:

Story County, Iowa

Contracting Authority

By: [Signature]

Director, Story County Conservation Board

Chair, Story County Board of Supervisors

Date: 3-19-24

By: Brush + Weed Control Specialists Inc. N.P.

Contractor

Date: 2-23-2024

**AMENDMENT NO. 1**  
**To**  
**Grant Agreement**  
**for**  
**FUNDING TOWARDS NEW CENTER IN THE CITY OF AMES – HEARTLAND SENIOR SERVICES**  
**ARPA SUBRECIPIENT NO. 11**  
**Dated** 3/19, **2024**

This AMENDMENT No. 1 is by and among the County of Story, Iowa and Heartland Senior Services (collectively, "the Parties"). In consideration of the mutual covenants herein made, the Parties agree as follows:

**SECTION 1. PURPOSE OF AMENDMENT**

1. Parties agree that an amendment should be made to the approved Grant Agreement:
  - a. Amend as follows:

**3. GRANT INFORMATION.**

(A) **Grant Amount.** The County agrees to make and the Subrecipient agrees to accept, on the terms and conditions stated in this Agreement, one Grant in the Amount specified on the Award Letter attached as Exhibit A hereto.

(B) **Project and Schedule**

a. **Grant Purpose.** The Grant is being made solely to finance the project described in the applicable Application. It is understood by Subrecipient that if funding is received to be added to an existing program, recipient must expend existing program funds prior to accessing SLFRF funds.

b. **Grant Expenditure Schedule.** The Grant will not pay any costs other than those incurred beginning after January 25, 2022. Story County must obligate all of the received SLFRF funds no later than December 31, 2024. Therefore, prior to June 30, 2024, Subrecipient shall submit a satisfactory plan that demonstrates the timely draw down of all awarded funds illustrating the Subrecipient's ability to expend the funds by December 31, 2026. The Board of Supervisors may re-obligate funds awarded to the Subrecipient. Any re-obligations will be completed prior to December 31, 2024. The final date for expending the County's SLFRF funds is December 31, 2024. If the project defined in this contract is not going to be able to utilize all funds, the Subrecipient agrees to notify the County in writing prior to June 30, 2024, so that funding may be reallocated. Therefore, all grant funds that remain unexpended as of June 30, 2024, must be returned to the County unless, by June 30, 2024, the Subrecipient submits a satisfactory plan to spend the funds by December 31, 2026.

SECTION 2. AMENDMENT ALLOWED.

1. The Grant Agreement provides for this Amendment in Section 6 (D) as follows:  
**Complete Agreement; Waivers and Amendments.** All conditions, covenants, duties and obligations contained in the Agreement may be amended only through a written amendment signed by the Subrecipient and the County unless otherwise specified in this Agreement. At the date of execution hereof, the original Agreement is attached hereto as Exhibit A and made a part hereof. From time to time after the date hereof, the Subrecipient may apply for, and the County may agree to make, additional Grants pursuant to additional Applications. In such event, such additional Applications shall become a part of new Agreement. The parties understand and agree that this Agreement and Application attached hereto, which are expressly incorporated herein by reference, supersedes all other verbal and written agreements and negotiations by the parties regarding the matters contained herein.
2. All other terms and conditions of the Agreement identified in the caption hereof shall remain in full force and effect except as specifically modified by this amendment.

STORY COUNTY, IOWA (County)

HEARTLAND SENIOR SERVICES (Subrecipient)

By:   
Chairperson of the Board of Supervisors

By: 

Dated: 3-19-24

Dated: 3-7-24

**Exhibit A**

**Story County, Iowa  
American  
Rescue Plan Act**



**Project and Program  
Proposals  
External Community  
Organizations**

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

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

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**ARPA FUNDS APPLICATION – STORY COUNTY, IOWA**

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Story County will receive over \$18 Million in total funding from the American Rescue Plan Act of 2021 (also known as ARP; ARPA; Coronavirus State and Local Fiscal Recovery Funds; CSLFRF; and other names). These funds provide a substantial infusion of resources to help turn the tide on the pandemic, address its economic fallout, and lay the foundation for a strong and equitable recovery.

Throughout the pandemic, counties have served on the front lines in our communities. We have leveraged essential federal investments to help curtail the virus. We have taken many steps to serve our most vulnerable residents, including our seniors, children, unemployed, sick, and front-line workers.

This one-time federal government aid represents an historic investment in counties on the front lines of our nation's COVID-19 response and recovery efforts. The direct, flexible funding will improve the quality of life for the people living, learning, and working in Story County, provide for immediate recovery needs, and create a long-term investment in Story County's future.

The Story County Board of Supervisors is inviting communities, organizations and external partners to submit proposals for funding consideration. Together, we must pursue the great American tradition of building back better after major crises. Let us use this opportunity born out of a challenging time to strengthen our local partnerships and make smart investments in a brighter, more resilient future for our communities.

Proposals that will be considered for ARPA funds must address a public need that has been created or exacerbated by the COVID-19 pandemic and meet usage and timing requirements of the ARPA legislation. Projects should be designed with a strategic public purpose that creates meaningful and long-lasting impact and must be focused on Story County and be administered or located in Story County.

## **ARPA FUNDS APPLICATION – STORY COUNTY, IOWA**

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### **STORY COUNTY'S PRIORITIES FOR THE USE OF THESE FUNDS FOR THIS FIRST ROUND OF FUNDING ARE:**

- 1. Support the public health response** - meet and address emergent public health needs, including through measures to counter the spread of COVID-19, through the provision of care for those impacted by the virus, and through programs or services that address disparities in public health that have been exacerbated by the pandemic.
- 2. Address negative economic impacts caused by the public health emergency** - respond to the public health emergency or its negative economic impacts, including assistance to households, small businesses, and nonprofits, or aid to impacted industries such as tourism, travel, and hospitality.
- 3. Invest in water, sewer, and broadband infrastructure** – allows for a broad range of necessary investments in projects that improve access to clean drinking water, improve wastewater and stormwater infrastructure systems, and to make necessary investments in broadband infrastructure.

*For more information and details, visit the U.S. Treasury website at <https://home.treasury.gov/policy-issues/coronavirus/assistance-for-state-local-and-tribal-governments/state-and-local-fiscal-recovery-funds>*

# **ARPA FUNDS APPLICATION – STORY COUNTY, IOWA**

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## **Checklist**

This checklist is provided as a tool to assist you in the completion of your application. Remember, late and/ or incomplete applications will not be accepted. If you have questions regarding your application, please contact Sandra King at (515) 382-7200 or [ARPA@storycountyiowa.gov](mailto:ARPA@storycountyiowa.gov).

(Initial each statement after reading)

Did you sign the certification page and initial all the certification statements? **NJC**

If mailing your application, did you leave enough time for the post office to deliver it? Remember, postmarks will not be accepted, and late application will be disqualified. **NJC**

I have reviewed and will abide by Chapter 2, Part 200 of the Code of Federal Regulation (CFR) and Title 6 of the Civil Rights Act of 1964. **NJC**

I understand that interim reports on a quarterly basis to Story County will be required. In addition, a project wrap-up report is required upon completion of project. **NJC**

# **ARPA FUNDS APPLICATION – STORY COUNTY, IOWA**

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## **Certification**

***By signing this application, I understand and affirm that: (Initial each statement after reading)***

If awarded, requested funds will be used only for purposes described in this application. I understand the use of funds are subject to audit by the State Auditor. **NJC**

If awarded, my organization intends to enter into a contract as required by Story County, Iowa, provide liability insurance as may be required for the duration of the contract naming Story County as an additional insured and in an amount determined by the County. In addition, my organization will provide proof of or obtain any business license, if required. **NJC**

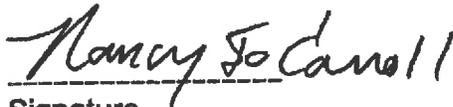
I have reviewed, and if awarded funds, will abide by all federal, state, and local procurement policies. **NJC**

Grants awards will be determined by Story County in its sole discretion. Applications may be awarded for the full or a partial amount of the grant requested, or declined. **NJC**

I certify that I have the legal authority of the organization represented in this application to submit this request for funding on its behalf, and I further certify that the information submitted in this application is true and correct to the best of my knowledge. I understand that Story County will rely on the accuracy of the submittals and certifications made in conjunction with this application. Any misrepresentation of inaccurate information may result in a repayment of funds. **NJC**

Nancy Jo Carroll

Print Name



Signature

Executive Director

Title

October 14, 2021

Date

## **ARPA FUNDS APPLICATION – STORY COUNTY, IOWA**

**SUBMISSION DEADLINE:  
Friday, October 15, 2021  
4:30 p.m.**

***Late applications will not be accepted.***

Applications must be submitted via email to [ARPA@storycountyiowa.gov](mailto:ARPA@storycountyiowa.gov)  
or may be mailed or delivered to:

**Board of Supervisors  
Story County, Iowa  
ARPA Funding Application  
900 6<sup>th</sup> Street  
Nevada, Iowa 50201**

# **ARPA FUNDS APPLICATION – STORY COUNTY, IOWA**

## **APPLICANT INFORMATION**

Organization Name:

Organization Address:

**Heartland Senior Services of  
Story County**

**205 S. Walnut, Ames, IA 50010**

Contact Person Name, Title, Email  
and Phone Number:

Organization Website:

**Nancy Carroll**  
**Executive Director**  
[ncarroll@hsservicesia.com](mailto:ncarroll@hsservicesia.com)  
**515-231-4354**

**Heartlandseniorservices.com**

IRS Designation: **EXEMPT 501 (c) 3** Federal Tax ID: **42-105-2353**

**Is this organization under ecclesiastical or sectarian management or  
control, as specified in Iowa Code 331.901(5)?**

**NO**

### **What is the intended purpose/use of the funds?**

Funds from the Story County, Iowa American Rescue Plan Act are requested by Heartland Senior Service of Story County (HSS) to replace the current services building, located at 205 S. Walnut in Ames. The new Center will focus on meeting the expanded needs and expectations of the growing population of Story County residents aged 60 and above.

The break in services at HSS due to the pandemic has allowed leadership (Board, staff, director) to re-evaluate current offerings, with a new perspective on the needs of the older adults we serve. The current pandemic has revealed and exacerbated disparities in the care of HSS participants. The pandemic created hardships for older adults county-wide who have been unable to access the facilities and programs of HSS. Attendees have been unable to tap into critical social, emotional and health-promoting programs, including our Adult Day Center.

Many of these older adults are cared for by family members. During this forced closure, care providers have been unable to gain the relief HSS' services previously provided them, denying them much-needed personal time and/or work time. We must provide better facilities and expanded programming at HSS to meet the needs of Story County's older adult population.

The proposed Center will serve as a programmatic hub for the community-based delivery of services by four organizations (HSS, the City of Ames' Department of Parks and Recreation, Mary Greeley Medical Center, and Central Iowa Retired and Senior Volunteer Program). This collaboration will provide expanded offerings through the seamless delivery of services offered to older adults county-wide. It will improve access to programs, activities, and services in the areas of physical activity, health promotion and nutrition, and improved mental/emotional health through greater social networking opportunities.

The new Center will meet the needs of older adults in our county, and serve as a state-of-the-art facility, one that will excite this population to become actively involved in the Center.

# **ARPA FUNDS APPLICATION – STORY COUNTY, IOWA**

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**Has applicant received previous funding from Story County?**

**YES**

Date and amount of last  
funding receipt.

**ASSET Funding  
FY21/22: \$105,045**

## **PROJECT/PROGRAM INFORMATION**

**Project/Program Name:**

**HSS New Building Project and Programmatic Collaboration**

**Project/Program Purpose:**

Our purpose is to construct a new facility that will be inclusive and serve all socio-economic levels of older adults throughout Story County. The new Center will have increased emphasis on three spheres critical to senior well-being: physical activity, health promotion and nutrition, and social networking for improved mental/emotional health.

In support of these three spheres, the programmatic vision is two-fold and can be accomplished by:

1) Programmatically partnering with the City of Ames' Department of Parks and Recreation, Mary Greeley Medical Center, and Central Iowa Retired and Senior Volunteer Program.

Collectively, we will expand offerings in health promotion and nutrition, physical activities, support groups, resilience training, volunteer engagement, etc. HSS will continue to provide the direct services of an Adult Day Center, Outreach, Meals on Wheels, and social gathering activities (cards, BINGO, bridge, book and social clubs, etc.).

2) During the pandemic, it became clear that our new building must include state-of-the-art technology. With improvements in technology, the new facility will also serve as a 'virtual' Center. A virtual center is an online platform that promotes ongoing learning, social engagement, and civic involvement through a computer or other Internet-enabled device. This virtual Center will provide older adults living throughout Story County (and their caregivers) live access to classes, support groups, health and nutrition offerings, video chats, and the opportunity to participate in fitness, wellness and health promotion programs.

**Requested Story  
County ARPA  
funding  
amount: \$2,300,000**

**Under which approved ARPA usage requirement does your proposed concept fall? Please check all applicable.**

**Support the public health response: YES**

**Address negative economic impacts caused by the public health emergency: YES**

**Invest in water, sewer, and broadband infrastructure:  
NO**

## **ARPA FUNDS APPLICATION – STORY COUNTY, IOWA**

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**Can your project be fully committed (under contract) by December 2024?**

**YES**

**Can your project be completed by December 2026?**

**YES**

**Describe the project goals/objectives and how your proposal fulfills a public need that has been created or exacerbated by the COVID-19 pandemic. How will the project achieve these goals (what specific services will be provided)?**

**Fulfilling a Public Need Created by or Exacerbated by the Pandemic:**

No population has been harder hit by the pandemic than those 60 years and above. Many Story County older residents have spent the past 18 months isolated at home out of fear of being hospitalized or dying due to COVID-related illness. This enforced isolation has had devastating effects on the mental and physical well-being of older adults.

During the pandemic, we have gained a much deeper understanding of the damaging impact loneliness and social isolation have upon older adults. We learned that "the mortality risk of loneliness is comparable to smoking 15 cigarettes per day. Lonely people are 50% more likely to die prematurely. Loneliness and social isolation are rarely considered or addressed in health and mental health care settings. Yet they are among the most modifiable risk factors for mortality and morbidity." \*

Moreover, the pandemic showed us that we must expand program offerings and increase the building's square footage to serve the growing population of older adults within Story County. HSS's new facility will provide a broad spectrum of services, activities, and programs supporting their overall well-being: mentally, physically, nutritionally, and socially. Based on the data provided below, program offerings and support will continue to be critical as the older population in Iowa and Story County increases in the years ahead.

- By 2040, Iowans aged 65 and older will make up 20% or more of the population in most counties. One out of three in this population will be affected by some form of dementia.
- There are currently over 750,000 baby boomers (born between 1946 and 1964) in Iowa or 1 in 4 state residents; this generation has had, and will

continue to have an enormous impact on health care and state and county public health resources as it ages.

- 87% of Iowans indicate that it would be extremely or very important to have services that allowed them or their loved ones the assistance needed to remain independent.

Specifically related to Story County, the **2020 Story County Community Health Needs Assessment (SCCHNA)** focused on: "What are the most important health and human service needs of the people of Story County and why?"

The SCCHNA determined the most significant needs - in order of importance are:

- Mental health services
- Food security
- Housing
- Child Care
- Suicide Prevention
- Income

As detailed in this ARPA Application, we believe our programmatic collaboration with the City of Ames, Mary Greeley Medical Center, and Central Iowa RSVP, combined with a new Center, will support three of the six identified needs listed above for those 60+: mental health services, food security, and income. In support of this statement, we also want to provide the following data taken from HSS's Clear Impact Scorecard for FY20/21 (during the height of the pandemic):

**Clear Impact Scorecard: FY20/21 PARTICIPANT DATA**

Served 124 people below 150% of the Poverty Guidelines  
Served 286 people between 150% and 200% of the Poverty Guidelines  
Served 117 people 200% or more of the Poverty Guidelines  
Served 40 people with Emotional/Mental Disabilities  
Served 315 people with Physical Disabilities

**Project Goals/Objectives:**

In a new and appropriately equipped facility; support those 60+ on their journey to age well, by seamlessly providing programs, activities and services in the areas of physical activity, social networking, and health promotion and nutrition. We envision the new Center as an exciting place to serve older adults of all backgrounds, allowing them to fully engage in meaningful activities and services (in person and virtually).

**Specific Services to be Provided:**

- 1) **Mental and Social Well-Being:** Arts/crafts, book and social clubs, bridge, cribbage, card games; computer and technology classes (such as photo and video editing and sharing), social media activity and safety, intergenerational initiatives, and extensive volunteering opportunities.
- 2) **Physical Activity:** Exercise classes, Tai Chi, yoga, strength and cardio training, Silver Sneakers, chair aerobics, etc.
- 3) **Health Promotion and Nutrition:** Healthy cooking classes, nutrition and diabetic education classes, wellness groups, health screenings, foot care, resilience training, and support groups for various life situations such as caregivers, grief support for spousal loss, and others.
- 4) **Meals on Wheels:** Continue program coordination and the delivery (via volunteers) of hot and nutritious noon meals to approximately 230 older adults daily/county-wide.
- 5) **Outreach Services:** Through home visits, telephone contacts, ZOOM meetings, etc., continue to provide a vital link between older adults and community resources, helping aged 60 and above to successfully live independently as long as possible.
- 6) **A dedicated Adult Day Center (ADC):** The ADC brings an enhanced quality of life and sense of dignity to those needing extra support on a daily basis. The ADC also provides caregivers respite while they work or tend to personal needs.
- 7) **Support to Caregivers:** Spouses and children of older adults need emotional support to deal with the stress of caring for their loved ones. Caregivers are impacted mentally, physically, and emotionally and supporting them in their caregiving journey is vital. According to the National Alliance for Caregiving, "family caregivers provide 20 hours of care per week, with the majority caring for an aging loved one".  
  
In support of caregivers, on a daily basis, HSS's Director of Adult Day Center services and Outreach Specialists provide a listening ear, wise counsel, and specific ideas to support spouses and children. Numerous times, and in all seriousness, caregivers have told us: "The Adult Day Center saved my life."
- 8) **State-of-the-art Computer Networks:** This will include secure social media systems for older adults and up-to-date smart technology.

**Describe how the success of your project/program will be evaluated and what is the desired community impact.**

**Program Evaluation:**

- 1) We will continue to utilize ASSET's Clear Impact Scorecard; tracking the performance of services, programs, and activities while measuring these services' impact on the older adult population of Story County. This powerful tool also allows HSS to manage program participants, collaborate with community partners, and monitor progress over time.
- 2) HSS and our three collaboration partners (City, MGMC, Central Iowa RSVP) will complete individual program evaluations on an ongoing basis.
- 3) Annually, agency Participant Satisfaction Surveys will be completed.
- 4) Focus groups will be held regularly county-wide to gain feedback on existing services and to receive input on what additional programs and activities those 60+ would like to have offered.

**Desired Community Impact:**

County-wide, support of those 60 to 100+ years of age on their journey to stay active, engaged, and age well. Vastly different programs, activities, and services are needed to accomplish this goal during these four decades of later life. A continuum-of-services model is required in three spheres of programming: physical activity, social networking, health promotion and nutrition. This breadth of needed programming will be delivered by HSS, the City of Ames' Department of Parks and Recreation, Mary Greeley Medical Center, and Central Iowa RSVP.

The pandemic taught us that the new Center must also include state-of-the-art technology, allowing the new HSS facility to become a 'virtual' Center. Although this will be important to older adults throughout Story County, it will be especially important to those who are homebound. It will allow them (and their caregivers) to take part in live classes, support groups, interact with their peers on current events, enjoy an art or yoga class, learn a new hobby, and receive wellness tips in their homes. The new Center will help rebuild the social networks and lives of otherwise shut-in older adults and those struggling from the effects of the pandemic.

As an example, in New York State, a Virtual Senior Center (VSC) survey found: 80% of their members reported experiencing reduced loneliness, 60% noted experiencing increased connectedness, 51% self-reported an increase in health status (well-being) and 97% said participating in a virtual senior center improves the quality of their life. \*\*

Built in 1952 (Adult Day Center wing was added in 1990) the existing facility is aged, worn, outdated, with inadequately sized spaces. It cannot house the level of services needed by Story County older adults. Further, it lacks energy efficiency and has very little daylight. The new Center would be designed to meet the energy code, with large windows providing ample opportunities for daylight to filter in, energy-efficient windows, doors, roof, walls and mechanical systems, and LED lighting.

Today's older adults desire and need to experience a vibrant and socially engaging environment that offers seamless services, programs, and activities that support their journey to age well. The new Center will meet those needs and expectations.

## **ARPA FUNDS APPLICATION – STORY COUNTY, IOWA**

**Who will be responsible for performing the work and achieving stated goals and objectives? How is this person qualified?**

**HSS Board of Directors:** A team of eight members has established the vision, funding, and programmatic partnerships with the City of Ames, Mary Greeley Medical Center, and Central Iowa Retired and Senior Volunteer Program.

- **Leo Milleman, President**  
Retired Physician, McFarland Clinic, Ames
- **Pamela White, President-Elect**  
Dean Emerita, College of Human Sciences, Iowa State University  
University Professor Emerita, Department of Food Science and Human Nutrition, Iowa State University
- **Nicole Facio, Past-President**  
Partner/Attorney at Law, Newbrough Law Firm, Ames
- **Tim Tryon, Treasurer**  
Market President, Vision Bank, Ames/Huxley
- **Elizabeth Erbes, Secretary**  
Partner/Architect; Avec Design+Build, Ames
- **Jennifer Margrett, Member**  
Associate Dean for Research and Graduate Education / Professor of Human Development and Family Studies, Iowa State University  
Dr. Margrett's research focuses upon adult development and optimal aging, cognition and everyday functioning, whole-person well-being, environment, context, and support including rurality, relationships, and technology.

- **Peter Martin, Member**  
Professor of Gerontology, Department of Human Development and Family Studies, Iowa State University  
Dr. Martin's research focuses upon longevity, personality, and the influence of coping behaviors on psychological well-being among very old adults.
- **John Shierholz, Member**  
Retired Physician, Mary Greeley Medical Center, Ames

HSS Executive Director, Nancy Carroll, will serve as the Board's day-to-day lead for the New Building Project. Carroll formerly served as the Director of Ames Parks and Recreation for 21 years. During her tenure with the City, she led numerous large-scale capital projects from inception to completion. Examples include; the Ames/ISU Ice Arena, Furman Aquatic Center, and Ada Hayden Heritage Park. Programmatically, Carroll had responsibility for the oversight of approximately 140 ongoing recreational programs, activities, and services.

Program, Service, and Activities: will be led and staffed by professionals from within each of the organizations collaborating with HSS.

**Has this proposal been approved by your Board of Directors/City Council/Applicable Entity? Please provide a date and form of approval (such as minutes or resolution).**

Yes. At the August 26, 2021 HSS Board Meeting, it was "Moved by White, seconded by Martin to approve proceeding with the development of a new HSS facility at 205 S. Walnut in Ames." Motion carried unanimously.

**Are you working in partnership or collaboration with other entities? If yes, identify partners/collaborators. Indicate amount of financial support and in-kind contribution.**

Yes. As detailed below, the impacts of the pandemic made it clear that to address loneliness, social isolation and to expand programmatic offerings in three spheres: physical activity, social networking, and health promotion and nutrition, we need to collaborate with three other providers: City of Ames' Department of Parks and Recreation, Mary Greeley Medical Center, and Central Iowa Retired and Senior Volunteer Program (Central Iowa RSVP).

**HSS, City of Ames' Department of Parks and Recreation, and Mary Greeley Medical Center: Programmatic Partners**

These three entities will enter into a partnership to deliver services, programs and activities across three spheres: physical activity, social networking, health promotion and nutrition. As noted earlier, the age demographic served spans 40+ years. Vastly different programs and services are needed during these four decades of life in order for older adults to age well. A continuum-of-services model is required.

Thanks to this partnership, we will collectively provide, in person and virtually, the breadth of programming required. These services will be seamlessly coordinated, aligned, and integrated in support of those 60+ aging well. Program examples include; fitness classes, Silver Sneakers, Tai Chi, yoga, core training, diabetic & nutrition education classes, healthy cooking classes, support groups for caregivers and other life situations (death of a spouse, etc.), arts, crafts, music, book and social clubs, bridge, cribbage, card games, and foot care, etc.

**HSS and Central Iowa RSVP: Leased Office Space and Programmatic Partners**

As a county-wide ASSET funded agency that also focuses on older adults, we anticipate that Central Iowa RSVP staff members will be located in the new Center.

Programmatically, HSS and Central Iowa RSVP currently partner to coordinate the volunteers needed for two essential county-wide programs: delivery of Meals on Wheels and the Grocery Pick-Up and Delivery Service. Numerous new volunteer opportunities for older adults will emerge when HSS and Central Iowa RSVP are located in the same building.

**HSS and the City of Ames: Building Site / Long-Term Lease Agreement**

The City currently owns the existing site and the building that HSS occupies. HSS and the City will enter into a long-term lease for the proposed Center at this same location for a one-time payment of \$1. The City's in-kind contribution will include the land currently valued at \$550,000. This proposed arrangement, anticipated to

be authorized by the end of 2021, calls for HSS to own the building housing the Center and for the City to continue to own the land.

### **HSS and Iowa State University**

Historically, multiple Colleges within ISU have partnered with HSS to conduct gerontological research projects and provide internships and applied student learning opportunities. The new Center, with cutting-edge technology, will provide ISU faculty and students with increased research opportunities and applied student learning experiences with those between the ages of 60 to 100+.

At the new Center, we will partner with the Gerontology Program at ISU for collaborative initiatives, the Department of Computer Science for state-of-the-art communication technology, and the College of Human Sciences for innovative health promotion programs. In many ways, this research will improve the lives of older adults locally and potentially nationally and globally.

### **Describe what would happen if you did not receive 100% of the requested funding from Story County.**

The square footage of the proposed facility would have to be significantly reduced. Therefore, it would be more difficult and potentially impossible to support the three areas of programmatic emphasis: physical activity, social networking, and health promotion and nutrition.

Significant building energy efficiencies would be eliminated; this would result in increased ongoing utility and operational costs and eliminate the opportunity to construct a building with a reduced carbon footprint. Examples include eliminating energy-efficient windows, doors, roofs, walls, and mechanical systems.

## **ARPA FUNDS APPLICATION – STORY COUNTY, IOWA**

**If this is an ongoing project, what is the sustainability plan if ARPA funding is not available to provide ongoing program/project continuity?**

Not an ongoing project / a one-time need for capital funding only.

**Describe the project/program timeline and milestones.**

- Hired Architectural Firm: September 23, 2021  
(Roseland, Mackey Harris Architects PC)
- Construction Documents Finalized: Anticipated Spring of 2022
- Construction Begins: Anticipated Summer of 2022
- Ribbon-Cutting Ceremony: Anticipated Summer of 2023

**Describe how this project would make a significant, long-term difference in the quality of life for Story County residents.**

Older adults (60 to 100+) will be able to participate (in person and virtually) in diverse and quality programs; ones designed to enhance their mental, physical and emotional well-being. Activities and services will be seamlessly coordinated, aligned, and integrated as they are provided by the four collaborating partner organizations.

The pandemic has reinforced the need to focus on both the physical and mental well-being throughout the life span of county residents. For this population, we must provide additional services in the areas of physical activity, social networking, health promotion and nutrition. This coordination will be made possible and remain successful long-term due to the partnerships we have forged with the City of Ames' Department of Parks and Recreation, Mary Greeley Medical Center, and Central Iowa RSVP.

Iowa State University faculty will continue to conduct gerontological research projects at the proposed new facility. Any one of their projects could enhance the quality of life Story County older adults' experience. Research project examples include dementia, Parkinson's, home-based exercise programs, technology advancement for visually/mobility-impaired individuals (voting machines), and elder abuse.

HSS' Adult Day Center will remain laser-focused on serving older adults (and their caregivers) who have been affected by the devastating diseases of dementia and Parkinson's; through Outreach Services we will continue to support and connect some of Story County's most frail, faceless, and those living below the poverty-line to existing available resources; and provide hot and nutritious noon meals through Congregate Meals, and Meals on Wheels, which we have done in partnership with Mary Greeley Medical Center since 2017.

The pandemic revealed the critical importance of Meals on Wheels. Prior to the pandemic we delivered 125 meals daily throughout Story County. Due to the pandemic this number increased to 230 per day, and we do not anticipate a decrease in this level of participation.

## **ARPA FUNDS APPLICATION – STORY COUNTY, IOWA FINANCIAL INFORMATION**

**Using the attached form, attach a detailed budget of the proposed project with a description of each budget item, including the total cost of the project and the percentage of the total budget this proposal funds.**

**What percentage of your budget is for administrative or management fees?**  
**ZERO**

**Are you accessing alternative funding sources? If yes, please list sources.**

**YES**     *Sources*  
             **\$4,000,000 has been received from individual donors**

**Does your organization obtain an annual audited or reviewed financial statement? Please provide your most recent financial statement. YES (Attached)**

**Is your organization required to file IRS Form 990? If yes, please provide your most recent filing. YES (Attached)**

**For cities: did you apply/receive your ARPA Funds\*?**

<i>Apply</i>	<i>Receive</i>
<b>Yes / No</b>	<b>Yes / No</b>

**\*Cities must have applied for and received other ARPA Funds to be eligible to apply for funds through Story County.**

## **ARPA FUNDS APPLICATION – STORY COUNTY, IOWA**

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*Please use the space below for any additional information.*

### **Additional Information:**

HSS services are provided on a sliding-fee scale (Adult Day Center), on a voluntary contribution basis (Meals on Wheels, Congregate Meals), or with no fees charged (Outreach Services, Activities). A **scholarship program** will be established within our new Center with our collaboration partners (City of Ames, Mary Greeley Medical Center, Central Iowa RSVP). Scholarships will ensure no one 60+ is denied access to services, programs or activities based on their ability to pay.

Due to the pandemic, construction costs have increased significantly. HSS is now in need of \$2.3 million in additional funding to ensure this proposed facility, in its totality, becomes a reality. Before the pandemic, our donor base stepped up and contributed \$4 million. This level of giving is unprecedented. This demonstrates that tremendous support exists county-wide for a new HSS facility and expanding program offerings. Given the economic uncertainty resulting from the pandemic, we believe it would be difficult to raise an additional \$2.3 million. The attached estimated Project Budget was prepared by Roseland, Mackey, Harris Architects PC in September 2021.

As stated in your grant criteria, we are confident our project addresses a "public need that has been created and exacerbated by the pandemic." Moreover, it is a project with "a strategic public purpose that creates meaningful and long-lasting impact" for Story County residents aged 60 and above.

Thank you for your consideration,  
Board of Directors  
Heartland Senior Services of Story County

\* "Reducing Loneliness and Social Isolation among Older Adults," a publication produced by Suicide Prevention Resource Center, <https://www.sprc.org>

\*\* Survey results from an article "Our Story—Virtual Senior Center" found at <https://www.vscm.selfhelp.net/our-story>



**AMENDMENT NO. 2**  
**To**  
**Grant Agreement**  
**for**  
**PROMOTE NUTRITIONAL SECURITY IN ESC – NEVADA FOOD AT FIRST**  
**ARPA SUBRECIPIENT NO. 9**  
**Dated** 3/19, **2024**

This AMENDMENT No. 2 is by and among the County of Story, Iowa and Nevada Food at First (collectively, "the Parties"). In consideration of the mutual covenants herein made, the Parties agree as follows:

**SECTION 1. PURPOSE OF AMENDMENT**

1. Parties agree that an amendment should be made to the following from Exhibit B of the Grant Agreement:
  - a. Amend the program budget as follows:
    - Transfer \$849.55 from 2.0 Food Distribution Supplies to balance expenses incurred beyond the \$15,000 budgeted in 1.0 Cold Storage. The cold storage units were purchased in October 2023 and exceeded the funds budgeted in 2021.
    - Eliminate the 3.0 Food Distribution Travel line item.
    - Transfer \$950.00 from 3.0 Food Distribution Travel funds to 4.0 Personnel.

**SECTION 2. AMENDMENT ALLOWED.**

1. The Grant Agreement provides for this Amendment in Section 6 (D) as follows:  
**Complete Agreement; Waivers and Amendments.** All conditions, covenants, duties and obligations contained in the Agreement may be amended only through a written amendment signed by the Subrecipient and the County unless otherwise specified in this Agreement. At the date of execution hereof, the original Agreement is attached hereto as Exhibit A and made a part hereof. From time to time after the date hereof, the Subrecipient may apply for, and the County may agree to make, additional Grants pursuant to additional Applications. In such event, such additional Applications shall become a part of new Agreement. The parties understand and agree that this Agreement and Application attached hereto, which are expressly incorporated herein by reference, supersedes all other verbal and written agreements and negotiations by the parties regarding the matters contained herein.
2. All other terms and conditions of the Agreement identified in the caption hereof shall remain in full force and effect except as specifically modified by this amendment.

STORY COUNTY, IOWA (County)

NEVADA FOOD AT FIRST (Subrecipient)

By: [Signature]  
Chairperson of the Board of Supervisors

By: Jenny Angus

Dated: 3-19-24

Dated: 3-13-24

Bonnie K. Mattson  
3-13-24

**Exhibit A**

Rec'd Friday, 10/15/21  
2:00 a

**Story County, Iowa  
American  
Rescue Plan Act**



**Project and Program  
Proposals  
External Community  
Organizations**

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

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

**ARPA FUNDS APPLICATION – STORY COUNTY, IOWA**

Story County will receive over \$18 Million in total funding from the American Rescue Plan Act of 2021 (also known as ARP; ARPA; Coronavirus State and Local Fiscal Recovery Funds; CSLFRF; and other names). These funds provide a substantial infusion of resources to help turn the tide on the pandemic, address its economic fallout, and lay the foundation for a strong and equitable recovery.

Throughout the pandemic, counties have served on the front lines in our communities. We have leveraged essential federal investments to help curtail the virus. We have taken many steps to serve our most vulnerable residents, including our seniors, children, unemployed, sick, and front-line workers.

This one-time federal government aid represents an historic investment in counties on the front lines of our nation's COVID-19 response and recovery efforts. The direct, flexible funding will improve the quality of life for the people living, learning, and working in Story County, provide for immediate recovery needs, and create a long-term investment in Story County's future.

The Story County Board of Supervisors is inviting communities, organizations and external partners to submit proposals for funding consideration. Together, we must pursue the great American tradition of building back better after major crises. Let us use this opportunity born out of a challenging time to strengthen our local partnerships and make smart investments in a brighter, more resilient future for our communities.

Proposals that will be considered for ARPA funds must address a public need that has been created or exacerbated by the COVID-19 pandemic and meet usage and timing requirements of the ARPA legislation. Projects should be designed with a strategic public purpose that creates meaningful and long-lasting impact and must be focused on Story County and be administered or located in Story County.

## **ARPA FUNDS APPLICATION – STORY COUNTY, IOWA**

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### **STORY COUNTY'S PRIORITIES FOR THE USE OF THESE FUNDS FOR THIS FIRST ROUND OF FUNDING ARE:**

- 1. Support the public health response** - meet and address emergent public health needs, including through measures to counter the spread of COVID-19, through the provision of care for those impacted by the virus, and through programs or services that address disparities in public health that have been exacerbated by the pandemic.
- 2. Address negative economic impacts caused by the public health emergency** - respond to the public health emergency or its negative economic impacts, including assistance to households, small businesses, and nonprofits, or aid to impacted industries such as tourism, travel, and hospitality.
- 3. Invest in water, sewer, and broadband infrastructure** – allows for a broad range of necessary investments in projects that improve access to clean drinking water, improve wastewater and stormwater infrastructure systems, and to make necessary investments in broadband infrastructure.

*For more information and details, visit the U.S. Treasury website at <https://home.treasury.gov/policy-issues/coronavirus/assistance-for-state-local-and-tribal-governments/state-and-local-fiscal-recovery-funds>*

## **ARPA FUNDS APPLICATION – STORY COUNTY, IOWA**

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### **Checklist**

This checklist is provided as a tool to assist you in the completion of your application. Remember, late and/ or incomplete applications will not be accepted. If you have questions regarding your application, please contact Sandra King at (515) 382-7200 or [ARPA@storycountyiowa.gov](mailto:ARPA@storycountyiowa.gov).

(Initial each statement after reading)

Bkm

Did you sign the certification page and initial all the certification statements?

N/A

If mailing your application, did you leave enough time for the post office to deliver it? Remember, postmarks will not be accepted, and late application will be disqualified.

Bkm

I have reviewed and will abide by Chapter 2, Part 200 of the Code of Federal Regulation (CFR) and Title 6 of the Civil Rights Act of 1964.

Bkm

I understand that interim reports on a quarterly basis to Story County will be required. In addition, a project wrap-up report is required upon completion of project.

# ARPA FUNDS APPLICATION – STORY COUNTY, IOWA

## Certification

***By signing this application, I understand and affirm that: (initial each statement after reading)***

BKm

If awarded, requested funds will be used only for purposes described in this application. I understand the use of funds are subject to audit by the State Auditor.

BKm

If awarded, my organization intends to enter into a contract as required by Story County, Iowa, provide liability insurance as may be required for the duration of the contract naming Story County as an additional insured and in an amount determined by the County. In addition, my organization will provide proof of or obtain any business license, if required.

BKm

I have reviewed, and if awarded funds, will abide by all federal, state, and local procurement policies.

BKm

Grants awards will be determined by Story County in its sole discretion. Applications may be awarded for the full or a partial amount of the grant requested, or declined.

BKm

I certify that I have the legal authority of the organization represented in this application to submit this request for funding on its behalf, and I further certify that the information submitted in this application is true and correct to the best of my knowledge. I understand that Story County will rely on the accuracy of the submittals and certifications made in conjunction with this application. Any misrepresentation of inaccurate information may result in a repayment of funds.

Barbara K. Mittman

Community Meal Coordinator

Print Name

Title

October 15, 2021

Signature

Date



## **ARPA FUNDS APPLICATION – STORY COUNTY, IOWA**

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### **SUBMISSION DEADLINE:**

**Friday, October 15, 2021**

**4:30 p.m.**

*Late applications will not be accepted.*

Applications must be submitted via email to [ARPA@storycountyiowa.gov](mailto:ARPA@storycountyiowa.gov)  
or may be mailed or delivered to:

**Board of Supervisors  
Story County, Iowa  
ARPA Funding Application  
900 6<sup>th</sup> Street  
Nevada, Iowa 50201**

## **ARPA FUNDS APPLICATION – STORY COUNTY, IOWA**

### **APPLICANT INFORMATION**

Organization Name:  
Nevada Food at First

Organization Address:  
1036 7th Street  
Nevada, IA 50201

Contact Person Name, Title, Email  
and Phone Number:

Barbara K. Mittman  
Community Meal Coordinator  
bk\_mittman@yahoo.com  
515-203-9946

Organization Website:

Facebook:  
Nevada Food at First

IRS Designation:  
Fiscal Sponsor: Nevada First United  
Methodist Church  
501(c)3

Federal Tax ID:  
42-0752659

**Is this organization under ecclesiastical or sectarian management or control, as specified in Iowa Code 331.901(5)?**

- Yes (Please note: funds eligibility depends on the intended use of the funds and compliance with Iowa Code requirements. Please continue completing the application and a preliminary determination of eligibility will be communicated to you upon submission.)*
- No

**What is the intended purpose/use of the funds?**

The funds will be utilized to address negative economic impacts caused by the public health emergency. Specifically, Nevada Food at First intends to use funds to:

- 1) Expand the availability of free evening meals to residents in all Eastern Story County (ESC) communities.
- 2) Facilitate a collaboration with Eastern Story County food pantries and retail partners to glean and distribute perishable and shelf-stable foods. Food insecurity has been exacerbated by the coronavirus pandemic.

## ARPA FUNDS APPLICATION – STORY COUNTY, IOWA

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**Has applicant received previous funding from Story County?**

- Yes      Date and amount of last  
funding receipt.
- No

### PROJECT/PROGRAM INFORMATION

**Project/Program Name:**

Promote Nutritional Security in ESC

**Project/Program Purpose:**

The purpose of this project is two-fold:

- 1) Extend existing free evening meal program to all Eastern Story County communities
- 2) Provide locally gleaned food to Nevada Food at First and Eastern Story County food pantries for use and distribution

**Requested Story County ARPA  
funding amount:** \$45,650

**Under which approved ARPA usage requirement does your proposed concept fall? Please check all applicable.**

- Support the public health response
- Address negative economic impacts caused by the public health emergency
- Invest in water, sewer, and broadband infrastructure

## ARPA FUNDS APPLICATION – STORY COUNTY, IOWA

**Can your project be fully committed (under contract) by December 2024?**

Yes

No

**Can your project be completed by December 2026?**

Yes

No

**Describe the project goals/objectives and how your proposal fulfills a public need that has been created or exacerbated by the COVID-19 pandemic. How will the project achieve these goals (what specific services will be provided)?**

1) Evening Meals - The objective of this component of the grant is to both increase the number of evening meals delivered to households and expand the geographic reach of Nevada Food at First. Grant dollars will be used for cold storage, meal distribution supplies, travel, and a part-time contractor to support meal delivery in all six Eastern Story County communities. Volunteers currently deliver meals to specific locations in Nevada, McCallsburg and Maxwell. These stops serve households with children and the aging in neighborhoods where incomes are near poverty levels or rent is subsidized. Initiated at the start of the pandemic, the number of meals distributed into these communities has increased from an average of 35 meals/night in 2019 to an average of 154 meals/night through the third quarter of 2021.

2) Provide Food - The objective of the project's second element is to provide food for Nevada Food at First meals and for food pantries in Eastern Story County by gleaning. Grant dollars will be used for cold storage, travel, and a part-time contractor to coordinate food gathering (gleaning), safe food handling, and food distribution. To meet our needs and expectations, food retailers (grocers, restaurants, and bakeries) have too much of everything on their shelves. Some food does not sell in time, is imperfect, or deemed unusable once it arrives at the store. In the past, this food was simply thrown away. Gleaners makes it possible for retail partners to donate safe and tasty food to help households be more nutritionally secure. Bricktown Bakery (Nevada), Panera (Ames), and Hy Yee (North Ankeny) currently provide baked goods for Nevada Food at First and food pantries in Nevada and Colo. Nevada Food at First also benefits from the produce harvested from the (new in 2021) Nevada Community Garden. A retail partnership proposal was submitted to the new Dollar Fresh (Nevada) store manager on October 6, 2021.

**Describe how the success of your project/program will be evaluated and what is the desired community impact.**

1) Evening Meals - The desired impact is that all households experiencing food insecurity in Eastern Story County can access free meals at least twice a week in local neighborhoods or communities. We will monitor this impact by continuing to collect and report the number of meals served, households not previously served, and locations served. Anecdotal narratives from meal recipients and volunteers will also be collected and shared.

2) Provide Food - The desired impact is that locally gleaned food will be made available to Nevada Food at First and Eastern Story County food pantries for use and distribution. We will monitor this impact by continuing to weigh and report the pounds and categories of foods (i.e. baked goods, vegetables, dairy) donated by retail partners. We will use short surveys to collect information and gauge how this additional food is being perceived and accepted by meal and food pantry recipients and leaders. Surveys will include an opportunity to describe how the availability of gleaned food helps households be more nutritionally secure.

## **ARPA FUNDS APPLICATION – STORY COUNTY, IOWA**

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### **Who will be responsible for performing the work and achieving stated goals and objectives? How is this person qualified?**

The work associated with this project will be achieved collaboratively by a new part-time contractor and community partners. Barb Mittman, Community Meal Coordinator, will convene members of the Nevada Food at First Steering Committee, leadership from the Eastern Story County food pantries, and representatives from our fiscal agent, Nevada First United Methodist Church, to hire a logistical and detail-oriented individual who demonstrates the initiative and resourcefulness to fulfill the purposes outlined in this application. Preference would be given to Eastern Story County residents with administrative and volunteer experience.

Barb Mittman will consult, support, and serve as liaison to this individual. Barb has provided leadership as the Community Meal Coordinator since January 2017.

### **Has this proposal been approved by your Board of Directors/City Council/Applicable Entity? Please provide a date and form of approval (such as minutes or resolution).**

Yes, see attached minutes from the Nevada Food at First Steering Committee meeting on Thursday, September 30, 2021.

### **Are you working in partnership or collaboration with other entities? If yes, identify partners/collaborators. Indicate amount of financial support and in-kind contribution.**

Yes, we are working in cooperation with other entities.

Nevada First United Methodist Church hosts Nevada Food at First. In-kind support includes access to the kitchen, Fellowship Hall, utilities, office space and administrative staff, and a secure storage area. This local congregation is also the non-profit IRS 501(c)3 sponsor and acts as fiscal agent for Nevada Food at First. (See attached documentation.)

We are also collaborating with Food Bank of Iowa, our current retail partners, Story County Hunger Collaboration, and the two school and four community food pantries in Eastern Story County. Nevada Food at First and the food pantries are mostly staffed by volunteers.

### **Describe what would happen if you did not receive 100% of the requested funding from Story County.**

If we did not receive 100% of the requested funding, we would have to trim the hours and/or compensation rate for the contracted position and delay needed capacity-building. Funds for food could be secured from local sources (i.e. the Nevada Community Foundation or LIVE UNITED food drive) allowing undesignated donations to address the acute need for meal distribution supplies and cold storage. We would also need to rely more heavily on the greater ESC community to provide volunteer leadership and funds with which to accomplish the proposed work.

## **ARPA FUNDS APPLICATION – STORY COUNTY, IOWA**

**If this is an ongoing project, what is the sustainability plan if ARPA funding is not available to provide ongoing program/project continuity?**

Nevada Food at First volunteers have been offering free meals to those who hunger since 2009. The rapid growth experienced since the onset of the pandemic in March 2020 has been met by committed volunteers and sustained by widespread generosity. Our outreach to other Eastern Story County communities has been in response to needs presented by residents and developed organically. We recognize that these ARPA funds could both meet our acute needs and position us to further impact food insecurity in Eastern Story County.

**Describe the project/program timeline and milestones.**

November 2021 - Work to investigate and assess cold storage options and location  
November 2021 and on-going - Order meal distribution supplies, as needed  
November 2021 and on-going - Advance relationships with manager and staff at Dollar Fresh  
November 2021 and on-going - Cultivate relationships with ESC food pantry leaders  
November 2021 and on-going - Volunteer recruitment, care, and nurture  
November 2021 and on-going - Expand Steering Committee to include food pantry leaders  
November 2021 and on-going - Use social media to publish updates re: Nevada Food at First  
December 2021 - Develop part-time contractor job description and duties  
January 2022 - Approve part-time contractor job description and duties  
January 2022 - Approve cold storage plan and order, install upon arrival  
February 2022 - Advertise part-time contractor position  
March 2022 - Interview and select contractor  
April 2022 - On-board contractor  
April 2022 - Generate survey(s) to assess perception and acceptance of meal/food recipients  
May 2022 - Create volunteer meal/food delivery travel support strategy  
June 2022 - Approve recipient survey(s) and delivery travel support strategy  
July 2022 and on-going - Publish first recipient survey(s), offer surveys again quarterly  
September 2022 - Review, reflect, assess, and adjust to prepare for 2023  
Quarterly and on-going - Provide program update to the Story County Board of Supervisors

**Describe how this project would make a significant, long-term difference in the quality of life for Story County residents.**

This project seeks to promote nutritional security by delivering free evening meals and supplying gleaned food to pantries in Eastern Story County. This proposal puts food on the table and increases the possibility that households will find food they recognize and can use to meet their needs at their local food pantry.

# ARPA FUNDS APPLICATION – STORY COUNTY, IOWA

## FINANCIAL INFORMATION

Using the attached form, attach a detailed budget of the proposed project with a description of each budget item, including the total cost of the project and the percentage of the total budget this proposal funds.

What percentage of your budget is for 0% administrative or management fees?

Are you accessing alternative funding sources? If yes, please list sources.

Yes Sources

No

Is the requested funding a match for other funding? If yes, please describe.

Yes Describe match

No

Does your organization obtain an annual audited or reviewed financial statement? Please provide your most recent financial statement. No. Most recent financial statement is attached.

Is your organization required to file IRS Form 990? If yes, please provide your most recent filing. No

For cities: did you apply/receive your ARPA Funds\*?

*Apply*

*Receive*

Yes

Yes

No

No

\*Cities must have applied for and received other ARPA Funds to be eligible to apply for funds through Story County.

# ARPA FUNDS APPLICATION – STORY COUNTY, IOWA

*Please use the space below for any additional information.*

## Additional Information:

### About Nevada Food at First:

Nevada Food at First exists to feed those who hunger. The name reminds us that our basic human need for food must be met first, before anything else.

Nevada Food at First prepares and serves free evening meals twice each week. These community meals have been hosted with in-kind support from Nevada First United Methodist Church since 2008. After years of serving meals and enjoying table fellowship at the church, our way of caring for those who hunger changed in March 2020. Instead of eating around tables, carry-out meals are ordered by households for either pick up at the church or delivery to neighborhood locations close to where our most vulnerable and food insecure residents live, including households in Maxwell and McCallsburg.

### Meals Served:

Calendar Year: 2021\*

Meals Served: 11,792

Total Meal Dates: 76

Average # Meals/Date: 154

### Calendar Year: 2020

Meals Served: 8,342

Total Meal Dates: 103

Average # Meals/Date: 91

### Calendar Year: 2019

Meals Served: 3,197

Total Meal Dates: 98

Average # Meals/Date: 33

### Calendar Year: 2018

Meals Served: 3,473

Total Meal Dates: 98

### \*2021 Meals Served To-Date:

1st Quarter Total: 3,194 meals; Average meals/night: 139

2nd Quarter Total: 3,699 meals; Average meals/night: 150

3rd Quarter Total: 4,639 meals; Average meals/night: 172

July: 1,474 meals; Average meals/night: 164 (9 nights); Range: 139-193 meals

August: 1,469 meals; Average meals/night: 165 (9 nights); Range: 142-188 meals

September: 1,676 meals; Average meals/night: 166 (9 nights); Range: 128-221 meals

### Volunteers

This free community meal program is sustained by nearly 300 volunteers, from various sectors of the community. Representatives from groups that plan, prepare, and serve the meals are members of the leadership Steering Committee and meet at least quarterly. Since 2017, the Community Meal Coordinator has been providing leadership without compensation.

### Food Bank of Iowa and In-Kind Donations:

Over the years, Nevada Food at First has positioned itself to take full advantage of gleaned and Food Bank food. We often benefit from the generosity of the volunteers and retailers associated with Free Market (Ames Food at First). Volunteers partner with The Blessing Box in Elkhardt for a share of baked goods from Hy Vee (North Ankeny) on Sunday mornings and participate in Panera's "Dough-Nation" program on Saturday nights. Nevada Food at First also benefits from the in-kind generosity of local beef and pork producers, individuals, and the keepers of the (new in 2021) Nevada Community Garden.

### Existing Community Partners:

Nevada Food at First already partners with other organizations to support children and families in the Eastern Story County area. This network includes Harmony Clothing Closet (Nevada), Nevada Community Cupboard, Cubbie's Cupboard (Nevada Middle School), Good Samaritan Fund (rent and utility assistance hosted by St. Patrick's Catholic Church), and the Colo Food Pantry.

### Other Eastern Story County Food Pantries:

Colo Nesco School Pantry (Colo MS/HIS)

Maxwell-Collins Food Pantry (Maxwell)

Zearing/McCallsburg Food Bank





Nevada Food at First Steering Committee  
Quarterly Meeting **Minutes** - September 30, 2021  
6:30 p.m. - Nevada First UMC

Members present:

Kim Stieler, Deb and Dave Atkins, Brenda Hobson, Doxie Weber, Leah Schmidt, **Jenny Angus**, Jody Melcher, Laurie Henry, Barb Mittman

Hand-outs:

- 2021 Volunteer Cook/Serve (Pack) Group Schedule
- 2021 Food at First Data Summary (Meals Served)
- 2021 3<sup>rd</sup> Quarter Financial Report

COVID Update

Host Church Update: Church leadership met on September 14 and voted to continue to require everyone to wear a mask inside the church building whether vaccinated or not.

Cook/Serve (Pack) Volunteer Update

- 2021 Civil Rights Training and Log - All volunteers need to read the Powerpoint training and sign the log once in 2021. A printed copy is in the white Civil Rights notebook. An electronic version of the training will be attached to the monthly e-mail.
- 2021 Volunteer Schedule - 4<sup>th</sup> Quarter
  - Thursday, November 25: Thanksgiving Day (No Food at First: Christian Church)
  - Thursday, December 23: Pack "Take 'N Heat" Holiday Meal

Neighborhood Delivery Stops

- Existing: Boys' and Girls' Club, Rolling Hills Mobile Home Park (Maxwell), The Meadows and Nevada Park Apartments, The Regency, 10<sup>th</sup> Street/R Avenue (Home Acres), and 10 Maple Avenue (Country Club Estates)
- Demonstrated Need/Proposed: South 11<sup>th</sup> Street

"This NEW Thing" (aka Nevada Food at First) in 2022

- Defining "This NEW Thing" - 2021 Markers (To-date: September 30)
  - Meals Served Data
  - Meal delivery stops in Nevada, McCallsburg, and Maxwell
  - Food: 2020 Food Bank of Iowa -- 6,083 lbs at a cost of \$413.50 (truck 1x/month)
  - Food: 2021 Food Bank of Iowa -- 4,842 lbs at a cost of \$409.36 (truck 2x/month)
  - Food: Retail Partners -- Panera (Ames); Hy Vee (Ankeny North); Bricktown (Nevada)
  - Funds: 3<sup>rd</sup> Quarter Financial Report
  - Time: Since March 2020 - Increased number of volunteers, more volunteer hours; implementing flexible meal prep times
- Sustaining "This NEW Thing"
  - Acute Need: Cold storage (additional dry storage at times); meal packaging
  - Food: Food Bank of Iowa, Retail Partners, Nevada Community Garden, FFA
  - Funds: Donations, Grant funds (by project)
  - Time: New volunteers for food handling and meal prep/packing (groups and individuals); flexible volunteer times (beyond Mondays/Thursdays); organize volunteers by task in relationship to food; program leadership

**Nevada Food at First**

Beginning Balance 07/01/2021

\$16,317.71

## Expenses:

## July

Ross Chemical	164.85
Fareway	172.46
Food Bank of Iowa	59.12

## August

Story City Locker (Processing)	405.00
Double M Angus (Beef)	1,403.50
Fareway	102.49
Food Bank of Iowa	47.64

## September

Food Bank of Iowa	30.48
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## TOTAL EXPENSES:

2,385.54

## Deposits:

## July

Food @ First (Grant)	11,482.15
UMC Food @ First	100.00
UMC Food @ First	2,013.52
UMC Food @ First	20.00

## August

UMC Food @ First	75.00
UMC Food @ First	250.00
Food @ First	75.00
Food @ First	210.00
Food @ First	75.00

## September

NO DEPOSITS

## TOTAL INCOME:

14,300.67

Ending Balance 9/30/2021

\$28,232.84

**GRANT AGREEMENT  
AN AGREEMENT WITH HUXLEY COMMUNICATIONS COOPERATIVE  
FOR BROADBAND EXPANSION PLANS**

THIS AGREEMENT ("Agreement") is entered into by and Between Story County, an Iowa Municipal corporation, whose mailing address and telephone number is 900 Sixth Street, Nevada, Iowa 50201, telephone 515-382-7200, hereinafter referred to as "County", and the Huxley Communications Cooperative, hereinafter referred to as "Grantee", whose mailing address and telephone number is 102 N Main Ave, Huxley, Iowa 50124, telephone (515) 597-2281.

**1. PURPOSE AND INTENT**

The purpose of the agreement is for the Grantee to expand broadband to a service area in rural Maxwell and Iowa Center, with the funding from Story County to serve as county match for funding from the Empower Rural Iowa Broadband Grant Program.

The Grantee acknowledges that (1) the source of funding awarded for this project is the Coronavirus State and Local Fiscal Recovery Funds ("SLFRF") funds; (2) any and all compliance requirements for use of SLFRF funds; and (3) any and all reporting requirements for expenditures of SLFRF funds. (All definitions from "*Compliance and Reporting Guidance: State and Local Fiscal Recovery Funds*" dated February 28, 2022, version 3.0.)

In order to accomplish the objectives of the American Rescue Plan Act (ARPA) to respond to the public health emergency or negative economic impacts, including assistance to households, small businesses, and nonprofits, or aid to impacted industries such as tourism, travel, and hospitality, the County and Grantee agree as follows:

**2. DISBURSEMENT OF FUNDS**

The County will pay Grantee an amount not to exceed \$30,000. The funds will be disbursed in one lump-sum payment of \$30,000.

**3. REPORTING**

In exchange for payment received, Grantee agrees to provide the County quarterly reporting on expenditures and obligations made with ARPA funds and annual reporting regarding the referenced broadband expansion to Story County. A timeline for quarterly reporting is attached as Exhibit A.

**4. TERMS**

The terms of this service agreement shall begin upon the execution of this contract by the Chair of the Story County Board of Supervisors. Agreement shall terminate upon the exhaustion of ARPA funds by Grantee. Agreement will terminate no later than 12/31/2026.

- (A) This Agreement shall remain in effect until one of the following events has occurred:
- a. The Grantee and the County replace this Agreement with another written agreement;
  - b. All of Grantee's obligations under this Agreement have been discharged, including, without limitation, any obligation to reimburse the County for disbursements; or
  - c. This Agreement has been terminated pursuant to the provisions of Section 4 hereof.

## 5. TERMINATION

The County, in its sole and absolute discretion, may terminate this Agreement:

- a. if the Grantee has breached any provision of this Agreement or has failed to comply with any applicable state or federal law or regulation applicable to any Project; or
- b. if any representation or warranty made by the Grantee in any Proposal, this Agreement, or any certification or other supporting documentation thereunder or hereunder shall prove to have been incorrect in any material respect at the time made.
- c. *Notice of Termination.* The County shall provide the Grantee with written notice of termination of this Agreement. The termination of this Agreement shall be effective as of the date such notice of termination is sent by the County. The County may terminate this agreement without penalty to the County, at any time, without cause, by giving written notice to the Provider at least fifteen (15) days before the effective date of such termination.
- d. *Effect of Termination.* Upon termination of this Agreement, the Grantee shall reimburse the County for all costs and disbursements of the project terminated on a schedule to be negotiated in good faith between the County and the Grantee, but in no event more than 60 days from the date of such termination. The Grantee shall return any unused portion of the funds to the County within thirty days of notification of termination.
- e. Grantee may terminate this agreement by giving a 21-day notice by certified mail to the County.

## 6. AFFIRMATIVE COVENANTS

- a. *Ratification.* By executing this Agreement, the Grantee (i) affirms and ratifies all statements, representations and warranties contained in all written documents that it has submitted to the County in connection with this Agreement (including, without limitation, the Agreement and the Application attached hereto as of the date hereof) and (ii) agrees that on each date, if any, that additional information is attached hereto and made a part hereof, it will be deemed to have affirmed and ratified all such statements, representations and warranties (including, without limitation, those contained or provided in connection with such additional information).
- b. *No Litigation.* No action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, public board or body, other than as disclosed to the County in writing, is pending or, to the knowledge of the authorized representatives of the Grantee executing this Agreement, threatened (1) seeking to restrain or enjoin the execution and delivery of this Agreement, or the undertaking of any Project (defined below) or (2) contesting or affecting the validity of this Agreement; and neither the corporate existence of the Grantee nor the title to office of any authorized representatives of the Grantee executing this Agreement, is being contested.
- c. *No Conflicts.* The authorization, execution and delivery of this Agreement, and performance by the Grantee of the Project and of its obligations under this Agreement, will not constitute a breach of, or a default under, any law, ordinance, resolution, agreement, indenture or other instrument to which the Grantee is a party or by which it or any of its properties is bound.
- d. *SAM.gov Registration.* Grantee shall inform the County whether or not they are actively registered with the System for Award Management ("SAM") and confirms that the

Unique Entity Identifier (“UEI”) or Taxpayer Identification Number (“TINS”) herein listed is the correct number for the Grantee as of the date hereof. If Grantee is not registered with the System for Award Management (“SAM”) they will be required to register and provide the County with their Unique Entity Identifier (“UEI”) before awarded funds will be released to the Provider.

Unique Entity Identifier (“UEI”) or Taxpayer Identification Number (“TINS”) -  
QRX7D5WLTMM8

- e. Reporting and Compliance with Laws. The Grantee shall comply with all reporting requirements as determined by Story County. In addition, the Grantee agrees that the Project shall be constructed or undertaken and shall be expended in full compliance with all applicable provisions of federal, state and local law and all regulations thereunder. Without limiting the generality of the foregoing, the Grantee covenants to comply in all respects with all applicable law, regulation and rule regarding bidding, procurement, employment and anti-discrimination.
- f. Civil Rights Compliance. Recipients of Federal financial assistance from the Treasury are required to meet legal requirements relating to nondiscrimination and nondiscriminatory use of Federal funds. Those requirements include ensuring that entities receiving Federal financial assistance from the Treasury do not deny benefits or services, or otherwise discriminate on the basis of race, color, national origin (including limited English proficiency), disability, age, or sex (including sexual orientation and gender identity), in accordance with the following authorities: Title VI of the Civil Rights Act of 1964 (Title VI) Public Law 88-352, 42 U.S.C. 2000d-1 et seq., and the Department's implementing regulations, 31 CFR part 22; Section 504 of the Rehabilitation Act of 1973 (Section 504), Public Law 93-112, as amended by Public Law 93-516, 29 U.S.C. 794; Title IX of the Education Amendments of 1972 (Title IX), 20 U.S.C. 1681 et seq., and the Department's implementing regulations, 31 CFR part 28; Age Discrimination Act of 1975.
- g. If for any reason Grantee is unable to meet the terms as agreed upon above Grantee shall notify the COUNTY and return any unused portion of the funds to the COUNTY within 30 days of that notification.

## **7. ASSIGNMENTS**

Grantee's obligation and duties under this Agreement shall not be assigned without the permission of the County.

## **8. INDEMNIFICATION**

Grantee shall hold harmless the County for any injury or damage caused by the acts or omissions of Grantee on employees or agents and Grantee agrees to indemnify the County for any such injury or damages.

## **9. DISPUTES**

Any disputes that arise between the County and Grantee would be governed by Iowa law and be litigated in Story County.

## **10. ACCESS TO BOOKS AND RECORDS**

Unless otherwise required by applicable laws, Grantee shall allow the County access to all books and records for purposes of auditing or reviewing Grantee's claims, upon request by the County. Grantee's failure to provide access under this section shall constitute a material breach of the agreement.

- a. Recordkeeping. The Grantee shall maintain accounts and records with respect to the Project in accordance with generally accepted accounting principles as issued from time to time by the Governmental Accounting Standards Board (GASB). Grantee shall keep and maintain all financial records and supporting documentation related to the Project for a period of seven years after all proceeds have been expended or returned to the County. Wherever practicable, Grantee shall collect, transmit, and store such records in open and machine-readable formats. Grantee agrees to make such records available to the County or the United States Treasury upon request, and to any other authorized oversight body, including but not limited to the Government Accountability Office (GAO), the Treasury's Office of Inspector General (OIG) and the Pandemic Relief Accountability Committee (PRAC). Grantee agrees to make such accounts and records available for on-site inspection during regular business hours of the Grantee and permit the County, the United States Treasury or any other such authorized oversight body to audit, examine, and reproduce such accounts and records, and to make audits of all contracts, invoices, materials, payrolls, records of personnel, data, and other information relating to all matters covered by this agreement.

## **11. REQUIREMENTS**

Grantee hereby agrees to perform all duties in accordance with all state and federal laws and regulations. This provision includes but is not limited to Iowa Code Section 144.32. Grantee assures that no person shall be on the grounds of race, color, national origin, or sex, as provided by Title VI of the Civil Rights Act of 1964 be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under this program or activity. Failure to perform duties in accordance with the applicable laws and regulations shall be considered a material breach of this agreement by the Grantee.

**12. COMPLETE AGREEMENT**

This is the entire agreement between the County and Grantee.

STORY COUNTY, IOWA (County)  
By:

Husky Communications (Grantee)  
By:

  
Chairperson of the Board of Supervisors

  
Authorized Representative

Dated: 3-19-24

Dated: 3-12-24



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

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

Polk County Public Works  
Attn: Allison van Pelt  
5885 NE 14<sup>th</sup> Street  
Des Moines, Iowa 50313

March 19, 2024

Ms. van Pelt:

On behalf of Story County, we are writing to support Polk County, Iowa's application for implementation funding through Phase II of the US EPA's Carbon Pollution Reduction Grant (CPRG).

Central Iowa's Priority Climate Action Plan, submitted to the US EPA on March 1, 2024, shows low-income residential housing requires unprecedented investments to reduce emissions, maintain affordability for low and fixed-income households, and enhance the efficiency and resiliency of homes, neighborhoods, and communities. The planning process revealed that weatherization assistance programs are presently underfunded or inaccessible, leaving thousands waitlisted for programs that serve only a few hundred households each year. Existing rebate and cost-share programs are out of reach for low-income and disadvantaged households due to significant upfront costs. This unmet need means thousands of vulnerable families are missing out on significant savings and improved health and home safety.

Polk County's proposal recognizes that this inequitable gap in climate action is not insurmountable. Through regional stakeholder discussions in Phase I of the CPRG process, Polk County created a feasible, impactful proposal to overcome financial barriers and increase energy efficiency in low-income households. The program would also prepare those same households to increase electrical capacity—future-proofing housing infrastructure. Not only will this program reduce energy costs for low-income households, but it will also help ensure Iowa's vast renewable energy potential will be used efficiently. Central Iowa can significantly reduce fossil fuel consumption and greenhouse gas emissions by coordinating action on two parallel strategies: increasing energy efficiency gains and accelerating the electrification of housing. By simultaneously pursuing both strategies, the region can rapidly and equitably decarbonize and leverage our abundant renewable energy resources.

In addition to increasing efficiency and capacity, Central Iowa's proposal includes strategies for workforce development. It has already and will continue to engage with educational and labor institutions to strengthen workforce pipelines. Specifically, it will identify and address any gaps in training curriculum or certification requirements, develop pathways for sponsorship and scholarship opportunities, and support retention of trained workers. The overall workforce development component will fill local talent needs while advancing career opportunities in the growing clean energy economy.

We appreciate Polk County's holistic approach to this proposal, and we are proud to support its application to CPRG Phase II on behalf of Central Iowa.

In partnership,

A handwritten signature in blue ink that reads "Lisa Heddens". The signature is fluid and cursive, with the first name "Lisa" and last name "Heddens" clearly legible.

Lisa Heddens, Board Chair  
Story County Board of Supervisors  
900 6<sup>th</sup> Street  
Nevada, IA 50201

## Story County, Iowa

# Economic Development Process and Policies

Adopted by the Story County Board of Supervisors on the 2<sup>nd</sup> day of October, 2012

Amended: April 30, 2013  
May 17, 2016  
April 2, 2019  
May 26, 2020  
March 16, 2021  
September 21, 2021

May 27, 2014  
December 5, 2017  
March 31, 2020  
October 20, 2020  
May 18, 2021  
March 19, 2024



**APPROVED**

**DENIED**

Board Member Initials: AKH

Meeting Date: 3-19-24

Follow-up action: \_\_\_\_\_

The Board of Supervisors shall prioritize its potential ~~tax increment financing (TIF) revenues using~~ the following criteria as applicable:

- To fund eligible projects approved in the County's Capital Improvements Plan (CIP) which would otherwise be funded by General Fund dollars
- To fund eligible County projects in lieu of increasing general obligation debt
- To fund eligible County projects that meet the goals of the Strategic Plan
- To assist other taxing entities in the Urban Renewal Area with community improvement projects using the guidelines in this document.

The Story County Board of Supervisors developed this process and policies to establish structure and objectivity to the standard operating procedures for evaluating economic development projects. Establishing standard procedures and a framework for incentives ensures that the County's financial resources are used as efficiently and effectively as possible while limiting the impact to public budgets. Funds may or may not be available in any given year.

## Tax Increment Financing (TIF) goals, objectives and strategies

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

### 1. Percentage Limitation

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

### 2. School Funding Recognition

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

## Eligibility Requirements

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

- a) Transportation Infrastructure Enhancement
  - b) Public Land and Trail Improvement
  - c) Communication and Utility Infrastructure Expansion
  - d) Main Street and Town Center Revitalization
  - e) Housing Development, Rehabilitation, and/or Conversion
2. **No Tax Increment Rebate, Grants, Loans or Assistance to Private Business.** Story County will not use TIF funds to participate in any direct disbursement or rebate to a private entity.
  3. The Board of Supervisors may deny a request for TIF assistance if, in the Board's opinion, the applicant has other funding avenues at its disposal with which the project could be funded.
  4. **Required Match Guidelines.** It is expected that applicants identify a match of 25% of the total project costs.
  5. **Required Attendance at Pre-Application Conference.** In order to be deemed an eligible applicant, potential applicants must attend the Pre-Application Conference as describe in Step 1 in the Economic Development Project Process section.
  6. **Number of Applications Per Organization.** Only one application is allowed per organization per grant cycle. If an organization submits more than one grant application, all applications submitted by that organization will be deemed ineligible for grant funds and will not be reviewed.
 

Exception: The Board of Supervisors reserves the right to allow more than one application per organization per fiscal year, if in the opinion of the Board of Supervisors, it is in the best interest of the County and potential applicant and necessary due to extenuating circumstances beyond the control of the potential applicant.
  7. **Incomplete Applications or Applications Received Past Deadline.** To ensure fairness for all, applications that are incomplete, do not follow the guidelines, whose representative did not attend the Pre-Application Conference, or miss the deadline will not be reviewed.
  8. The Board of Supervisors may consider a request outside of the deadlines upon accepting a justification from the applicant.

## Evaluation Criteria

Applications are evaluated on strength of the project relative to community benefit; community support and partnerships; and project feasibility, schedule and budget. Meeting policy guidelines or other criteria does not guarantee the award of financial assistance. Furthermore, the approval or denial of one project is not intended to set a precedent for approval or denial of another project.

## Economic Development Project Process

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

**Step 1 - Pre-Application Conference** (*prior to the Third Tuesday of April – Annually*). Annually, County staff will hold an information session to review application forms, timeline, and procedures.

**Step 2 - Application Deadline** (~~June 30, 2024~~ June 14, 2024) This is the information gathering stage of a project which will provide the foundation for subsequent decision making by the Board of Supervisors. Applicants shall submit the Urban Renewal Area Project Application and include as much information as possible.

**Step 3 – Acknowledgement of Applications** (~~prior to July 13, 2024~~ July 9, 2024)

**Step 4 – Notification of Applicants** (~~prior to August 3, 2024~~ August 9, 2024). The Board of Supervisors shall notify the school district, municipality, and/or township trustees in the TIF district from which monies may be utilized for payment of the proposed TIF projects through the Urban Renewal Area Program. Further notice is sent to taxing authorities associated with the individual projects.

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

**Step 5 – Consultation Meeting** (~~September 7, 2024~~ September 10, 2024). The Board of Supervisors will schedule a consultation meeting to discuss potential projects.

**Step 6 – Evaluation** (~~SUSPEND FOR FISCAL YEAR 23~~ prior to the First Tuesday of October – Annually). The purpose of the evaluation stage is to weigh the public costs and benefits of the project. The Board of Supervisors will evaluate the public purpose/benefit involved, the strength of the opportunity, and the public costs involved. As part of the evaluation process, the Auditor shall prepare a report showing the status of all TIF projects, monies expended and monies owed on current TIF projects so that the Board of Supervisors can evaluate the funds available for all proposed projects. Further, the Board of Supervisors recognizes the importance of citizen input on proposed projects and will post all applications for projects on its website prior to decisions on the project so that the public may review the applications and prepare for any comment at weekly meetings of the Board of Supervisors.

**Step 7 – Urban Renewal Area Plan Updated** (~~SUSPEND FOR FISCAL YEAR 23~~ prior to November 1). Story County in consultation with the Story County Civil Attorney will prepare necessary updates to the Urban Renewal Area Plan to reflect any approved projects and present for action by the Board of Supervisors.

**Step 7 – Incur Debt** (~~SUSPEND FOR FISCAL YEAR 23~~ i.e. borrow money – prior to November 1).

**Step 8 – Debt Certified** (~~SUSPEND FOR FISCAL YEAR 23~~ December 1). Costs of all approved projects and the repayment schedule will be certified to the County Auditor.

## **Addition of TIF Property Process**

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

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

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

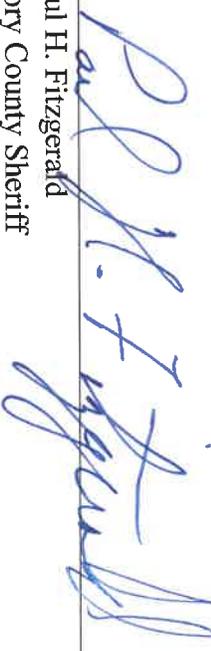
**Step 3 – Urban Renewal Area Plan and Ordinance Updated** (*prior to November 1*). Story County in consultation with the Story County Civil Attorney will prepare necessary updates to reflect any approved property to the Urban Renewal Area Plan and present the Urban Renewal Area Plan and Ordinance to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

CERTIFICATE OF APPOINTMENT OF  
CIVIL PROCESS SERVER

STATE OF IOWA, STORY COUNTY, SS.

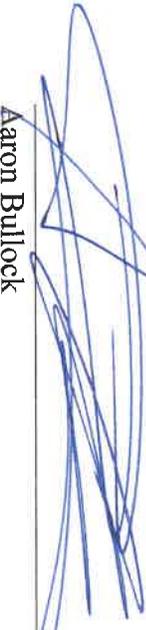
I, Paul H. Fitzgerald, Sheriff of Story County, Iowa, do hereby constitute and appoint Aaron Bullock as a civil process server. I do hereby authorize and empower him to do and perform in my name as such Civil Process Server, all acts and things that may lawfully be done by him as such Civil Process Server.

Given under my hand this 13<sup>th</sup> day of March, A.D. 2024

  
Paul H. Fitzgerald  
Story County Sheriff

STATE OF IOWA, STORY COUNTY, SS.

I, Aaron Bullock, having been appointed a Civil Process Server of Story County, under Paul H. Fitzgerald, Sheriff of Story County, do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of Iowa. I will faithfully and impartially, to the best of my ability, discharge all the duties of the office of Story County Sheriff in Story County, Iowa, as now or hereafter required by law.

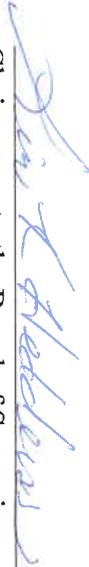
  
Aaron Bullock

Subscribed and sworn to before me this 13<sup>th</sup> day of March, A.D. 2024

  
Notary

**DIANE HOBART**  
Commission Number 741809  
My Commission Expires  
*3/31/24*

Above appointment approved by the Board of Supervisors of Story County, IA, this 19<sup>th</sup> day of March, A.D. 2024

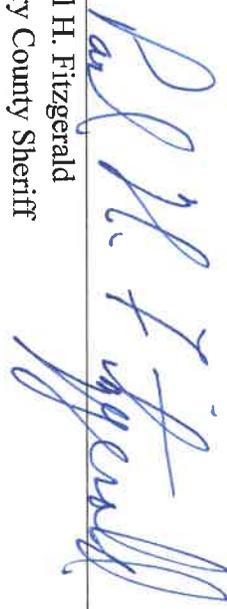
  
Chairperson to the Board of Supervisors

CERTIFICATE OF APPOINTMENT OF  
CIVIL PROCESS SERVER

STATE OF IOWA, STORY COUNTY, SS.

I, Paul H. Fitzgerald, Sheriff of Story County, Iowa, do hereby constitute and appoint Meredith Monroe as a civil process server. I do hereby authorize and empower her to do and perform in my name as such Civil Process Server, all acts and things that may lawfully be done by her as such Civil Process Server.

Given under my hand this 13<sup>th</sup> day of March, A.D. 2024

  
Paul H. Fitzgerald  
Story County Sheriff

STATE OF IOWA, STORY COUNTY, SS.

I, Meredith Monroe, having been appointed a Civil Process Server of Story County, under Paul H. Fitzgerald, Sheriff of Story County, do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of Iowa. I will faithfully and impartially, to the best of my ability, discharge all the duties of the office of Story County Sheriff in Story County, Iowa, as now or hereafter required by law.

  
Meredith Monroe

Subscribed and sworn to before me this 13<sup>th</sup> day of March, A.D. 2024

  
Notary



Above appointment approved by the Board of Supervisors of Story County, IA, this 19<sup>th</sup> day of March, A.D. 2024

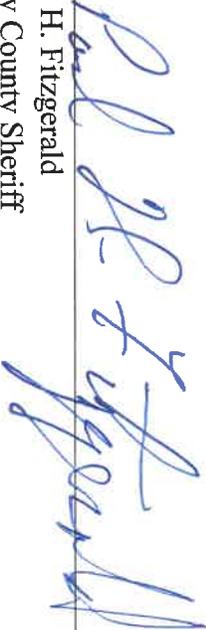
  
Chairperson to the Board of Supervisors

CERTIFICATE OF APPOINTMENT OF  
CIVIL PROCESS SERVER

STATE OF IOWA, STORY COUNTY, SS.

I, Paul H. Fitzgerald, Sheriff of Story County, Iowa, do hereby constitute and appoint Robin Tyler as a civil process server. I do hereby authorize and empower her to do and perform in my name as such Civil Process Server, all acts and things that may lawfully be done by her as such Civil Process Server.

Given under my hand this 13<sup>th</sup> day of March, A.D. 2024

  
Paul H. Fitzgerald  
Story County Sheriff

STATE OF IOWA, STORY COUNTY, SS.

I, Robin Tyler, having been appointed a Civil Process Server of Story County, under Paul H. Fitzgerald, Sheriff of Story County, do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of Iowa. I will faithfully and impartially, to the best of my ability, discharge all the duties of the office of Story County Sheriff in Story County, Iowa, as now or hereafter required by law.

  
Robin Tyler

Subscribed and sworn to before me this 13<sup>th</sup> day of March, A.D. 2024

Notary



Above appointment approved by the Board of Supervisors of Story County, IA, this 19<sup>th</sup> day of March, A.D. 2024

  
Chairperson to the Board of Supervisors

Prepared For:

STORY COUNTY JAIL - NEVADA, IA - Replacement UPS

Micah Andersen  
STORY COUNTY JAIL  
1315 B Avenue  
Nevada, IA , 50201  
515-382-7532  
mandersen@storycountyiowa.gov

Prepared By:  
Securitas Technology Corporation  
3800 Tabs Drive  
Uniontown, OH 44685  
Phone: 1-855-331-0359  
Chris Allen  
Technical Sales Engineer  
(574) 527-6565  
chris.allen3@securitas.com

Project Site:  
STORY COUNTY JAIL  
1315 S B AVE  
NEVADA, IA, 50201  
515-382-7532



Dear Micah:

Per your request, we have attached pricing for the replacement of a 3KVA UPS. We will provide the equipment, travel to site, remove the old equipment, install the new equipment, and test the functionality.

The price includes the equipment listed below shipped to site. Once the equipment arrives on site, please contact our Service Department for us to come to site to install and configure the equipment. That site trip is included below.

*Please note that due to unexpected supply chain issues and product availability, your order may be delayed. When we are made aware by our suppliers, product substitutions may be offered. If product substitutions cause a pricing increase, we will provide a quote for the price difference or you can wait for the delayed product to become available.*

Equipment and services included:

- (1) .....UPS, 3KVA, Rack Mounted, 5–7-minute full load run time
- (1 lot) .....Labor, On-site Removal, Installation and Validation
- (1 lot) .....Shipping
- (1 lot) .....Site Trip

Exclusions/Clarifications:

- Conduit, wire, fiber, backboxes, installation or terminations unless otherwise noted.
- Wiring in non-inmate areas will not be in conduit.
- Any ladders or lifts we may need for this project.
- Any re-used cable in your facility is your responsibility for its functionality. Additional costs may be incurred if new cabling is needed.
- Removal of abandoned wiring.
- Union labor and/or fees
- Painting, patching & repair work.
- After hours premium labor.
- Permits & inspections by others.
- ADA Compliance.



## 1 Purchase Investment Summary:

Total: \$4,842.59

\*Prices quoted do not include Sales or Use tax. Applicable Sales and Use tax will be added to the quoted prices.

### Billing Terms:

100% Upon completion of Installation. Payment Terms: Due Upon Receipt.

This proposal is valid for 30 days

Thank you for the opportunity to provide this proposal. Please sign, date and return the proposal in its entirety to

EMail: [chris.allen3@securitas.com](mailto:chris.allen3@securitas.com)

Please issue any Purchase Order or other contract documents to Securitas Technology Corporation

Client Expected Completion Date:

This Agreement shall not become binding on Securitas Technology Corporation until approved and accepted by Securitas Technology Corporation management as provided below.

Seller:

Buyer:

Securitas Technology Corporation

STORY COUNTY *Board of Supervisor*

Company

*John K. Hedden*

Trade, partnership or corporate name if different from above.

1315 B Avenue

Nevada IA 50201

Address

Address

Chris Allen, Technical Sales Engineer

Micah Andersen

Account Representative Name & Title

Name & Title

Securitas Technology Corporation Management

Authorized Signature      Date

Securitas Technology Corporation Management Signature      Date

## Terms and Conditions

1. **GENERAL** - This document and all pages or other items attached hereto, (hereinafter called the Document, Contract, Agreement or Proposal) will constitute a contract between Securitas Technology Corporation (hereinafter STC) and the Buyer (as listed on the attached) when accepted by STC. If the Buyer issues an order instead of executing this Document and said order references this Document, then this Document shall be deemed to have been signed by the Buyer and any of the terms or provisions of the Buyer's order which are in any way inconsistent with or in addition to the terms and conditions in this contract shall not be binding on either party unless accepted in writing by STC's authorized representatives. Buyer acknowledges and agrees that it has read, understands and agrees to all of the terms and conditions in this Document and agrees to purchase, license, or lease all of the equipment and/or services described herein at the prices and payment terms contained herein. STC's Proposal is valid for a period of thirty (30) days from the date of the Proposal.
2. **DELIVERY** - Delivery quoted was based on the best information available from the manufacturers and/or STC's current inventory at the time of Proposal. STC is not responsible for any delays in shipments from manufacturers or changes in STC's inventory level between time of Proposal and receipt of order or signed Contract from the Buyer. Delivery and/or completion dates are based upon prompt receipt of any and all necessary documents from Buyer. Shipments are scheduled after acceptance of an order in accordance with Buyer's requirements. Unless specifically stated to the contrary, however, where existing priorities and schedules prevent strict compliance with requested delivery dates, orders are entered as close as possible to the requested date and Buyer is advised of deviations, if any, in the shipping or completion schedule. STC reserves the right to make delivery in installments. STC shall not be liable for delays or failure in delivery, manufacture or completion or for any other default by reason of any occurrence or contingency beyond its reasonable control. **IN SUCH EVENT, BUYER AGREES THAT NO REMEDY (INCLUDING, BUT NOT LIMITED TO, INCIDENTAL OR CONSEQUENTIAL DAMAGES FOR LOST PROFITS, LOST SALES, INJURY TO PERSON OR PROPERTY OR ANY OTHER CAUSE) SHALL BE AVAILABLE TO IT.** All shipments will be FOB point of origin. Freight charges will be at Buyer's expense and will be added to the price contained herein.
3. **ACCEPTANCE, TRANSFER OF TITLE, RISK OF LOSS, AND DELIVERY AND INSTALLATION DATES.** This Section 3 applies to all items other than services provided to Buyer hereunder. **A. ACCEPTANCE:** Buyer shall be deemed to have accepted the items provided hereunder according to the following: (i) For delivery and installation orders for equipment ("D&I Orders"), Buyer's acceptance will occur upon substantial completion of installation of the item or beneficial use. At STC's request, Buyer will execute a written acknowledgment of the installation date(s) for all of the items transferred under such D&I Order; or (ii) For shipped Orders, Buyer's acceptance will occur upon delivery of the equipment and/or software to Buyer, which for purposes of acceptance will be deemed to have occurred when the items are shipped from STC's shipping point to a Buyer's location, which for software may occur by physical shipment, electronic delivery or notice to Buyer that the software is available for download. **B. TRANSFER OF TITLE AND RISK OF LOSS:** Title, risk of loss, and the right to use the equipment will pass to Buyer upon Buyer's acceptance thereof according to Subsection A above. Notwithstanding the foregoing, under no circumstances will title to any software be transferred hereunder.
4. **PRICES** - The prices stated are exclusive of any transportation charges (except as covered in Section 2 above), insurance, and federal, state, municipal or other government tax, including sales and use taxes, now or hereinafter imposed upon the production, storage, sale, transportation or use of the products described herein. Such taxes or other charges applied directly to the sale hereunder shall be paid by the Buyer, or in lieu thereof the Buyer shall provide an exemption certificate acceptable to the authorities. By ruling of New York State and New York City sales tax authorities, all lease payments are fully taxable, as they include rental and use of the equipment, use of loaner equipment, parts, etc.
5. **PAYMENT** - Unless otherwise specifically stated to the contrary in the Proposal, the terms of payment are as follows, without notice, demand, reduction or set-off: **A. EQUIPMENT AND INSTALLATION-** Thirty percent (30%) is due at time of order acceptance (equipment will not be ordered and work will not begin until deposit is received), with the balance due in monthly progress payments covering equipment received and labor performed Net ten (10) days from invoice date. **B. RECURRING SERVICES -** Billed in advance. **OVERDUE INVOICES** - If Buyer fails to pay or dispute in writing any amount when due and such failure continues for thirty (30) days or more, Buyer shall pay interest at the rate of one and one half percent (1.5%) per month or the maximum rate permitted by law, (whichever is less) on the entire unpaid balance for each month or portion thereof that payment is late.
6. **INSTALLATION** - Buyer is to provide 110V AC at all outdoor camera locations, monitoring and/or control locations, and/or other locations specified. Where possible, STC utilizes low voltage equipment; as a result, wiring is not required (by code) to be placed inside conduit. Any conduit required by Buyer is at additional cost. If air plenum ceilings exist, code requires the use of conduit or plenum approved cable. The installation price in the Proposal is based on non-air plenum ceilings (i.e., no conduit or plenum approved cable), unless otherwise stated herein. If conduit or plenum approved cable is required, it will be at Buyer's expense, above and beyond installation price quoted. Unless otherwise indicated in the Proposal, Buyer is to provide trenching where necessary for cable runs. If aerial runs are required and Buyer-owned poles are available, STC will utilize them when possible and permissible. Public utility poles cannot be used as they are proprietary to the public utility companies. Any poles necessary to complete aerial runs will be provided and set by Buyer at Buyer's expense, unless otherwise stated in Proposal. STC's Proposal for installation includes all cable, connectors, ties and other necessary hardware, unless otherwise stated in Proposal or covered herein. Buyer understands and agrees that no subcontract labor, materials, and/or special equipment (i.e., skylift bucket truck) are included in Proposal unless so stated and, if necessary, will be at the Buyer's additional expense. Unless otherwise indicated in Proposal, all installation work will be performed by non-union technical personnel. If Buyer-provided lighting is insufficient for an adequate video picture, Buyer will provide additional lighting at Buyer's own expense.
7. **DRAWINGS, PROPRIETARY INFORMATION -** **A. Drawings.** Buyer shall provide STC with an electronic version of drawings for the performance of the Services. Buyer shall provide STC to-scale AUTOCAD drawings in electronic format. If Buyer cannot provide these drawings, an additional charge may accrue for STC to create drawings necessary for the completion of the Services. **PROPRIETARY INFORMATION.** Any drawings, specifications, equipment lists, and all information provided by STC herein (partial or complete) as instruments of service are and shall remain the property of STC whether the project for which they are made is executed or not. Drawings, specifications, equipment lists, etc. shall be returned to STC on demand or at the end of the project unless specifically purchased from STC or authorized in writing by STC. They are not to be used on other projects or extensions to this project, or to obtain other bids, except by agreement in writing and with appropriate compensation to STC. They are not to be reproduced in whole or part without written consent.
8. **AUDIO/VIDEO EQUIPMENT** - If the equipment purchased or leased from STC contains audio monitoring or video equipment, state and federal law requires public notice of the use of this equipment. Buyer will use such equipment in accordance with all applicable laws.
9. **BONDING** - Unless otherwise agreed upon and included in writing in the proposal, STC will not provide a performance or bid bond in connection with the equipment or services covered in this Contract.
10. **OWNERSHIP OF SOFTWARE AND HARDWARE CONTAINING SOFTWARE** - Any computer application program and/or documentation (collectively "Software") that is provided by STC under this agreement is owned by STC or one of its original equipment manufacturers and is protected by United States and international copyright laws and international treaty provisions. Any breach of this agreement will automatically terminate Buyer's right to use this Software, and Buyer is obligated to immediately return such Software to STC. Buyer may not copy the Software for any reason other than per the dictates of any end user software license agreement. Buyer may not reverse-engineer, disassemble, decompile or attempt to discover the source code of any Software. Buyer acknowledges that any breach of this section shall result in irreparable injury to STC for which the amount of damages would be unascertainable. Therefore, STC may, in addition to pursuing any and all remedies provided by law, seek an injunction against Buyer from any court having jurisdiction, restraining any violation of this section.
11. **TERMINATION AND CHANGE MANAGEMENT -** **A.** A contract may be terminated by the Buyer only if agreed to in writing by STC. If STC agrees to termination, it will be subject to additional conditions and termination charges as follows: If any equipment covered by the Proposal has been delivered and/or installed, payment for said equipment and/or installation will be due in full. If equipment has yet to be delivered, the Proposal may be terminated only if agreed to by the manufacturer and Buyer shall pay either a 25%-of-retail-price restocking charge or manufacturer's percentage restocking applied to the retail price, whichever is higher, plus all freight charges. Buyer also shall pay on demand any other associated charges necessary to protect STC from loss. **B.** Change Management. Either party may initiate a change by advising the other party in writing of the change believed to be necessary. As soon thereafter as

practicable, STC shall prepare and forward to Buyer a cost estimate for the adjustment to the price, and a schedule impact of the change, and any effect on STC's ability to comply with any of its obligations under this Agreement, including warranties and guarantees. Buyer shall advise STC in writing of its approval or disapproval of the change. If Buyer approves the change, STC shall perform the Services as changed. If Buyer disapproves, the proposed change may be referred to senior management of the Parties.

12. **LIMITED WARRANTY AND INDEMNIFICATION** - Buyer acknowledges that STC has not represented, warranted, or guaranteed that the equipment sold or leased herein will prevent any loss by burglary, hold-up, fire, or otherwise, or that the equipment will in all cases provide the protection for which it is installed or intended. Nor has STC made any representations, guarantees, or warranties to third parties that the equipment will prevent any such loss or provide them with protection. The parties agree that STC is only selling or leasing equipment and is not undertaking to be an insurer for the Buyer or any third parties against loss, injury, or damage that may result to the person or property of the Buyer or to the person or property of others. Buyer agrees to assume all risk for loss, injury, or damage to the person or property of Buyer arising from or pertaining to the use, possession, operation, or installation of the equipment. Buyer also agrees to indemnify STC and hold STC harmless from any and all claims, costs, expenses, damages, and liabilities of third parties, including attorney's fees, arising from or pertaining to the use, possession, operation, or installation of equipment. Buyer further agrees to defend, protect, and indemnify STC for any damage or loss suffered by STC as a result of Buyer's breach of any term or condition herein. The Buyer's agreement to indemnify and hold STC harmless will continue for as long as the equipment is in use and extends to all claims of third parties, including claims based on intentional conduct, active or passive negligence, or strict or product liability on the part of the STC, its agents, servants, or employees. STC warrants that the equipment provided will conform to its associated documentation under normal use and operating conditions for a period of ninety (90) days from the date of acceptance. If, during this warranty period, any of the equipment or parts are defective or malfunction, they will be repaired or replaced, at STC's sole option, free of charge. Warranty repair is done 8am - 5 pm Monday through Friday, excluding holidays. This warranty will not apply if the damage or malfunction occurs, through no fault of STC, while the system is in the possession of the Buyer, or because the system has been adjusted, added to, altered, abused, misused or tampered with by the Buyer, or otherwise operated or used contrary to the operating instructions. If inspection by STC fails to disclose any defect covered by this limited equipment warranty, the equipment will be repaired or replaced at Buyer's expense and STC's regular service charges will apply. STC is not the manufacturer or developer of any equipment, software, or products sold, leased, or provided hereunder, nor is it the designer of record of any system installed hereunder. STC's design efforts are limited to providing the intended results of the design efforts of others. STC will indemnify and hold harmless the Buyer from any judgments obtained by third parties based on claims of bodily injury to third parties, or direct damage to the tangible property of third parties, to the extent caused by the wrongful or negligent acts of STC, its officers, directors, agents or employees and occurring while STC employees are performing service on equipment at Buyer's site.

13. **DISCLAIMER OF WARRANTIES - WITH THE EXCEPTION OF THE WARRANTIES SET FORTH HEREIN, STC MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, THAT THE SYSTEM OR SERVICE SUPPLIED MAY NOT BE COMPROMISED, OR THAT THE SYSTEM OR SERVICE WILL IN ALL CASES PROVIDE THE PROTECTION FOR WHICH IT IS INTENDED. IN NO EVENT WILL STC, ITS EMPLOYEES, AGENTS OR REPRESENTATIVES BE RESPONSIBLE FOR CONSEQUENTIAL, SPECIAL OR INCIDENTAL DAMAGES OF ANY NATURE WHATSOEVER. STC MAKES NO WARRANTIES CONCERNING ANY EQUIPMENT OR DEVICES ATTACHED TO BUYER'S SYSTEM UNLESS SUCH EQUIPMENT OR DEVICES WERE ORIGINALLY PURCHASED AND INSTALLED UNDER THIS AGREEMENT.**

14. **INFRINGEMENT INDEMNIFICATION** - If STC has received from the manufacturers of the Software and/or systems STC installed hereunder an agreement to indemnify and/or defend any claim or suit or proceeding brought against STC based on a claim that the sale, use or transfer of any system is an infringement of any third party's patent or property rights, then STC shall indemnify Buyer and defend Buyer against all such claims to the extent (and only to the extent) such an indemnity and/or defense is provided by the pertinent (system) manufacturers.

15. **LIMITED LIABILITY** - UNDER NO CIRCUMSTANCES SHALL EITHER PARTY BE LIABLE IN ANY WAY FOR INDIRECT, SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO LOST BUSINESS OR PROFITS, WHETHER OR NOT FORESEEABLE AND WHETHER OR NOT BASED IN BREACH OF

WARRANTY, CONTRACT, OR NEGLIGENCE OR OTHERWISE IN CONNECTION WITH THE MANUFACTURE, USE OR SALE OF THE PRODUCTS OR SERVICES PROVIDED HEREUNDER. NOTWITHSTANDING THE FOREGOING IF FOR ANY REASON EITHER PARTY IS FOUND TO BE LIABLE, IN NO EVENT SHALL SUCH PARTY'S LIABILITY EXCEED THE GREATER OF THE AMOUNT PAID UNDER THIS AGREEMENT OR \$75,000.

16. **OTHER - Governing Law**: This Agreement shall be governed by the laws of the State of New York and shall be construed in accordance therewith. Any disputes shall be tried in a court of competent jurisdiction in the State of New York. If any provision of this Agreement is declared by any arbitrator or court of competent jurisdiction to be invalid for any reason, such invalidity shall not affect the remaining provisions which shall be fully severable and the Agreement shall be construed and enforced as if such invalid provisions had never been included. For tracking of equipment covered by leases and service contracts as well as tracking of warranty on purchased equipment STC may attach an STC sticker and/or bar code label to the equipment prior to delivery. If the equipment is not covered by a lease or service contract and you do not want the stickers attached, STC must be advised at time of ordering. Buyer represents that it is not subject to any economic or trade sanctions and will immediately notify STC if it becomes subject to such sanctions, in which event STC shall be entitled to immediately terminate this Agreement.

17. **ELECTRONIC SIGNATURE LAW** - The parties agree that Buyer's request in any form to receive items, whether by fax, e-mail or other tangible or nontangible means, shall be sufficient to subject any such items delivered pursuant to such request or otherwise produced or delivered to Buyer, to the terms of this Document. Any requirement of a further signed writing to make such a request a binding obligation of Buyer, or to subject any such Items is expressly waived by Buyer. The parties agree that application of a cursive or facsimile signature and transmittal of an electronic copy of this Document or other ordering document shall be sufficient to bind each party to the terms of this Document, and that an electronic reproduction of this agreement or other ordering documents shall be given the same legal effect as a written document signed by a party. THIS PROPOSAL IS PROVIDED TO BUYER IN RESPONSE TO BUYER'S REQUEST FOR EQUIPMENT AND/OR SERVICES FROM STC AND IS SUBJECT TO ANY LIMITATIONS SPECIFIED BY BUYER (e.g. BUDGET CONSTRAINTS, LIMITED AREAS OF COVERAGE, ETC). BUYER UNDERSTANDS AND AGREES THAT NO WARRANTY OR GUARANTEE CAN BE MADE THAT A SECURITY SYSTEM WILL PROVIDE COMPLETE PROTECTION FROM ANY LOSS BY BURGLARY, HOLDUP, FIRE, OR OTHERWISE, AND NO SUCH GUARANTEE OR WARRANTY IS PROVIDED HEREIN. THE STC TERMS AND CONDITIONS (THE "TERMS AND CONDITIONS") ARE ATTACHED TO THIS PROPOSAL AND ARE INCORPORATED HEREIN BY THIS REFERENCE, AND BUYER HAS READ THE SAME AND THE REMAINING PARTS OF THIS PROPOSAL. IN CASE OF ANY CONFLICT BETWEEN ANY PROCEEDING PORTION OF THIS PROPOSAL AND THE TERMS AND CONDITIONS, THE TERMS AND CONDITIONS SHALL CONTROL. This Document constitutes the entire agreement between the parties with respect to the subject matter hereof, and supersedes all prior agreements with respect thereto, whether written or oral. This Document may only be modified in a writing executed by both parties.

Closure No. 24-15

Date March 11, 2024

## Resolution

### BE IT RESOLVED

By the Board of Supervisors of Story County, Iowa, to approve the road Closure(s) for the purpose of Construction in section 6 Milford Twp on

563rd Ave is closed between 160th St and 170th St

  
\_\_\_\_\_  
Chair, Board of Supervisors

Attest:   
\_\_\_\_\_  
County Auditor

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

ALLOWED BY VOTE OF THE BOARD	Yea <u>3</u>	Nay <u>0</u>	Absent <u>0</u>
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\_\_\_\_\_  
CHAIRPERSON

Above tabulation made by   
\_\_\_\_\_

## STORY COUNTY UTILITY PERMIT

Date 3/11/24

To the Board of Supervisors, Story County, Iowa:

The Central Iowa Power Cooperative Company, incorporated under the laws of Iowa, with its principal place of business at 1400 Highway 13 SE, Cedar Rapids, IA, does hereby make application requesting permission to occupy certain portions of public right-of-way and that the County Engineer be directed to establish the location of lines of transmission of electricity <sup>over</sup> ~~on~~ secondary route E63 + Heart of Iowa Trail, from \_\_\_\_\_ to \_\_\_\_\_, a distance of \_\_\_\_\_ miles. *These crossings will be re-locations of existing crossings already in place. These are temporary due to the I-35 construction.*

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

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

*Maps showing the relocations in both areas have been included.*

2. The installation shall meet the requirements of county, state, and federal laws, franchise rules, and of the Iowa State Commerce Commission Regulations and Directives, Utilities Division, the Iowa State Department of Health, and any other laws or regulations applicable.

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

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

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

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

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

8. The Permittee shall indemnify and save harmless Story County from any and all causes of action, suits at law or in equity, or losses, damages, claims, or demands, and from any and all

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

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

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

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

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

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

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

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

Date 3-7-24

Central Iowa Power Cooperative  
Name of Company (Applicant - Permittee)

by  Phone no.

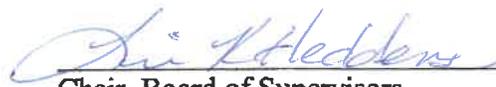
Recommended for Approval:

Date 3-11-24

 515-382-7355  
County Engineer Phone no.

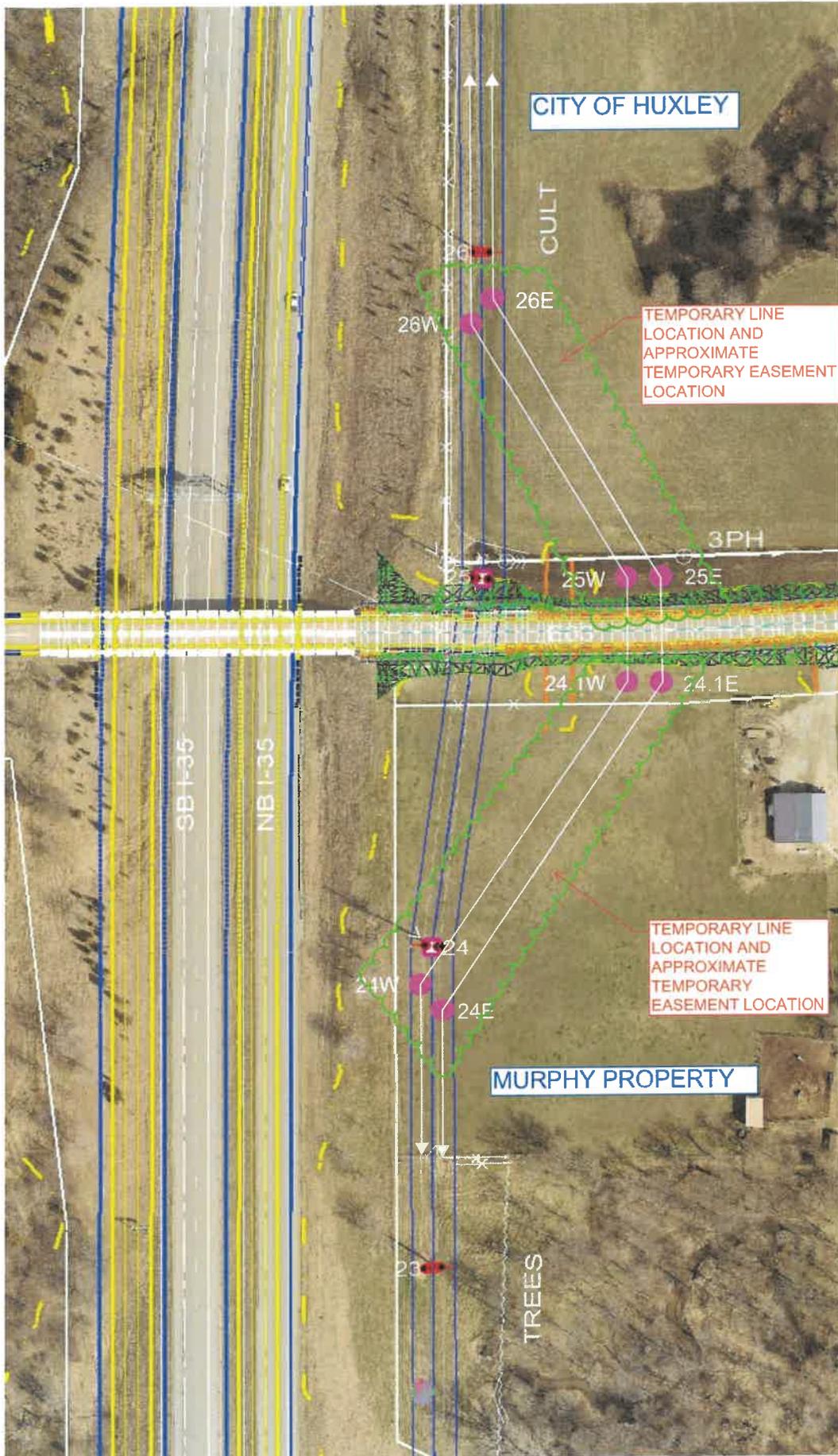
Approved:

Date 3-19-24

  
Chair, Board of Supervisors  
Story County, Iowa

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

PROPOSED TEMPORARY UTILITY  
LINE RE-ROUTE NEAR COUNTY  
ROAD E63



## STORY COUNTY UTILITY PERMIT

Date 3/12/24

To the Board of Supervisors, Story County, Iowa:

The Partner Communications Cooperative Company, incorporated under the laws of authorize to do business within the State of Iowa, with its principal place of business at 101 E Church St, Gilman, IA 50106, does hereby make application requesting permission to occupy certain portions of public right-of-way and that the County Engineer be directed to establish the location of lines of transmission of fiber optic cable on secondary route \_\_\_\_\_, from See maps for more details to \_\_\_\_\_, a distance of 1.75 miles.

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

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

*plowing/baring fiber optic cable minimum of 42" deep.  
Gravel Roads- plow along edge of road Paved Roads- plow at back  
of ROW. Bore all culverts and intersections. See maps for details.*

2. The installation shall meet the requirements of county, state, and federal laws, franchise rules, and of the Iowa State Commerce Commission Regulations and Directives, Utilities Division, the Iowa State Department of Health, and any other laws or regulations applicable.

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

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

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

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

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

8. The Permittee shall indemnify and save harmless Story County from any and all causes of action, suits at law or in equity, or losses, damages, claims, or demands, and from any and all

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

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

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

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

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

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

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

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

Date 3/11/2024

HunTel Engineering, Bryce Poland  
Name of Company (Applicant - Permittee)

 402-426-6188  
by Phone no.

Recommended for Approval:

Date 3-12-24

 515-382-7355  
County Engineer Phone no.

Approved:

Date 3-19-24

  
Chair, Board of Supervisors  
Story County, Iowa

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

**DO NOT WRITE IN THE SPACE ABOVE, RESERVED FOR RECORDER**  
Prepared By: Marcus Amman, Story County Planning and Development, 900 6<sup>th</sup> Street, Nevada, IA 50201 (515) 382-7245  
Please Return to the Story County Planning & Development Department

**STORY COUNTY IOWA  
RESOLUTION OF THE BOARD OF SUPERVISORS  
RESOLUTION NUMBER 24-65**

WHEREAS, there has been submitted to the Board of Supervisors of Story County, Iowa, an application to subdivide real estate from Marc Olson, 609 South S Avenue, Nevada, IA 50201, involving real estate located at 69979 260<sup>th</sup> Street, Colo, IA 50056, in Section 20 of New Albany Township, identified as Parcel #12-20-400-410 and hereinafter described on Attachment A and shown on Attachment B, and

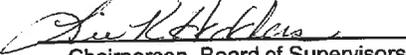
WHEREAS, Rosk Farms LLC, 1110 6<sup>th</sup> Street, Nevada, IA 50201, is the legal titleholder of said real estate, and

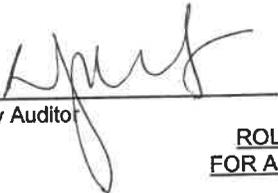
WHEREAS, it appears that all conditions and requirements prescribed by Chapter 354 and Chapter 355, *Code of Iowa*, and as prescribed by the *Story County C2C Plan* and the *Code of Ordinances of Story County, Iowa*, have been complied with and met,

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

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

IT IS FURTHER RESOLVED that the Chair of the Board of Supervisors and the County Auditor are authorized and they are hereby directed to certify a copy of this Resolution 24-65 to be affixed to said Final Plat upon its approval by the Board of Supervisors.

Dated this 19<sup>th</sup> day of March, 2024.  
  
Chairperson, Board of Supervisors

Attest:  
  
County Auditor

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

**ATTACHMENT A**

**LEGAL DESCRIPTION**

THE EAST 1/3 OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY (20), TOWNSHIP EIGHTY (83) NORTH, RANGE TWENTY-ONE (21) WEST OF THE 5TH PM, STORY COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT SOUTHEAST CORNER OF SAID SECTION 20; THENCE NORTH 89°49'01" WEST ALONG THE SOUTH LINE OF THE SE1/4 OF THE SE1/4 OF SAID SECTION 20, A DISTANCE OF 442.65 FEET; THENCE NORTH 00°02'08" WEST, A DISTANCE OF 1318.52 FEET TO THE NORTH LINE OF THE SE1/4 OF THE SE1/4 OF SAID SECTION 20; THENCE SOUTH 89°42'57" EAST ALONG SAID LINE, A DISTANCE OF 445.44 FEET TO THE NORTHEAST CORNER OF THE SE1/4 OF THE SE1/4 OF SAID SECTION 20; THENCE SOUTH 00°05'09" WEST ALONG THE EAST LINE OF THE SE1/4 OF THE SE1/4 OF SAID SECTION 20, A DISTANCE OF 1317.72 FEET TO THE POINT OF BEGINNING, CONTAINING 13.44 ACRES, MORE OR LESS AND SUBJECT TO PUBLIC HIGHWAY EASEMENTS, CONTAINING 1.37 ACRES, MORE OR LESS, AND SUBJECT TO ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORD.

**ATTACHMENT B**

INDEX LEGEND	
LOCATION:	STORY COUNTY, IOWA SECTION 20 T83N--R21W SE SE
REQUESTOR:	MARC OLSON / ROSK FARMS, LLC 1110 6TH ST NEVADA IA 50201
PROPRIETOR:	ROS K FARMS LLC 1110 6TH ST NEVADA IA 50201
SURVEYOR:	GREGORY L ROSS, IA PLS NO. 13286
COMPANY:	ROSS LAND SURVEYING, INC PO BOX 336, JOHNSTON, IA 50131
RETURN TO:	ROSS LAND SURVEYING, INC PO BOX 336, JOHNSTON, IA 50131



VICINITY MAP

**OWNER:**

ROS K FARMS LLC  
1110 6TH ST  
NEVADA IA 50201  
PH: 515-291-7900

**ADDRESS:**

69979 260TH ST  
COLO, IOWA

**ZONING:**

A-1, AGRICULTURAL DISTRICT

**FLOOD ZONE:**

ACCORDING TO FEMA FLOOD ZONE MAP, PANEL NUMBER 19169C0335F, WITH AN EFFECTIVE DATE OF /15/2021, THIS AREA FALLS IN "ZONE X" (AREA OF MINIMAL FLOOD HAZARD

**SUBDIVISIONS INTENT:**

THE PURPOSE OF THIS LAND DIVISION, IS SELL OFF RESIDENTIAL HOMESTEAD AND CONTINUE FARMING THE REMAINING AREA.

**LAND SURVEYING**  
PO Box 336,  
Johnston, Iowa 50131  
PH 515 264 2667  
rosslandsurveying.com

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Signed:   
Date: 3/15/24

(GREGORY L. ROSS, PLS  
Iowa License, No. 13286  
My license renewal date is  
December 31, 2024  
PAGES COVERED: 2

Legend:

- --- FOUND CORNER
- --- SET 1/2" IR with orange plastic cap #13286
- --- CALCULATED CORNER ONLY
- CUT "X"
- ▲ --- SECTION CORNER
- IR --- IRON PIPE/GAS PIPE
- IR --- IRON ROD
- M --- MEASURED DISTANCE
- R --- RECORDED DISTANCE
- W/P/C (#) --- WITH [COLOR ABBREVIATION] PLASTIC CAP [SURVEYOR LICENSE NUMBER]

REVISIONS:

-FINAL PLAT-  
**ROS K FARMS SUBDIVISION**

[A RESIDENTIAL PARCEL SUBDIVISION]

**LEGAL DESCRIPTION**

THE EAST 1/3 OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY (20), TOWNSHIP EIGHT (8S) NORTH, RANGE TWENTY-ONE (21) WEST OF THE 5TH PM, STORY COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: WEST BEGINNING AT SOUTHEAST CORNER OF SAID SECTION 20; THENCE NORTH 89°49'01" WEST ALONG THE SOUTH LINE OF THE SE1/4 OF SAID SECTION 20, A DISTANCE OF 442.65 FEET; THENCE NORTH 00°02'08" WEST, A DISTANCE OF 1318.52 FEET TO THE NORTH LINE OF THE SE1/4 OF THE SE1/4 OF SAID SECTION 20; THENCE SOUTH 89°42'57" EAST ALONG SAID LINE, A DISTANCE OF 445.44 FEET TO THE NORTHEAST CORNER OF THE SE1/4 OF THE SE1/4 OF SAID SECTION 20; THENCE SOUTH 00°05'09" WEST ALONG THE EAST LINE OF THE SE1/4 OF THE SE1/4 OF SAID SECTION 20, A DISTANCE OF 1317.72 FEET TO THE POINT OF BEGINNING, CONTAINING 13.44 ACRES, MORE OR LESS AND SUBJECT TO PUBLIC HIGHWAY EASEMENTS, CONTAINING 1.37 ACRES, MORE OR LESS, AND SUBJECT TO ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORD.

**LIST OF SERVICES:**

- ELECTRIC SERVICE (CONSUMERS ENERGY)
- TELEPHONE SERVICE (COLO TELE COMPANY EXCHANGE 351134)
- WATER SERVICE (IOWA REGIONAL UTILITIES ASSC. "URUA")
- SCHOOL DISTRICT (COLO--NESCO)
- EMERGENCY SERVICES (COLO FIRE AND RESCUE)

**BULK REGULATIONS:**

- FRONT YARD SETBACK = 50 FEET
- REAR YARD SETBACK = 40 FEET
- SIDE YARD MINIMUM = 10 FEET

SURVEY FEB -2023  
BASIS OF BEARINGS: IA SPCS IA SOUTH  
JOB NUMBER: 8687 SUBDV  
SHEET 1 OF 2

\*AREA ABOVE FOR RECORDATION ONLY\*



# Staff Report

## Board of Supervisors

**Date of Meeting:**

March 19, 2024

**Case Number SUB24-000002**

Residential Parcel Subdivision

Rosk Farms

Resolution No. 24-65

**APPLICANT:**

Marc Olson

609 South S Ave

Nevada, IA 50201

**STAFF PROJECT MANAGER:**

Marcus Amman, Planner

**SUMMARY:**

The proposed Residential Parcel Subdivision will reconfigure an existing parcel (06-24-200-135) into two lots as follows:

- Proposed Lot 1, a 1.00 net-acre lot, which contains the existing dwelling.
- Proposed Lot 2, a 11.07 net-acre lot, which is currently in agricultural production. Proposed Lot 2 will be buildable for a dwelling.

All requirements for a residential parcel subdivision have been met. Planning and Development staff recommend approval of the subdivision, with the following condition:

1. The subdivision will not be recorded until the City of Colo approves or waives their review authority.





**Property Owner**

Rosk Farms LLC

**Parcel Identification Number(s)**

12-20-400-410

**Size of Area**

12.05 net acres

**Location of Subdivision**

69979 260<sup>th</sup> Street, Colo

The SE quarter of the SE quarter of Section 20 of New Albany Township

**Districts**

A-1 Agricultural District

Colo Fire

Story County Ambulance

Colo-Nesco School District

Iowa Regional Utility Association and Consumers Energy

East Indian Creek Watershed

New Albany #29 Drainage District

**Description of Proposed Subdivision**

The application is to consider a request for a Residential Parcel Subdivision to reconfigure an existing parcel into two lots as follows:

- Proposed Lot 1, a 1.00 net-acre lot, which contains the existing dwelling.
- Proposed Lot 2, a 11.07 net-acre lot, which is currently in agricultural production. Proposed Lot 2 will be buildable for a dwelling.

Proposed Lot 1 has an existing driveway with access from 260<sup>th</sup> Street, and the existing home is located on this lot. Proposed Lot 2 will be sold if the subdivision is approved, and it will be buildable for a dwelling. Lot 2 will be taking access via an existing access that is shown on the plat. Each parcel will have its own access.

Erosion control requirements in [Section 88.05](#) will apply to any development of the lots. The requirements include temporary stabilization of disturbed soils on a site.

**Current and Future Land Use**

The current parcel is 12.05 net-acres and zoned A-1, Agricultural. Both proposed lots will retain this zoning. At present, the 12.05 net-acre parcel contains an existing dwelling.



The future intent is for proposed Lot 2 to be sold as buildable for a dwelling.

The property is designated as Agricultural Conservation Area on the Cornerstone to Capstone (C2C) Future Land Use Map. Principles for the Agricultural Conservation Area designation allow for residential parcel subdivisions to be completed in this future land use designation.

The existing parcel does not contain any critical natural resource areas.

The subdivision plat is within two miles the City of Colo. Review documents were sent to the city on March 11<sup>th</sup>, 2024 for their review.

**Applicant's Property and Current Surrounding Land Use**

The property is located in the Southeast Quarter of the Southeast Quarter of Section 20 of New Albany Township. Adjacent properties include:

**North**

A 38.78 net-acre parcel in the A-1 Agricultural zoning district. This parcel is owned by COUGHENOUR, MICHAEL E REVOCABLE TRUST and is in crop production.

**West**

A 24.25 net-acre parcel in the A-1 Agricultural zoning district owned by HEMPING, JOHN R & LINDA L. The parcel is in crop production.

**East**

A 36.34 net-acre parcel in the A-1 Agricultural zoning district owned by BLUE RIDGE LLC. The parcel is in crop production.

**South**

A 36.89 net-acre parcel in the A-1 Agricultural zoning district owned by GEPPERT, DAWN MEADE TRUSTEE. The parcel is in crop production.

There are seventeen (17) parcels located within a quarter mile of the subject property. Of those parcels, six (6) contain single-family dwellings. Seven (7) parcels within the quarter mile of the property meet or exceed the minimum 35 net-acre requirement to construct a single-family dwelling in the A-1 Agricultural Zoning District.

**Applicable Regulations – Story County Land Development Regulations**

**87.07 RESIDENTIAL SUBDIVISION PLAT**

1. A subdivision may be submitted for review and approval as a residential parcel subdivision plat when all of the following are true:
  - a. The development lots created by the subdivision are intended to be used for residential purposes;
  - b. Only two development lots may be created;
  - c. The Assessment Property Record Card for the property shall show a single-family dwelling and/or farmstead as defined in Section 85.08, in existence;



- d. The subdivision includes no land set apart for new streets, alleys, parks, dedicated open space, school property or public use;
- e. The subdivision lies wholly within the A-1 district.
- f. Both development lots (created by the Residential Parcel Subdivision Plat) shall contain a minimum of one acre (net) each. All side and rear yard setback requirements must be met
- g. All resulting development lots shall have access to an adjoining public roadway by actual road frontage or easement
- h. No variances from subdivision or zoning standards shall be granted in order to accomplish the Residential Parcel Subdivision Plat.
- i. The existing parcel shall not have been created through a previously approved Residential Parcel Subdivision Plat.

**Commentary**

The following comments are part of the official record of the proposed Residential Subdivision Plat—**Rosk Farms, Case No. SUB24-000002**. If necessary, conditions of approval may be formulated based on these comments.

**Comments from the Interagency Review Team**

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

**Story County Auditor**

The Auditor's Office originally reviewed this plat on 2/26/24 and objected to the name - Rosk Subdivision - as the City of Nevada already has a Rosk Subdivision. The new name - Rosk Farms Subdivision - is acceptable but I note that the document names all say Rosk Subdivision. When you open the documents they all refer to Rosk Farms Subdivision which is correct. The Auditor's Office wants to ensure that the correct name will be used when this all gets recorded.

**Story County Assessor**

No comments.

**Story County Environmental Health**

No concerns for division. Well and septic are all contained on lot 1 of the final plat.

**Comments from the General Public**

On March 11, 2024, notification letters were mailed to surrounding property owners within a ¼ mile of the subject property regarding the public meeting on the subdivision request.

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

**Analysis**

Points to consider in evaluating the applicant's request to divide property through the Residential Parcel Subdivision Plat process to create two (2) lots for residential use:



1. All requirements for a Residential Parcel Subdivision Plat in Section 87.07 of the Story County Land Development Regulations have been met.
2. The subdivision does not impact any critical natural resource areas, and the parcel is designated as a Agricultural Conservation Area in the C2C Plan.

### **Alternatives**

Story County Planning & Development Staff recommend approval of the Rosk Farms Residential Parcel Subdivision as submitted (alternative #2).

1. The Story County Board of Supervisors approves Resolution #24-65, the Rosk Farms Residential Parcel Subdivision, as submitted.
2. **The Story County Board of Supervisors approves Resolution #24-65, the Rosk Farms Residential Parcel Subdivision, with conditions.**
3. The Story County Board of Supervisors denies Resolution #24-65, the Rosk Farms Residential Parcel Subdivision, as submitted.
4. The Story County Board of Supervisors tables the decision on Resolution #24-65, the Rosk Farms Residential Parcel Subdivision, and directs the applicant to address specific areas for additional information, review and/or modifications, and to work with staff to place the subdivision plat back on the Board of Supervisors' agenda.

February 14, 2024

Story County Planning & Development

Re: Platting Opinion – Rosk Subdivision

Ladies & Gentlemen:

I, Ryan L. Haaland, hereby state that I am an Attorney at Law, duly admitted to practice law in the State of Iowa, and an attorney with Fredrikson and Byron, P.A., with offices at 111 E. Grand Avenue, Suite 301, Des Moines, Iowa 50309. I further state that I have examined the Abstract of Title from ATS of Story County, covering the following described real estate:

***The East 1/3 of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Twenty (20), Township Eighty-three (83) North, Range Twenty-one (21) West of the 5<sup>th</sup> P.M., Story County, Iowa***

(collectively, the “Real Estate”) from root of title thereof, down to and including the 5<sup>th</sup> day of December 2023 last certified to 8:00 a.m. of the aforesaid date. The Real Estate is to be subdivided and known as **Rosk Farms Subdivision, Story County, Iowa**.

Based upon information within the said Abstracts of Title, it is my opinion that the fee simple title to the Real Estate is vested in **ROSK Farms, LLC**. The Real Estate is free from encumbrances, excepting, however, that the Real Estate is subject to the following:

1. A Mortgage by ROSK Farms, LLC, to State Bank & Trust Co., dated December 4, 2023, filed December 5, 2023 as Inst. No. 23-08639 in the amount of \$244,800.00.
2. An Assignment of Rents from ROSK Farms, LLC, to State Bank & Trust Co., dated December 4, 2023, filed December 5, 2023 as Inst. No. 23-08640.
3. Easements of record and to zoning ordinances of record for Story County, Iowa.

This opinion given in compliance with Iowa Code Section 354.11, and may be relied upon for such purposes as stated therein.

Dated this 14<sup>th</sup> day of February 2024

Sincerely,

February 14, 2024  
Page 2

**Fredrikson**

A handwritten signature in black ink, appearing to read "Ryan L. Haaland". The signature is fluid and cursive, with the first name "Ryan" and last name "Haaland" clearly distinguishable.

Ryan L. Haaland  
Iowa Title Guaranty No. 10370  
**Direct Dial:** 515.242.8969  
**Email:** rhaaland@fredlaw.com

Prepared By: Ryan L. Haaland, Fredrikson & Byron P.A., 111 E. Grand Ave., Ste. 301, Des Moines, IA 50309; (515) 242-8900  
Return To: Same As Above

---

### MORTGAGEE'S CONSENT TO PLAT

KNOW ALL MEN BY THESE PRESENTS:

The undersigned hereby states, acknowledges and certifies that it is the holder of the Mortgage from Rosk Farms, LLC, an Iowa Limited Liability Company, to State Bank & Trust Co., dated December 4, 2023, filed December 5, 2023, as Inst. No. 23-08639 in the amount of \$244,800, together with an Assignment of Rents from Rosk Farms, LLC, an Iowa limited liability company to State Bank & Trust Co., filed December 5, 2023, as Inst. No. 23-08640, all in the office of the Recorder of Story County, Iowa, covering real estate legally described as: **See Exhibit A**

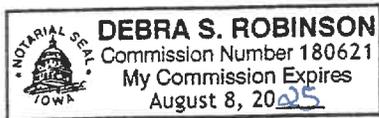
which is to be platted as **Rosk Farms Subdivision, Story County, Iowa**, and that said platting is done with the free consent and in accordance with the desire of said Mortgagee.

Dated this 26<sup>th</sup> day of February, 2024.

Mortgagee: State Bank & Trust Co.  
By [Signature]  
Name: Adam Egeland  
Title: Senior Vice President

STATE OF IOWA            )  
  ) ss:  
COUNTY OF STORY    )

This record was acknowledged before me this 26<sup>th</sup> day of February, 2024 by Adam Egeland as Senior Vice President for State Bank & Trust Co.



[Signature]  
Notary Public in and for the State of Iowa

Exhibit A

**The East 1/3 of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Twenty (20), Township Eighty-three (83) North, Range Twenty-one (21) West of the 5th P.M., Story County, Iowa**

Prepared By: Ryan L. Haaland, Fredrikson & Byron P.A., 111 E. Grand Ave., Ste. 301, Des Moines, IA 50309;  
(515) 242-8900  
Return To: Same as Above

---

### OWNER'S CONSENT

KNOW ALL PERSONS BY THIS INSTRUMENT:

That **Rosk Farms, LLC**, an Iowa limited liability company, does hereby covenant that it is the lawful owner of the following described real estate situated in Story County, Iowa, to-wit:

*See Exhibit "A"*

The undersigned does hereby certify, acknowledge, and declare that the platting of the said real estate to be known as **ROSK FARMS SUBDIVISION, STORY COUNTY, IOWA**, is with its free consent and in accordance with its desires as proprietor.

Dated this 29 day of February, 2024.

Rosk Farms, LLC



Marc Olson, Manager

STATE OF IOWA, COUNTY OF STORY, ss:

This record was acknowledged before me this 29 day of FEBRUARY, 2024, by Marc Olson as Manager of Rosk Farms, LLC, an Iowa limited liability company.



Notary Public in and for the State of Iowa  
My commission expires 04/01/2025



Exhibit "A"

**The East 1/3 of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Twenty (20), Township Eighty-three (83) North, Range Twenty-one (21) West of the 5th P.M., Story County, Iowa**

Prepared By: Ryan L. Haaland, Fredrikson & Byron PA, 1601 Golden Aspen Dr., Ste. 108, Ames, Iowa 50010;  
515-242-8969  
Return To: Same As Above

---

**TREASURER'S CERTIFICATE  
STORY COUNTY, IOWA**

I, Ted Rasmusson, Treasurer of Story County, Iowa, in accordance with Iowa Code sections 354.11 and 354.12, hereby certify that the real property described in the attached subdivision plat known as **ROSK FARMS SUBDIVISION, STORY COUNTY, IOWA** is free from certified taxes and certified special assessments.

Parcel Number: 12-20-400-410

In witness whereof, I have subscribed and sealed this certificate on the 29<sup>th</sup> day of February, 2024.



Ted Rasmusson  
Treasurer, Story County, Iowa

[SEAL]

## Approval of Subdivision Plat Name by Story County Auditor

Date \_\_\_\_\_

The Story County Auditor's Office has reviewed the final plat of:

**Rosk Farms Subdivision, Story County, Iowa**

Pursuant to Iowa Code § 354.6(2) and § 354.11(6), we approve of the subdivision name or title and have no objections to this subdivision plat being recorded.

Signed \_\_\_\_\_

County Auditor of Story County, Iowa

(SEAL)

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

Please return to:  
Planning & Development

**STORY COUNTY IOWA**  
**ORDINANCE NO. 317**  
**AN ORDINANCE AMENDING CHAPTER 85, GENERAL PROVISIONS AND DEFINITIONS,**  
**CHAPTER 86, DISTRICT REQUIREMENTS, CHAPTER 87, LAND DIVISION**  
**REQUIREMENTS, CHAPTER 88, GENERAL SITE PLANNING STANDARDS, AND**  
**CHAPTER 92, ADMINISTRATION OF THE STORY COUNTY CODE OF ORDINANCES –**  
**LAND DEVELOPMENT REGULATIONS**

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

Section 1. Purpose. An Ordinance amending Chapter 85, General Provisions and Definitions, Chapter 86, District Requirements, Chapter 87, Land Division Requirements, Chapter 88, General Site Planning Standards, and Chapter 92, Administration of the Story County Code of Ordinances – Land Development Regulations.

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

- Chapter 85, General Provisions and Definitions
  - Add definition for Antennae Height
  - Remove second Table 85-1 and revise language for definition for Land Evaluation and Site Assessment (LESA) System
  - Add front lot line to Figure 4
- Chapter 86, District Requirements
  - Remove all references to the R-C District
  - Remove all references to the Ames Urban Fringe Plan
  - Amend Table 86-5 - Bulk Requirements - R-1 District, Table 86-6 – Bulk Requirements – R-2 District
  - Correct references to Bulk Requirements – C-LI District, HI District, and R-M District
- Chapter 87, Land Division Requirements
  - Remove all references to the Ames Urban Fringe Plan
- Chapter 88, General Site Planning Standards
  - Remove all references to the R-C District
  - Remove all references to the Ames Urban Fringe Plan

- Revise section 88.03 to reincorporate the following regulations inadvertently removed through previous amendments
  - 3. Side Lot Lines. All side lot lines shall be substantially at right angles or radial to street centerlines.
  - 4. Double Frontage Lots. Double frontage lots shall be avoided except where essential from major traffic arteries or to overcome specific disadvantages of topography. Any double frontage lot extending from road to road shall provide the required front setbacks on both roads.
  - 5. Flag Lots. Flag lots shall be avoided wherever possible.
  - 6. Bulk Regulations. The minimum dimensions for lots shall be in accordance with the bulk regulations of the district within which the subdivision is located; provided, however, the minimum depth for a development lot shall be 100 feet and that the depth shall not be in excess of three times the width.
  - 7. Comer Lots. Comer lots shall be of such width as to permit the maintenance of all yard requirements as required by the Ordinance.
  - 8. Lots at Street Intersections. All lots at street intersections shall have a radius of not less than 25 feet at the street comer. A greater radius shall be required for intersections involving one or more major streets. A cut-off or chord may be substituted for the circular arc.
  - 9. Setback Lines. Setback lines shall be shown on all lots intended for residential, commercial or industrial use. Such setback lines shall not be less than the minimum yard requirements of the district within which the property is located.
  - 10. Required Dimensions and Setbacks. The setback of the building for front, rear, and side yards shall in all cases be measured at a right angle from the lot line exclusive of public right-of-way or easement to the nearest point of the adjacent building wall of the building.
  - 11. One Principal Building to a Residential Lot. There shall be no more than one principal building on a residential lot, parcel, or tract, unless otherwise specified in the Ordinance.
- Revise section 88.05(1)
- Chapter 92, Administration
  - Remove all references to the R-C District

**Action upon FIRST Consideration:** APPROVED  
**DATE:** March 19, 2024

Moved by: MURKEN  
 Seconded by: FAISAL  
 Voting Aye: MURKEN, FAISAL, HEDDENS  
 Voting Nay: NONE  
 Not Voting: NONE  
 Absent: NONE

Action upon SECOND Consideration: WAIVED  
DATE: \_\_\_\_\_, 2024

Moved by: \_\_\_\_\_  
Seconded by: \_\_\_\_\_  
Voting Aye: \_\_\_\_\_  
Voting Nay: \_\_\_\_\_  
Not Voting: \_\_\_\_\_  
Absent: \_\_\_\_\_

Action upon THIRD Consideration: WAIVED  
DATE: \_\_\_\_\_, 2024

Moved by: \_\_\_\_\_  
Seconded by: \_\_\_\_\_  
Voting Aye: \_\_\_\_\_  
Voting Nay: \_\_\_\_\_  
Not Voting: \_\_\_\_\_  
Absent: \_\_\_\_\_

ADOPTED THIS 19th day of MARCH, 2024.

*Lisa Heddens*  
Chairperson, Board of Supervisors

Attest: *[Signature]*  
County Auditor

ROLL CALL  
FOR ALLOWANCE

Latifah Faisal Yea  Nay  Absent   
Lisa Heddens Yea  Nay  Absent   
Linda Murken Yea  Nay  Absent

ALLOWED BY VOTE  
OF BOARD

Yea 3 Nay 0 Absent 0

*Lisa Heddens*  
CHAIRPERSON

Above tabulation made by *[Signature]*

## ATTACHMENT A

### Chapter 85, General Provisions and Definitions

- Add definition for Antennae Height "Antenna height" means the vertical distance measured from the base of the antenna support structure at grade to the highest point of the structure. If the support structure is on a sloped grade, then the average between the highest and lowest grades shall be used in calculating the antenna height. (See Figure 10)
- Remove second Table 85-1 and revise language for definition for Land Evaluation and Site Assessment (LESA) System as follows  
 "Land Evaluation and Site Assessment (LESA) System" means a point system that evaluates a site's suitability for agricultural use in relation to soil productivity and locational, economic, and governmental factors. The LESA System consists of two parts:
  - A. Land Evaluation. The land evaluation part rates soil productivity. Soils are rated and placed into groups according to their suitability for a stated agricultural use (i.e. cropland). Relative point values are assigned to each group.
  - B. Site Assessment. The site assessment part identifies locational and other factors, other than soil productivity, that contribute to the suitability of a site for agricultural use. Each factor is weighted and assigned a range of values according to local needs and objectives.
 The result of the LESA evaluation is a numerical score for a given site ranging from 0-300 points, with higher scores indicating a higher suitability for agricultural use. The LESA System was adopted by Story County by Board of Supervisors Resolution No. 86-11 as an agricultural land evaluation tool, replacing Story County's use of the Corn Suitability Rating system prior to 1986.

**Table 85-2 – LESA Evaluation Scoring**

PART ONE (LAND EVALUATION)	POINTS	LE SCORE
1.1 Average Site Value	100 max.	100
PART TWO (SITE ASSESSMENT)	POINTS	SUB TOTAL
2.1 Percent of Area in Agriculture Within One Mile of Site	10 max.	30
2.2 Land in Agriculture Adjacent to Site	10 max.	30
2.3 Adjacent Zoning	10 max.	30
2.4 Agriculture Support Systems/Services	10 max.	20
2.5 Land Use Compatibility	10 max.	20
2.6 Distance to Urban Built-Up Area	10 max.	20
2.7 Compatibility of Site for Agricultural Use	10 max.	20
2.8 Distance to Municipal Water System	10 max.	10
2.9 Distance to Municipal Sanitary Sewer System	10 max.	10

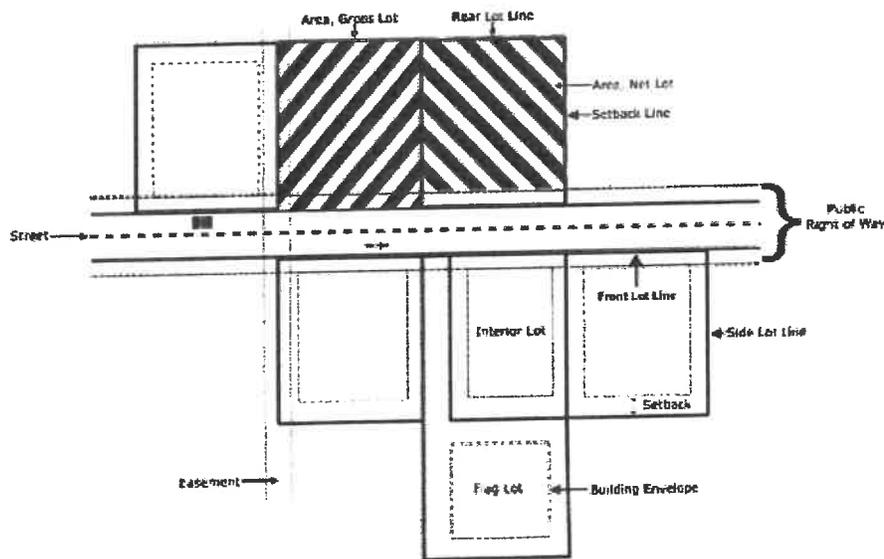
2.10 Availability of Municipal Public Transit	10 max.	10
	MAXIMUM SA SCORE	200
<b>LESA SCORE</b>	<b>TOTAL 300 max.</b>	

C. It is the intent of the Ordinance that land scoring 267-300 points on the LESA System is strongly encouraged for retention in agricultural use and/or non-agricultural development is strongly discouraged. It is the further intent of the Ordinance that the A-R, R-1, R-2, RMH, CLI, and HI Districts shall not be established on land scoring 267-300 points on the LESA System. The following agricultural land classifications, determined from the from the Land Evaluation and Site Assessment (LESA) System as adopted for Story County, Iowa, and hereby established, are shown in Table 85-1 Land Classifications.

**Table 85-1 Land Classifications**

LAND CLASSIFICATIONS	SA	LESA
"Low" Agricultural Value	0-172	0-224
"Moderate" Agricultural Value	173-188	222-266
"High" Agricultural Value	189-200	267-300

- Add front lot line to Figure 4



## Chapter 86, District Requirements

---

### *Revise 86.01(2)*

2. In addition to the base districts identified above, the following overlay districts are is established.

R-M	Residential/Mixed-Use (Overlay) District
<del>R-C</del>	<del>Residential/Conservation Design (Overlay) District</del>

### *Revise 86.04(3)(E)(5)*

(5) Compliance with FAA Regulations. Non-commercial WECS must comply with applicable FAA regulations, ~~including any necessary approvals for installations in the Airport Protection Area as shown on the Amos Urban Fringe Plan.~~

### *Revise 86.04(3)(F)(4)*

(4) Compliance with FAA Regulations. Non-commercial WECS must comply with applicable FAA regulations, ~~including any necessary approvals for installations in the Airport Protection Area as shown on the Amos Urban Fringe Plan.~~

### *Revise 86.04(3)(J)(4)*

(4) Compliance with FAA Regulations. Non-commercial towers must comply with applicable FAA regulations, ~~including any necessary approvals for installations in the Airport Protection Area as shown on the Amos Urban Fringe Plan.~~

### *Revise 86.04(3)(L)(4)(e)*

e. The closest wall of the accessory dwelling unit shall not be further than 200 feet from the existing single-family dwelling, unless a greater distance is necessary to avoid either the location of the existing wastewater treatment system and laterals and required setbacks therefrom or impact to critical natural resource areas, as mapped by the C2C Future Land Use Map ~~or Amos Urban Fringe Plan Land Use Framework Map~~. In these instances, it shall be as sited as close as possible to the existing single-family dwelling while avoiding impacts to these areas.

### *Revise 86.04(5)(A)(3)*

(3) If the parcel is evaluated by the L.E.S.A. system and identified as being low-to-moderate value agricultural land by being within both the ranges for the Site Assessment (SA) and Land Evaluation and Site Assessment (LESA) scores in Table 86-1, a minimum lot size of one acre (net) is applicable. ~~(When property is located within the Amos Fringe Area Plan, this exception only applies if the property is designated Agricultural and Farm Service).~~

*Revise 86.05(3)(D)(5)*

(5) Compliance with FAA Regulations. Non-commercial WECS must comply with applicable FAA regulations, ~~including any necessary approvals for installations in the Airport Protection Area as shown on the Ames Urban Fringe Plan.~~

*Revise 86.05(3)(E)(4)*

(4) Compliance with FAA Regulations. Non-commercial SES must comply with applicable FAA regulations, ~~including any necessary approvals for installations in the Airport Protection Area as shown on the Ames Urban Fringe Plan.~~

*Revise 86.05(3)(H)(4)*

(4) Compliance with FAA Regulations. Non-commercial towers must comply with applicable FAA regulations, ~~including any necessary approvals for installations in the Airport Protection Area as shown on the Ames Urban Fringe Plan.~~

*Revise 86.06(3)(F)(5)*

(5) Compliance with FAA Regulations. Non-commercial WECS must comply with applicable FAA regulations, ~~including any necessary approvals for installations in the Airport Protection Area as shown on the Ames Urban Fringe Plan.~~

*Revise 86.06(3)(G)(4)*

(4) Compliance with FAA Regulations. Non-commercial SES must comply with applicable FAA regulations, ~~including any necessary approvals for installations in the Airport Protection Area as shown on the Ames Urban Fringe Plan.~~

*Revise 86.06(3)(I)(4)*

(4) Compliance with FAA Regulations. Non-commercial towers must comply with applicable FAA regulations, ~~including any necessary approvals for installations in the Airport Protection Area as shown on the Ames Urban Fringe Plan.~~

*Revise 86.06(3)(K)(4)(e)*

e. The closest wall of the accessory dwelling unit shall not be further than 200 feet from the existing single-family dwelling, unless a greater distance is necessary to avoid either the location of the existing wastewater treatment system and laterals and required setbacks therefrom or impact to critical natural resource areas, as mapped by the C2C Future Land Use Map ~~or Ames Urban Fringe Plan Land Use Framework Map.~~ In these instances, it shall be as sited as close as possible to the existing single-family dwelling while avoiding impacts to these areas.

*Revise 86.07(1)*

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 Amos Urban Fringe Plan.~~

*Revise 86.07(3)(F)(5)*

(5) Compliance with FAA Regulations. Non-commercial WECS must comply with applicable FAA regulations, ~~including any necessary approvals for installations in the Airport Protection Area as shown on the Amos Urban Fringe Plan.~~

*Revise 86.07(3)(G)(4)*

(4) Compliance with FAA Regulations. Non-commercial SES must comply with applicable FAA regulations, ~~including any necessary approvals for installations in the Airport Protection Area as shown on the Amos Urban Fringe Plan.~~

*Revise 86.07(3)(H)(4)*

(4) Compliance with FAA Regulations. Non-commercial towers must comply with applicable FAA regulations, ~~including any necessary approvals for installations in the Airport Protection Area as shown on the Amos Urban Fringe Plan.~~

*Revise 86.07(5)*

5. Bulk Requirements. The bulk requirements listed in Table 86-5 shall apply to all development within the R-1 Transitional Residential District.

**Table 86-5 – Bulk Requirements – R-1 District**

Permitted Uses	Minimum Lot Area (Net)	Front Setback (Min.)	Side Setback (Min.)	Side Setback Corner Lot (Min.)	Flag Yard Setback (Min.)	Rear Setback (Min.)	Lot Width (Min.)	Maximum Structure Height
Single-Family Dwelling	35-acres	50-foot	40-foot	37½ feet	20-foot	40-foot	100-foot	40-foot
Single-Family Dwelling—35-acre	1-acre	50-foot	40-foot	37½ feet	20-foot	40-foot	100-foot	40-foot

exception met								
Other Permitted Uses	No minimum**	50 feet	50 feet	50 feet	50 feet	50 feet	100 feet	40 feet
Accessory Structures	No minimum	50 feet	10 feet	37½ feet	20 feet	2 feet*	No minimum	40 feet
* 5 feet from alley lines								
** may be specified through a conditional use permit								

Permitted Uses	Minimum Lot Area (Net)	Front Setback (Min.)	Side Setback (Min.)	Side Setback Corner Lot (Min.)	Flag Yard Setback (Min.)	Rear Setback (Min.)	Lot Width (Min.)	Maximum Structure Height
Single-Family Dwelling								
Private Systems	25,000 square feet	40 feet	10 feet	25 feet	20 feet	35 feet	90 feet	40 feet
Common Systems	10,000 square feet	30 feet	10 feet	25 feet	20 feet	35 feet	80 feet	40 feet
Other Permitted Uses								
Private Systems	No minimum	40 feet	35 feet	25 feet	35 feet	35 feet	90 feet	40 feet
Common Systems	No minimum	30 feet	35 feet	25 feet	35 feet	35 feet	80 feet	40 feet
Accessory Structures	No minimum	Same as required front	Same as required side	25 feet	Same as required flag	2 feet*	No minimum	25 feet
* 5 feet from alley lines								

**Revise 86.08(1)**

1. Statement of Intent. The R-2 Urban Residential District is designed to provide a district for single-family detached dwellings and two-family attached dwellings at an urban density where common water and wastewater treatment facilities are utilized. The R-2 Urban 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.

**Revise 86.08(3)(F)(5)**

(5) Compliance with FAA Regulations. Non-commercial WECS must comply with applicable FAA regulations, including any necessary approvals for installations in the Airport Protection Area as shown on the *Ames Urban Fringe Plan*.

**Revise 86.08(3)(G)(4)**

(4) Compliance with FAA Regulations. Non-commercial SES must comply with applicable FAA regulations, including any necessary approvals for installations in the Airport Protection Area as shown on the *Ames Urban Fringe Plan*.

**Revise 86.08(3)(H)(4)**

(4) Compliance with FAA Regulations. Non-commercial towers must comply with applicable FAA regulations, including any necessary approvals for installations in the Airport Protection Area as shown on the *Ames Urban Fringe Plan*.

**Revise 86.08(5)**

5. Bulk Requirements. The bulk requirements listed in Table 86-6 shall apply to all development within the R-2 Urban Residential District.

**Table 86-66 – Bulk Requirements – R-2 District**

Permitted Uses	Minimum Lot Area (Net)	Front Setback (Min.)	Side Setback (Min.)	Side Setback Corner Lot (Min.)	Flag Yard Setback (Min.)	Rear Setback (Min.)	Lot Width (Min.)	Maximum Structure Height
<b>Single-Family Dwelling:</b>								
Private Systems	25,000 square feet	40-foot	40-foot	25-foot	20-foot	35-foot	90-foot	40-foot
Common Systems	40,000 square feet	30-foot	40-foot	25-foot	20-foot	35-foot	80-foot	40-foot
<b>Other Permitted Uses:</b>								
Private Systems	no minimum	40-foot	35-foot	25-foot	35-foot	35-foot	90-foot	40-foot
Common Systems	no minimum	30-foot	35-foot	25-foot	35-foot	35-foot	80-foot	40-foot
<b>Accessory Structures:</b>								
Accessory Structures	no minimum	same as required front	same as required side	25-foot	same as required flag	2-foot*	no minimum	25-foot

\* 5-foot from alley lines

<u>Permitted Uses</u>	<u>Minimum Lot Area (Net)</u>	<u>Front Setback (Min.)</u>	<u>Side Setback (Min.)</u>	<u>Side Setback Corner Lot (Min.)</u>	<u>Flag Yard Setback (Min.)</u>	<u>Rear Setback (Min.)</u>	<u>Lot Width (Min.)</u>	<u>Maximum Structure Height</u>
Single Family Dwelling	8,000 square feet	30 feet	6 feet	25 feet	12 feet	35 feet	60 feet	40 feet
Two Family Dwelling	10,000 square feet	30 feet	6 feet	25 feet	12 feet	35 feet	80 feet	40 feet
Other Permitted Uses	no minimum	30 feet	6 feet	25 feet	12 feet	35 feet	80 feet	40 feet
Accessory Structures	no minimum	30 feet	Same as required side	25 feet	Same as required flag	2 feet*	No minimum	15 feet

\* 5 feet from alley lines

**Revise 86.10(1)**

1. Statement of Intent. This district is intended to accommodate the full range of retail commercial services and products, wholesaling and warehousing, as well as light industrial, laboratory, manufacturing, fabricating and institutional activities in industrial locations. The intended uses are generally characterized by a minimum of obnoxious characteristics which might adversely affect surrounding development. It is intended that the C-LI Commercial/Light Industrial District shall be located in the Urban Expansion Area or Commercial-Industrial Area as shown on the C2C Plan ~~as well as the Urban Service Area as shown on the Ames Urban Fringe Plan.~~

**Revise 86.10(D)(5)**

(5) Compliance with FAA Regulations. Non-commercial WECS must comply with applicable FAA regulations, ~~including any necessary approvals for installations in the Airport Protection Area as shown on the Ames Urban Fringe Plan.~~

**Revise 86.10(E)(4)**

(4) Compliance with FAA Regulations. Non-commercial SES must comply with applicable FAA regulations, ~~including any necessary approvals for installations in the Airport Protection Area as shown on the Ames Urban Fringe Plan.~~

**Revise 86.10(F)(4)**

(4) Compliance with FAA Regulations. Non-commercial towers must comply with applicable FAA regulations, ~~including any necessary approvals for installations in the Airport Protection Area, as shown on the Ames Urban Fringe Plan.~~

**Revise 86.10(5)**

5. Bulk Requirements. The bulk requirements listed in Table 86-78 shall apply to all development within the C-LI Commercial/Light Industrial District.

*Revise 86.11(3)(C)(5)*

(5) Compliance with FAA Regulations. Non-commercial WECS must comply with applicable FAA regulations, ~~including any necessary approvals for installations in the Airport Protection Area as shown on the Ames Urban Fringe Plan.~~

*Revise 86.11(3)(D)(4)*

(4) Compliance with FAA Regulations. Non-commercial SES must comply with applicable FAA regulations, ~~including any necessary approvals for installations in the Airport Protection Area as shown on the Ames Urban Fringe Plan.~~

*Revise 86.11(3)(E)(4)*

(4) Compliance with FAA Regulations. Non-commercial SES must comply with applicable FAA regulations, ~~including any necessary approvals for installations in the Airport Protection Area as shown on the Ames Urban Fringe Plan.~~

*Revise 86.11(5)*

5. Bulk Requirements. The bulk requirements listed in Table 86-89 shall apply to all development within the HI Heavy Industrial District.

*Revise 86.13*

**86.13 APPLICABILITY OF OVERLAY ZONE DISTRICTS.** The following overlay zone districts ~~are~~ is established as applicable to the unincorporated areas of Story County, Iowa: R-M Residential Mixed Use (Overlay) District ~~and R-C Residential Conservation Design (Overlay) District.~~ It is the intent of these regulations to protect the groundwater resources to the maximum extent practical through proper management of sources and routes of contamination within each District.

*Revise 86.14(6)*

6. Bulk Requirements. The bulk requirements listed in Table 86-910 shall apply to all development within the R-M District.

**Table 86-910 – Bulk Requirements – R-M District**

**Chapter 87, Land Division Requirements**

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*Revise 87.07(1)(A)(1)(e)*

e. The subdivision lies wholly within the A-1 District. ~~For parcels located within the boundaries of the Ames Urban Fringe Plan, the subdivision must be both zoned A-1 Agricultural and lie wholly within the Rural Service and Agricultural Conservation Area designation.~~

## **Chapter 88, General Site Planning Standards**

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*Revise 88.02*

**88.02 STREET SPECIFICATION STANDARDS.** All applications for development approved by the Board of Supervisors shall conform to all the following minimum standards and requirements, except those plats referred to in Chapter 87 as Auditor's plats ~~or those designed to the standards as set forth in Sections 86.14, 86.15 and 86.16 when zoned R-C Residential Conservation Design (Overlay) District.~~

*Revise 88.03 Lots*

Revise to reincorporate the following regulations inadvertently removed through previous amendments:

3. Side Lot Lines. All side lot lines shall be substantially at right angles or radial to street centerlines.

4. Double Frontage Lots. Double frontage lots shall be avoided except where essential from major traffic arteries or to overcome specific disadvantages of topography. Any double frontage lot extending from road to road shall provide the required front setbacks on both roads.

5. Flag Lots. Flag lots shall be avoided wherever possible.

6. Bulk Regulations. The minimum dimensions for lots shall be in accordance with the bulk regulations of the district within which the subdivision is located; provided, however, the minimum depth for a development lot shall be 100 feet and that the depth shall not be in excess of three times the width.

7. Comer Lots. Comer lots shall be of such width as to permit the maintenance of all yard requirements as required by the Ordinance.

8. Lots at Street Intersections. All lots at street intersections shall have a radius of not less than 25 feet at the street comer. A greater radius shall be required for intersections involving one or more major streets. A cut-off or chord may be substituted for the circular arc.

9. Setback Lines. Setback lines shall be shown on all lots intended for residential, commercial or industrial use. Such setback lines shall not be less than the minimum yard requirements of the district within which the property is located.

10. Required Dimensions and Setbacks. The setback of the building for front, rear, and side yards shall in all cases be measured at a right angle from the lot line exclusive of public right-of-way or easement to the nearest point of the adjacent building wall of the building.

11. One Principal Building to a Residential Lot. There shall be no more than one principal building on a residential lot, parcel, or tract, unless otherwise specified in the Ordinance.

*Revise 88.05(1)*

1. Protections for Critical Natural Resource Areas. When property is developed, it shall be done so that the development is designed and arranged to protect critical natural resource areas-~~features of the site.~~ The purpose of these standards is to further the goals of the Cornerstone to Capstone (C2C) Plan and the Countywide Watershed Assessment by providing protections for areas that are environmentally or culturally significant. It is also to achieve the purpose of the Story County Land Development regulations to balance land use rights of individual landowners and the economic, social, and environmental concerns of the public. Critical natural resource areas include wetlands, watercourses and waterbodies, steep slopes, significant trees, archaeological resources, and remnant prairies and savannas. These areas are mapped as Natural Resource Areas on the C2C Plan Future Land Use Map ~~or as Environmentally Sensitive Areas on the Ames Urban Fringe Plan Land Use Framework Map.~~ However, not all critical natural resource areas are mapped and individual developments will need to consider site specific characteristics. Disturbance shall be minimized and/or mitigated where avoidance is not possible.

*Revise 88.05(1)(B)(3)*

(3) Impact. Impact to significant trees and/or shrubs shall be avoided where possible, and the burden of persuasion as to why impact is unavoidable will at all times be on the applicant. Mitigation for impact to significant trees or shrubs shall be required in Natural Resource Areas, as mapped on the C2C Plan Future Land Use Map ~~or Environmentally Sensitive Areas on the Ames Urban Fringe Plan Land Use Framework Map.~~ Cut or fill over a four-inch depth or compaction within the drip line of any significant tree shall be considered impact. The following mitigation standards shall be required in addition to those general standards in Chapter 88.05(1)(A).

*Revise 88.13(1)(D)*

D. To assist in carrying out Chapter 5, Land Use, and Chapter 7, Transportation, of the Story County Cornerstone to Capstone (C2C) Comprehensive Plan, and the Story County Land Development Regulations, ~~and the Ames Urban Fringe Plan;~~

## **Chapter 92, Administration**

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### *Revise 92.06(2)(D)*

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

# Staff Report

## Story County Board of Supervisors

**Date of Meeting:**  
March 19, 2024

Case Number TA24-000001

Amending sections of Chapter 85, General Provisions and Definitions, Chapter 86, District Requirements, Chapter 87, Land Division Requirements, Chapter 88, General Site Planning Standards, and Chapter 92, Administration of the Story County Code of Ordinances – Land Development Regulations



**APPLICANT:** Story County

**STAFF PROJECT MANAGER:** Leanne Harter, Director

The Planning and Development Department was made aware that certain provisions of adopted regulations were not incorporated into the online version of the Story County, Iowa – Code of Ordinances. In addition, revisions were not completed and brought forward for action to remove all references to the Ames Urban Fringe Plan and the R-C Overlay District throughout the Regulations. The nature of all the amendments brought forward by staff with this Text Amendment is to address these areas.



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## Background

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### Nature of Request

The Planning and Development Department was made aware that certain provisions of adopted regulations were not incorporated into the online version of the Story County, Iowa – Code of Ordinances. In addition, revisions were not completed and brought forward for action to remove all references to the Ames Urban Fringe Plan and the R-C Overlay District throughout the Regulations. The nature of all the amendments brought forward by staff with this Text Amendment is to address these areas.

### Proposed Revisions

Please see Appendix A for the proposed revisions to the referenced Chapters.

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## Analysis

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

### *Conformance to the C2C Plan*

The Land Use Regulations are designed to assist in the overall implementation of the County's C2C Plan. As reviewed and approved by the Planning and Zoning Commission earlier in 2024, one item on the Planning and Development Department's work program addresses the annual review of our regulations. That particular agenda item is intended to ensure Story County continues to meet the goals of the C2C Plan identified below. While the amendments set forth in this agenda item are not a result of the annual review, they are changes that are needed to be able to successfully implement and enforce the regulations while meeting the goals of the C2C Plan.

### *Land Use Goal 1*

Conduct a comprehensive review of Land Development Regulations, including rezonings, as necessary, to implement C2C and future land use map.

#### *Applicable Strategy*

Adopt or amend implementation measures necessary to fully implement the goals and strategies of the Future Land Use Map and the Cornerstone to Capstone (C2C) Plan.



*Land Use Goal 8*

Ensure that land use transitions are gradual or designed to reduce potential incompatibilities among land uses.

*Applicable Strategies*

- Establish design and development standards to enhance collaboration between development, agriculture, and natural and recreation resources.
- Design new residential development to maintain the rural character and protect sensitive environmental features and agricultural uses.
- Ensure new development is setback an adequate distance from existing and proposed major utility transmission lines and pipelines.

*Conformance to the Scope and Purpose of the Ordinance*

Section 85.02 defines the purpose of Story County’s land use regulations as follows:

It is the purpose of the Ordinance to provide for a balance between the review and regulation authority of Story County governmental agencies concerning the division and subdivision of land and the rights of landowners. It is, therefore, determined to be in the public interest:

- A. To provide for accurate, clear, and concise legal descriptions of real estate in order to prevent, wherever possible, land boundary disputes or real estate title problems outside corporate limits.
- B. To provide for a balance between the land use rights of individual landowners and the economic, social, and environmental concerns of the public when a city or the county is developing or enforcing land use regulations outside corporate limits.
- C. To insure orderly development and provide for the regulation and control of the extension of public improvements, public services, and utilities, the improvement of land, and the design of subdivisions, consistent with approved comprehensive and/or other specific area plans outside corporate limits.

As the proposed revisions incorporate certain provisions of adopted regulations inadvertently not incorporated into the online version of the Story County, Iowa – Code of Ordinances along with revisions removing all references to the Ames Urban Fringe Plan and the R-C Overlay District, the nature of the changes ensures Story County is consistently enforcing the Land Development Regulations and meet the scope and purpose of the regulations.

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**Commentary**

The following comments are part of the official record of the proposed **Text Amendment to Sections of Chapter 85, General Provisions and Definitions, Chapter 86, District Requirements, Chapter 87, Land Division Requirements, Chapter 88, General Site Planning Standards, and Chapter 92, Administration of the Story County Code of Ordinances – Land**



**Development Regulations, Case No. TA24-000001.** If necessary, conditions of approval may be formulated based off these comments.

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**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 February 28, 2024. 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 February 29, 2024, regarding the public hearings for the proposed text amendment to Sections of Chapter 85, General Provisions and Definitions, Chapter 86, District Requirements, Chapter 87, Land Division Requirements, Chapter 88, General Site Planning Standards, and Chapter 92, Administration of the Story County Code of Ordinances – Land Development Regulations. As of the drafting of this staff report, no comments from the general public have been received.

On March 6, 2024, the Planning and Zoning Commission held a public hearing for the proposed text amendment. No public comments were provided at the Commission’s public hearing.

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**Recommendation**

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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 scope and purpose of the Story County Land Development Regulations.

**On March 6, 2024, the Story County Planning and Zoning Commission recommended approval (5-0) of the requested Text Amendment to Sections of Chapter 85, General Provisions and Definitions, Chapter 86, District Requirements, Chapter 87, Land Division Requirements, Chapter 88, General Site Planning Standards, and Chapter 92, Administration of the Story County Code of Ordinances – Land Development Regulations, Case No. TA24-000001, Ordinance 317.**



## Alternatives

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

- 1) The Story County Board of Supervisors approves Ordinance 317, Amending Sections of Chapter 85, General Provisions and Definitions, Chapter 86, District Requirements, Chapter 87, Land Division Requirements, Chapter 88, General Site Planning Standards, and Chapter 92, Administration of the Story County Code of Ordinances – Land Development Regulations as presented by staff on first consideration and waives second and third considerations.
- 2) The Story County Board of Supervisors approves Ordinance 317, Amending Sections of Chapter 85, General Provisions and Definitions, Chapter 86, District Requirements, Chapter 87, Land Division Requirements, Chapter 88, General Site Planning Standards, and Chapter 92, Administration of the Story County Code of Ordinances – Land Development Regulations as presented by staff on first consideration and sets second consideration for Tuesday, March 26, 2024.
- 3) The Story County Board of Supervisors denies Ordinance 317, Amending Sections of Chapter 85, General Provisions and Definitions, Chapter 86, District Requirements, Chapter 87, Land Division Requirements, Chapter 88, General Site Planning Standards, and Chapter 92, Administration of the Story County Code of Ordinances – Land Development Regulations as presented by staff on first consideration and sets second consideration for Tuesday, March 26, 2024.
- 4) The Story County Board of Supervisors remands Ordinance 317, Amending Sections of Chapter 85, General Provisions and Definitions, Chapter 86, District Requirements, Chapter 87, Land Division Requirements, Chapter 88, General Site Planning Standards, and Chapter 92, Administration of the Story County Code of Ordinances – Land Development Regulations as presented by staff back to staff for additional information and directs staff to set first consideration for April 2, 2024.



**Appendix A**

**Chapter 85, General Provisions and Definitions**

- Add definition for Antennae Height “Antenna height” means the vertical distance measured from the base of the antenna support structure at grade to the highest point of the structure. If the support structure is on a sloped grade, then the average between the highest and lowest grades shall be used in calculating the antenna height. (See Figure 10)
- Remove second Table 85-1 and revise language for definition for Land Evaluation and Site Assessment (LESA) System as follows  
 “Land Evaluation and Site Assessment (LESA) System” means a point system that evaluates a site’s suitability for agricultural use in relation to soil productivity and locational, economic, and governmental factors. The LESA System consists of two parts:
  - A. Land Evaluation. The land evaluation part rates soil productivity. Soils are rated and placed into groups according to their suitability for a stated agricultural use (i.e. cropland). Relative point values are assigned to each group.
  - B. Site Assessment. The site assessment part identifies locational and other factors, other than soil productivity, that contribute to the suitability of a site for agricultural use. Each factor is weighted and assigned a range of values according to local needs and objectives.

The result of the LESA evaluation is a numerical score for a given site ranging from 0-300 points, with higher scores indicating a higher suitability for agricultural use. The LESA System was adopted by Story County by Board of Supervisors Resolution No. 86-11 as an agricultural land evaluation tool, replacing Story County’s use of the Corn Suitability Rating system prior to 1986.

**Table 85-2 – LESA Evaluation Scoring**

<b>PART ONE (LAND EVALUATION)</b>	<b>POINTS</b>	<b>LE SCORE</b>
1.1 Average Site Value	100 max.	100
<b>PART TWO (SITE ASSESSMENT)</b>	<b>POINTS</b>	<b>SUB TOTAL</b>
2.1 Percent of Area in Agriculture Within One Mile of Site	10 max.	30
2.2 Land in Agriculture Adjacent to Site	10 max.	30
2.3 Adjacent Zoning	10 max.	30
2.4 Agriculture Support Systems/Services	10 max.	20
2.5 Land Use Compatibility	10 max.	20
2.6 Distance to Urban Built-Up Area	10 max.	20
2.7 Compatibility of Site for Agricultural Use	10 max.	20
2.8 Distance to Municipal Water System	10 max.	10
2.9 Distance to Municipal Sanitary Sewer System	10 max.	10
2.10 Availability of Municipal Public Transit	10 max.	10
	<b>MAXIMUM SA SCORE</b>	<b>200</b>
<b>LESA SCORE</b>	<b>TOTAL 300 max.</b>	

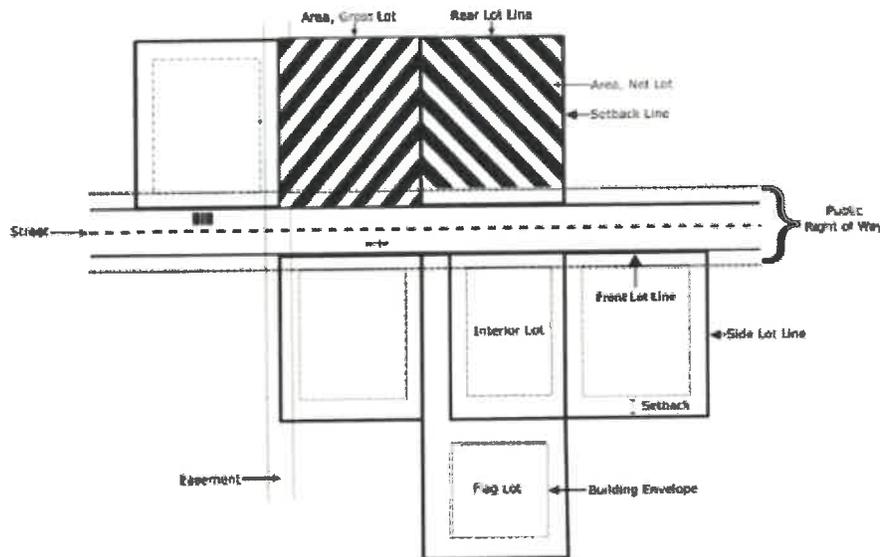


C. It is the intent of the Ordinance that land scoring 267-300 points on the LESA System is strongly encouraged for retention in agricultural use and/or non-agricultural development is strongly discouraged. It is the further intent of the Ordinance that the A-R, R-1, R-2, RMH, C-LI, and HI Districts shall not be established on land scoring 267-300 points on the LESA System. The following agricultural land classifications, determined from the from the Land Evaluation and Site Assessment (LESA) System as adopted for Story County, Iowa, and hereby established: are shown in Table 85-1 Land Classifications.

Table 85-1 Land Classifications

LAND CLASSIFICATIONS	SA	LESA
"Low" Agricultural Value	0-172	0-221
"Moderate" Agricultural Value	173-188	222-266
"High" Agricultural Value	189-200	267-300

- Add front lot line to Figure 4



### Chapter 86, District Requirements

Revise 86.01(2)

2. In addition to the base districts identified above, the following overlay districts are is established.

R-M Residential/Mixed-Use (Overlay) District

R-C Residential/Conservation Design (Overlay) District

Revise 86.04(3)(E)(5)

(5) Compliance with FAA Regulations. Non-commercial WECS must comply with applicable FAA regulations, including any necessary approvals for installations in the Airport Protection Area as shown on the Ames Urban Fringe Plan.



*Revise 86.04(3)(F)(4)*

(4) Compliance with FAA Regulations. Non-commercial WECS must comply with applicable FAA regulations, including any necessary approvals for installations in the Airport Protection Area as shown on the Ames Urban Fringe Plan.

*Revise 86.04(3)(J)(4)*

(4) Compliance with FAA Regulations. Non-commercial towers must comply with applicable FAA regulations, including any necessary approvals for installations in the Airport Protection Area as shown on the Ames Urban Fringe Plan.

*Revise 86.04(3)(L)(4)(e)*

e. The closest wall of the accessory dwelling unit shall not be further than 200 feet from the existing single-family dwelling, unless a greater distance is necessary to avoid either the location of the existing wastewater treatment system and laterals and required setbacks therefrom or impact to critical natural resource areas, as mapped by the C2C Future Land Use Map or Ames Urban Fringe Plan Land Use Framework Map. In these instances, it shall be as sited as close as possible to the existing single-family dwelling while avoiding impacts to these areas.

*Revise 86.04(5)(A)(3)*

(3) If the parcel is evaluated by the L.E.S.A. system and identified as being low-to-moderate value agricultural land by being within both the ranges for the Site Assessment (SA) and Land Evaluation and Site Assessment (LESA) scores in Table 86-1, a minimum lot size of one acre (net) is applicable. (When property is located within the Ames Fringe Area Plan, this exception only applies if the property is designated Agricultural and Farm Service).

*Revise 86.05(3)(D)(5)*

(5) Compliance with FAA Regulations. Non-commercial WECS must comply with applicable FAA regulations, including any necessary approvals for installations in the Airport Protection Area as shown on the Ames Urban Fringe Plan.

*Revise 86.05(3)(E)(4)*

(4) Compliance with FAA Regulations. Non-commercial SES must comply with applicable FAA regulations, including any necessary approvals for installations in the Airport Protection Area as shown on the Ames Urban Fringe Plan.

*Revise 86.05(3)(H)(4)*

(4) Compliance with FAA Regulations. Non-commercial towers must comply with applicable FAA regulations, including any necessary approvals for installations in the Airport Protection Area as shown on the Ames Urban Fringe Plan.

*Revise 86.06(3)(F)(5)*

(5) Compliance with FAA Regulations. Non-commercial WECS must comply with applicable FAA regulations, including any necessary approvals for installations in the Airport Protection Area as shown on the Ames Urban Fringe Plan.



*Revise 86.06(3)(G)(4)*

(4) Compliance with FAA Regulations. Non-commercial SES must comply with applicable FAA regulations, including any necessary approvals for installations in the Airport Protection Area as shown on the Ames Urban Fringe Plan.

*Revise 86.06(3)(I)(4)*

(4) Compliance with FAA Regulations. Non-commercial towers must comply with applicable FAA regulations, including any necessary approvals for installations in the Airport Protection Area as shown on the Ames Urban Fringe Plan.

*Revise 86.06(3)(K)(4)(e)*

e. The closest wall of the accessory dwelling unit shall not be further than 200 feet from the existing single-family dwelling, unless a greater distance is necessary to avoid either the location of the existing wastewater treatment system and laterals and required setbacks therefrom or impact to critical natural resource areas, as mapped by the C2C Future Land Use Map or Ames Urban Fringe Plan Land Use Framework Map. In these instances, it shall be as sited as close as possible to the existing single-family dwelling while avoiding impacts to these areas.

*Revise 86.07(1)*

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.

*Revise 86.07(3)(F)(5)*

(5) Compliance with FAA Regulations. Non-commercial WECS must comply with applicable FAA regulations, including any necessary approvals for installations in the Airport Protection Area as shown on the Ames Urban Fringe Plan.

*Revise 86.07(3)(G)(4)*

(4) Compliance with FAA Regulations. Non-commercial SES must comply with applicable FAA regulations, including any necessary approvals for installations in the Airport Protection Area as shown on the Ames Urban Fringe Plan.

*Revise 86.07(3)(H)(4)*

(4) Compliance with FAA Regulations. Non-commercial towers must comply with applicable FAA regulations, including any necessary approvals for installations in the Airport Protection Area as shown on the Ames Urban Fringe Plan.



Revise 86.07(5)

5. Bulk Requirements. The bulk requirements listed in Table 86-5 shall apply to all development within the R-1 Transitional Residential District.

**Table 86-5 – Bulk Requirements – R-1 District**

Permitted Uses	Minimum Lot Area (Net)	Front Setback (Min.)	Side Setback (Min.)	Side Setback Corner Lot (Min.)	Flag Yard Setback (Min.)	Rear Setback (Min.)	Lot Width (Min.)	Maximum Structure Height
Single-Family Dwelling	35 acres	50 feet	10 feet	37½ feet	20 feet	40 feet	100 feet	40 feet
Single-Family Dwelling—35-acre exception met	1 acre	50 feet	10 feet	37½ feet	20 feet	40 feet	100 feet	40 feet
Other Permitted Uses	No minimum**	50 feet	50 feet	50 feet	50 feet	50 feet	100 feet	40 feet
Accessory Structures	No minimum	50 feet	10 feet	37½ feet	20 feet	2 feet*	No minimum	40 feet

\* 5 feet from alley lines  
\*\* may be specified through a conditional use permit

Permitted Uses	Minimum Lot Area (Net)	Front Setback (Min.)	Side Setback (Min.)	Side Setback Corner Lot (Min.)	Flag Yard Setback (Min.)	Rear Setback (Min.)	Lot Width (Min.)	Maximum Structure Height
<u>Single-Family Dwelling</u>								
Private Systems	25,000 square feet	40 feet	10 feet	25 feet	20 feet	35 feet	90 feet	40 feet
Common Systems	10,000 square feet	30 feet	10 feet	25 feet	20 feet	35 feet	80 feet	40 feet
<u>Other Permitted Uses</u>								
Private Systems	No minimum	40 feet	35 feet	25 feet	35 feet	35 feet	90 feet	40 feet
Common Systems	No minimum	30 feet	35 feet	25 feet	35 feet	35 feet	80 feet	40 feet
Accessory Structures	No minimum	Same as required front	Same as required side	25 feet	Same as required flag	2 feet*	No minimum	25 feet

\* 5 feet from alley lines

Revise 86.08(1)

1. Statement of Intent. The R-2 Urban Residential District is designed to provide a district for single-family detached dwellings and two-family attached dwellings at an urban density where common water



and wastewater treatment facilities are utilized. The R-2 Urban 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.

Revise 86.08(3)(F)(5)

(5) Compliance with FAA Regulations. Non-commercial WECS must comply with applicable FAA regulations, including any necessary approvals for installations in the Airport Protection Area as shown on the Ames Urban Fringe Plan.

Revise 86.08(3)(G)(4)

(4) Compliance with FAA Regulations. Non-commercial SES must comply with applicable FAA regulations, including any necessary approvals for installations in the Airport Protection Area as shown on the Ames Urban Fringe Plan.

Revise 86.08(3)(H)(4)

(4) Compliance with FAA Regulations. Non-commercial towers must comply with applicable FAA regulations, including any necessary approvals for installations in the Airport Protection Area as shown on the Ames Urban Fringe Plan.

Revise 86.08(5)

5. Bulk Requirements. The bulk requirements listed in Table 86-6 shall apply to all development within the R-2 Urban Residential District.

**Table 86-6 – Bulk Requirements – R-2 District**

Permitted Uses	Minimum Lot Area (Net)	Front Setback (Min.)	Side Setback (Min.)	Side Setback Corner Lot (Min.)	Flag Yard Setback (Min.)	Rear Setback (Min.)	Lot Width (Min.)	Maximum Structure Height
<b>Single Family Dwelling:</b>								
Private Systems	25,000 square feet	40 feet	10 feet	25 feet	20 feet	35 feet	90 feet	40 feet
Common Systems	10,000 square feet	30 feet	10 feet	25 feet	20 feet	35 feet	80 feet	40 feet
<b>Other Permitted Uses:</b>								
Private Systems	no minimum	40 feet	35 feet	25 feet	35 feet	35 feet	90 feet	40 feet
Common Systems	no minimum	30 feet	35 feet	25 feet	35 feet	35 feet	80 feet	40 feet
<b>Accessory Structures:</b>								
Accessory Structures	no minimum	same as required front	same as required side	25 feet	same as required flag	2 feet*	no minimum	25 feet
* 5 feet from alley lines								



Permitted Uses	Minimum Lot Area (Net)	Front Setback (Min.)	Side Setback (Min.)	Side Setback Corner Lot (Min.)	Flag Yard Setback (Min.)	Rear Setback (Min.)	Lot Width (Min.)	Maximum Structure Height
Single Family Dwelling	8,000 square feet	30 feet	6 feet	25 feet	12 feet	35 feet	60 feet	40 feet
Two Family Dwelling	10,000 square feet	30 feet	6 feet	25 feet	12 feet	35 feet	80 feet	40 feet
Other Permitted Uses	no minimum	30 feet	6 feet	25 feet	12 feet	35 feet	80 feet	40 feet
Accessory Structures	no minimum	30 feet	Same as required side	25 feet	Same as required flag	2 feet*	No minimum	15 feet

\* 5 feet from alley lines

Revise 86.10(1)

1. Statement of Intent. This district is intended to accommodate the full range of retail commercial services and products, wholesaling and warehousing, as well as light industrial, laboratory, manufacturing, fabricating and institutional activities in industrial locations. The intended uses are generally characterized by a minimum of obnoxious characteristics which might adversely affect surrounding development. It is intended that the C-LI Commercial/Light Industrial District shall be located in the Urban Expansion Area or Commercial-Industrial Area as shown on the C2C Plan as well as the Urban Service Area as shown on the Ames Urban Fringe Plan.

Revise 86.10(D)(5)

(5) Compliance with FAA Regulations. Non-commercial WECS must comply with applicable FAA regulations, including any necessary approvals for installations in the Airport Protection Area as shown on the Ames Urban Fringe Plan.

Revise 86.10(E)(4)

(4) Compliance with FAA Regulations. Non-commercial SES must comply with applicable FAA regulations, including any necessary approvals for installations in the Airport Protection Area as shown on the Ames Urban Fringe Plan.

Revise 86.10(F)(4)

(4) Compliance with FAA Regulations. Non-commercial towers must comply with applicable FAA regulations, including any necessary approvals for installations in the Airport Protection Area, as shown on the Ames Urban Fringe Plan.

Revise 86.10(5)

5. Bulk Requirements. The bulk requirements listed in Table 86-78 shall apply to all development within the C-LI Commercial/Light Industrial District.



Revise 86.11(3)(C)(5)

(5) Compliance with FAA Regulations. Non-commercial WECS must comply with applicable FAA regulations, including any necessary approvals for installations in the Airport Protection Area as shown on the Ames Urban Fringe Plan.

Revise 86.11(3)(D)(4)

(4) Compliance with FAA Regulations. Non-commercial SES must comply with applicable FAA regulations, including any necessary approvals for installations in the Airport Protection Area as shown on the Ames Urban Fringe Plan.

Revise 86.11(3)(E)(4)

(4) Compliance with FAA Regulations. Non-commercial SES must comply with applicable FAA regulations, including any necessary approvals for installations in the Airport Protection Area as shown on the Ames Urban Fringe Plan.

Revise 86.11(5)

5. Bulk Requirements. The bulk requirements listed in Table 86-89 shall apply to all development within the HI Heavy Industrial District.

Revise 86.13

**86.13 APPLICABILITY OF OVERLAY ZONE DISTRICTS.** The following overlay zone districts are is established as applicable to the unincorporated areas of Story County, Iowa: R-M Residential Mixed Use (Overlay) District and R-C Residential Conservation Design (Overlay) District. It is the intent of these regulations to protect the groundwater resources to the maximum extent practical through proper management of sources and routes of contamination within each District.

Revise 86.14(6)

6. Bulk Requirements. The bulk requirements listed in Table 86-910 shall apply to all development within the R-M District.

**Table 86-910 – Bulk Requirements – R-M District**

**Chapter 87, Land Division Requirements**

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Revise 87.07(1)(A)(1)(e)

e. The subdivision lies wholly within the A-1 District. For parcels located within the boundaries of the Ames Urban Fringe Plan, the subdivision must be both zoned A-1 Agricultural and lie wholly within the Rural Service and Agricultural Conservation Area designation.

**Chapter 88, General Site Planning Standards**

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Revise 88.02

**88.02 STREET SPECIFICATION STANDARDS.** All applications for development approved by the Board of Supervisors shall conform to all the following minimum standards and requirements, except those plats referred to in Chapter 87 as Auditor’s plats or those designed to the standards as set forth in Sections 86.14, 86.15 and 86.16 when zoned R-C Residential Conservation Design (Overlay) District.



*Revise 88.03 Lots*

Revise to reincorporate the following regulations inadvertently removed through previous amendments:

3. Side Lot Lines. All side lot lines shall be substantially at right angles or radial to street centerlines.

4. Double Frontage Lots. Double frontage lots shall be avoided except where essential from major traffic arteries or to overcome specific disadvantages of topography. Any double frontage lot extending from road to road shall provide the required front setbacks on both roads.

5. Flag Lots. Flag lots shall be avoided wherever possible.

6. Bulk Regulations. The minimum dimensions for lots shall be in accordance with the bulk regulations of the district within which the subdivision is located; provided, however, the minimum depth for a development lot shall be 100 feet and that the depth shall not be in excess of three times the width.

7. Comer Lots. Comer lots shall be of such width as to permit the maintenance of all yard requirements as required by the Ordinance.

8. Lots at Street Intersections. All lots at street intersections shall have a radius of not less than 25 feet at the street comer. A greater radius shall be required for intersections involving one or more major streets. A cut-off or chord may be substituted for the circular arc.

9. Setback Lines. Setback lines shall be shown on all lots intended for residential, commercial or industrial use. Such setback lines shall not be less than the minimum yard requirements of the district within which the property is located.

10. Required Dimensions and Setbacks. The setback of the building for front, rear, and side yards shall in all cases be measured at a right angle from the lot line exclusive of public right-of-way or easement to the nearest point of the adjacent building wall of the building.

11. One Principal Building to a Residential Lot. There shall be no more than one principal building on a residential lot, parcel, or tract, unless otherwise specified in the Ordinance.

*Revise 88.05(1)*

1. Protections for Critical Natural Resource Areas. When property is developed, it shall be done so that the development is designed and arranged to protect critical natural resource areas. ~~features of the site.~~ The purpose of these standards is to further the goals of the Cornerstone to Capstone (C2C) Plan and the Countywide Watershed Assessment by providing protections for areas that are environmentally or culturally significant. It is also to achieve the purpose of the Story County Land Development regulations to balance land use rights of individual landowners and the economic, social, and environmental concerns of the public. Critical natural resource areas include wetlands, watercourses and waterbodies, steep slopes, significant trees, archaeological resources, and remnant prairies and savannas. These areas are mapped as Natural Resource Areas on the C2C Plan Future Land Use Map ~~or as Environmentally Sensitive Areas on the Ames Urban Fringe Plan Land Use Framework Map.~~ However, not all critical natural resource areas are mapped and individual developments will need to consider site specific characteristics. Disturbance shall be minimized and/or mitigated where avoidance is not possible.



*Revise 88.05(1)(B)(3)*

(3) Impact. Impact to significant trees and/or shrubs shall be avoided where possible, and the burden of persuasion as to why impact is unavoidable will at all times be on the applicant. Mitigation for impact to significant trees or shrubs shall be required in Natural Resource Areas, as mapped on the C2C Plan Future Land Use Map ~~or Environmentally Sensitive Areas on the Ames Urban Fringe Plan Land Use Framework Map~~. Cut or fill over a four-inch depth or compaction within the drip line of any significant tree shall be considered impact. The following mitigation standards shall be required in addition to those general standards in Chapter 88.05(1)(A).

*Revise 88.13(1)(D)*

D. To assist in carrying out Chapter 5, Land Use, and Chapter 7, Transportation, of the Story County Cornerstone to Capstone (C2C) Comprehensive Plan, ~~and the Story County Land Development Regulations, and the Ames Urban Fringe Plan;~~ **and** the Story County Land Development Regulations;

**Chapter 92, Administration**

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*Revise 92.06(2)(D)*

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



Story County Sheriff's Range House

New Facility 2024

Project Cost Opinion

Design Status: Design Development

**APPROVED**

**DENIED**

Board Member Initials: SKH

Meeting Date: 3-19-24

Follow-up action: \_\_\_\_\_

	Units (SF)	\$/SF	
A. Building Cost			
1. Sitework			\$95,149
2. General Construction	3,045	\$130.72	\$398,049
3. Mechanical Construction	3,045	\$62.80	\$112,665
4. Electrical Construction	3,045	\$26.80	\$73,080
		\$220	\$678,943
5. Alternate #1 Covered Patio	1,044	\$44.67	\$46,633
6. Alternate #2 Concrete Paving @ Patio	1,044	\$4.31	\$4,500
		\$48.98	\$51,133
Building Cost Sub-total W/ Alternates		\$269.30	\$730,076
General Requirements W/ Alternates		8%	\$58,406
		Subtotal	\$788,482
Mark-up on Net General Costs		8%	\$48,219
Mark-up on Net Mech/Elec		3%	\$5,572
B. Total Building & Site			<b>\$842,273</b>
C. Total Professional Fee Estimate	9.53%		\$87,800
Architectural (RMH)	4.33%		\$36,500
Structural	0.89%		\$7,500
M/E/P/T	2.91%		\$24,500
Civil	1.40%		\$11,800
Cost Consultant	0.89%		\$7,500
D. Administrative Costs	2.37%		\$20,000
<i>Cost Estimates, Soil Borings, Special Inspections</i>			
<i>Bid Document Printing &amp; Distribution, Commissioning</i>			
E. Land Costs	0 Acres	0	\$0.00
F. Total Construction			<b>\$950,073</b>
G. Potential Reduction For 6% Sales Tax Exemption			-\$22,598
H. Contingency	10%		\$95,007
I. Total Project Cost W/ Alternates			<b>\$1,022,483</b>

PROJECT: **STORY COUNTY SHERIFF RANGE HOUSE**

LOCATION: **NEVADA, IOWA**

OWNER: **STORY COUNTY, IOWA**

DATE: **JANUARY 30, 2024**

ARCHITECT **RMH ARCHITECTS**

STATUS: **SCHEMATIC**

Remove line items 240 & 242 for RMH Summary

DESCRIPTION OF WORK	TOTAL	% OF TOTAL
*** DIVISION 1 - GENERAL REQUIREMENTS ***	64,988	8.16%
*** DIVISION 2 - EXISTING CONDITIONS ***		
*** DIVISION 3 - CONCRETE ***	78,705	9.89%
*** DIVISION 4 - MASONRY ***	36,620	4.60%
*** DIVISION 5 - METALS ***		
*** DIVISION 6 - WOOD, PLASTICS, AND COMPOSITES ***	61,428	7.72%
*** DIVISION 7 - THERMAL & MOISTURE PROTECTION ***	103,564	13.01%
*** DIVISION 8 - OPENINGS ***	31,769	3.99%
*** DIVISION 9 - FINISHES ***	67,388	8.46%
*** DIVISION 10 - SPECIALTIES ***	13,221	1.66%
*** DIVISION 11 - EQUIPMENT ***	55,785	7.01%
*** DIVISION 12 - FURNISHINGS ***	1,784	0.22%
*** DIVISION 13 - SPECIAL CONSTRUCTION ***		
*** DIVISION 14 - CONVEYING SYSTEMS ***		
*** DIVISION 21 - FIRE SUPPRESSION ***		
*** DIVISION 22 - PLUMBING ***	45,675	5.74%
*** DIVISION 23 - HEATING, VENTILATING, AND AIR CONDITIONING ***	66,990	8.41%
*** DIVISION 25 - INTEGRATED AUTOMATION ***		
*** DIVISION 26 - ELECTRICAL ***	45,675	5.74%
*** DIVISION 27 - COMMUNICATIONS ***	3,045	0.38%
*** DIVISION 28 - ELECTRONIC SAFETY AND SECURITY ***	24,360	3.06%
*** DIVISION 31 - EARTHWORK ***	23,121	2.90%
*** DIVISION 32 - EXTERIOR IMPROVEMENTS ***	22,528	2.83%
*** DIVISION 33 - UTILITIES ***	49,500	6.22%
*** DIVISION 34 - TRANSPORTATION ***		
*** DIVISION 35 - WATERWAY AND MARINE CONSTRUCTION ***		
	<u>\$796,146</u>	
CONTRACTOR'S MARKUP ON NET GENERAL COSTS OF	610,401 @ 8.00%	48,832
CONTRACTOR'S MARKUP ON NET MECH/ELEC COSTS OF	185,745 @ 3.00%	<u>5,572</u>
		850,550
DESIGN CONTINGENCY	796,146 @ 10.00%	<u>79,615</u>
<b>**ESTIMATE TOTAL**</b>		<b>\$930,165</b>

POTENTIAL REDUCTION FOR EXEMPTION OF 6% STATE SALES TAXES

**\$20,300 - \$24,900**

BUILDING PARAMETERS

- SQUARE FOOT

3,045 SF

**\$305.47 /SF**

PROJECT: **STORY COUNTY SHERIFF RANGE HOUSE**  
 OWNER: **STORY COUNTY, IOWA**  
 ARCHITECT **RMH ARCHITECTS**

LOCATION: **NEVADA, IOWA**  
 DATE: **JANUARY 30, 2024**  
 STATUS: **SCHEMATIC**

DESCRIPTION OF WORK	TOTAL	% OF TOTAL
SITework	125,654	13.51%
GENERAL CONSTRUCTION	594,619	63.93%
MECHANICAL CONSTRUCTION	127,311	13.69%
ELECTRICAL CONSTRUCTION	82,580	8.88%
<b>COST ESTIMATE TOTAL</b>	<b>\$930,165</b>	
POTENTIAL REDUCTION FOR EXEMPTION OF 6% STATE SALES TAXES	<b>-\$22,598</b>	
<b>ALTERNATES</b>		
1) PROVIDE COVERED PATIO - ADD	\$46,633	
2) PROVIDE CONCRETE PATIO IN LIEU OF CRUSHED GRAVEL - ADD	\$4,500	

PROJECT: **STORY COUNTY SHERIFF RANGE HOUSE**  
 OWNER: **STORY COUNTY, IOWA**  
 ARCHITECT: **RMH ARCHITECTS**

LOCATION: **NEVADA, IOWA**  
 DATE: **JANUARY 30, 2024**  
 STATUS: **SCHEMATIC**

NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1	<b>*** DIVISION 1 - GENERAL REQUIREMENTS ***</b>				
2					
3	PROJECT SIGN	1	LS	1100.00	1100
4	TEMPORARY FACILITIES - ELECTRICITY	1	LS	3300.00	3300
5	" " - WATER	1	LS	1980.00	1980
6	" " - SANITARY	1	LS	1320.00	1320
7	" " - HEAT - NOTHING REQUIRED				
8	" " - STORAGE - NOTHING REQUIRED				
9	CONSTRUCTION WASTE MANAGEMENT	1	LS	4400.00	4400
10	GENERAL EQUIPMENT & TOOL EXPENSE	1	LS	8338.00	8338
11	JOB SUPERVISION & FIELD OFFICES	1	LS	22550.00	22550
12	ENGINEERING & LAYOUT, SITE SURVEY	1	LS	5500.00	5500
13	SOIL & CONCRETE TESTING	1	LS	2750.00	2750
14	BOND & MISC FEES	1	LS	11000.00	11000
15	BUILDING PERMIT - UBC SCHEDULE	1	LS	2750.00	2750
16					
17					
18					
19					
20					
21					
22	<b>*** DIVISION 2 - EXISTING CONDITIONS ***</b>				
23					
24	NOTHING REQUIRED				
25					
26					
27					
28					
29					
30					
31					
32	<b>*** DIVISION 3 - CONCRETE ***</b>				
33					
34	BUILDING FOOTINGS				
35	- 3' X 1'	244	LF	63.37	15463
36					
37	EXTERIOR COLUMN FOOTING PADS - 12"	18	SF	20.90	376
38	- PIERS - 8" X 8" X 3'6"	2	EA	137.39	275
39					
40	CONCRETE FOUNDATION WALLS - 12"	813	SF	22.72	18456
41					
42	FOOTINGS @ CMU PARTITIONS - 2' X 1'	148	LF	37.62	5566
43					
44	SLAB-ON-GRADE - 4" W/6" GRANULAR FILL, MESH & POLY	3045	SF	5.31	16161
45					

**SUBTOTAL DIV. 1**

**64988**

**SUBTOTAL DIV. 2**

PROJECT: **STORY COUNTY SHERIFF RANGE HOUSE**  
 OWNER: **STORY COUNTY, IOWA**  
 ARCHITECT: **RMH ARCHITECTS**

LOCATION: **NEVADA, IOWA**  
 DATE: **JANUARY 30, 2024**  
 STATUS: **SCHEMATIC**

NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
46	STOOPS				
47	- FOUNDATION WALLS W/EXCAVATION - 8" X 4'	50	LF	58.41	2919
48	- SLABS - 5" ON 4" VOID FORM	96	SF	7.19	690
49					
50	MISC. CONCRETE	1	LS	2750.00	2750
51					
52					
53	<b>PRECAST CONCRETE</b>				
54	HOLLOW CORE SLABS - 8"	714	SF	22.46	16048
55					
56					
57					
58					
59					
60					
61					
62					
63	<b>*** DIVISION 4 - MASONRY ***</b>				
64					
65	CMU PARTITIONS - 8"	1480	SF	22.00	32551
66	- ADD FOR GROUTING SOLID	1480	SF	2.75	4069
67					
68					
69					
70					
71					
72					
73					
74					
75	<b>*** DIVISION 5 - METALS ***</b>				
76					
77	NOTHING REQUIRED				
78					
79					
80					
81					
82					
83					
84					
85	<b>*** DIVISION 6 - WOOD, PLASTICS, AND COMPOSITES ***</b>				
86					
87	EXTERIOR WALL FRAMING				
88	- 2X6 @ 16" O.C.	2440	SF	5.10	12440
89	- LVLs @ OPENINGS	93	LF	19.70	1828
90					

**SUBTOTAL DIV. 3**

**78705**

**SUBTOTAL DIV. 4**

**36620**

**SUBTOTAL DIV. 5**

PROJECT: **STORY COUNTY SHERIFF RANGE HOUSE**  
 OWNER: **STORY COUNTY, IOWA**  
 ARCHITECT: **RMH ARCHITECTS**

LOCATION: **NEVADA, IOWA**  
 DATE: **JANUARY 30, 2024**  
 STATUS: **SCHEMATIC**

NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
91	ROOF TRUSS FRAMING - 24" O.C.	3045	SF	9.77	29760
92	- BRACING	352	LF	2.39	842
93	- FASCIA FRAMING	256	LF	4.19	1073
94					
95	LEAN-TO ROOF				
96	- STRUCTURAL WOOD COLUMNS	16	LF	41.91	671
97	- BEAM/LVL FRAMING	6	LF	19.70	118
98	- TRUSS FRAMING	32	SF	10.68	342
99	- FASCIA FRAMING	17	LF	4.19	70
100					
101	EXTERIOR WALL SHEATHING - 1/2" PLYWOOD	2440	SF	2.69	6562
102					
103	ROOF PURLINS - 2X4 @ 4'0 O.C.	1068	LF	2.39	2555
104					
105	INTERIOR PARTITION FRAMING - 2X4 @ 16" O.C.	580	SF	4.05	2349
106	- 2X6 @ 16" O.C.	123	SF	5.10	625
107					
108					
109	<b>FINISH CARPENTRY</b>				
110	WINDOW SILLS	54	LF	40.59	2192
111					
112					
113					
114					
115					
116	<b>SUBTOTAL DIV. 6</b>				61428
117					
118					
119	<b>*** DIVISION 7 - THERMAL &amp; MOISTURE PROTECTION ***</b>				
120					
121	PERIMETER INSULATION - 2"	976	SF	3.88	3784
122					
123					
124	STANDING SEAM METAL ROOFING	3556	SF	11.00	39116
125	- RIDGE	88	LF	16.50	1452
126	- ROOF EDGE	256	LF	3.30	845
127	- METAL FASCIA	256	LF	5.50	1408
128	- METAL SOFFIT/TRIM	256	LF	3.30	845
129					
130	CORRUGATED METAL SIDING	2790	SF	8.80	24552
131	- CORNER TRIM	44	LF	16.50	726
132	- TRIM @ DOORS & WINDOWS	243	LF	16.50	4010
133					
134	SOFFIT @ ENTRY DOOR - 1"	32	SF	7.70	246
135					

PROJECT: **STORY COUNTY SHERIFF RANGE HOUSE**  
 OWNER: **STORY COUNTY, IOWA**  
 ARCHITECT: **RMH ARCHITECTS**

LOCATION: **NEVADA, IOWA**  
 DATE: **JANUARY 30, 2024**  
 STATUS: **SCHEMATIC**

NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
136	GUTTERS	176	LF	16.50	2904
137	DOWNSPOUTS	77	LF	16.50	1271
138	SPLASH BLOCKS	7	EA	131.34	919
139					
140	AIR/WATER MEMBRANE @ EXTERIOR WALLS	2440	SF	1.37	3342
141					
142	BATT INSULATION @ EXTERIOR WALLS - 5 1/2"	2440	SF	1.40	3426
143					
144	R-38 BLOWN-IN INSULATION @ ATTIC SPACES	3045	SF	3.30	10049
145					
146	SOUND BATT INSULATION @ INTERIOR PARTITIONS - 3"	703	SF	1.17	820
147					
148	CAULKING & SEALANTS	1	LS	3850.00	3850
149					
150					
151	<b>SUBTOTAL DIV. 7</b>				103564
152					
153					
154	<b>*** DIVISION 8 - OPENINGS ***</b>				
155					
156	EXTERIOR DOORS				
157	- HM DOOR FRAMES - 3'4 X 7'2	2	EA	542.85	1086
158	- HM DOOR FRAMES W/SIDELIGHT - 5'4 X 7'2	1	EA	826.38	826
159	- HM DOOR FRAME - DOUBLE - 6'4 X 7'2	1	EA	620.40	620
160	- HM DOORS - 3' X 7'	2	EA	551.93	1104
161	- HM DOORS - 3' X 7' W/1/2 GLASS LITE	2	EA	798.88	1598
162	- HM DOOR W/FULL GLASS LITE	1	EA	999.90	1000
163	- FINISH HARDWARE	5	EA	661.65	3308
164					
165	INTERIOR DOORS				
166	- HM DOOR FRAMES - 3'4 X 7'2	4	EA	551.93	2208
167	- HM DOOR FRAMES W/SIDELIGHT - 5'4 X 7'2	2	EA	826.38	1653
168	- HM DOORS - 3' X 7'	4	EA	611.33	2445
169	- HM DOORS W/FUULL GLASS LITES	2	EA	999.90	2000
170	- FINISH HARDWARE	6	EA	533.78	3203
171					
172	HOLLOW METAL FRAMED WINDOWS - FIXED				
173	- 6'0 X 4'2	4	EA	1414.88	5660
174	- 4'0 X 4'2	3	EA	956.18	2869
175	- 6'0 X 1'8	3	EA	730.13	2190
176					
177					
178	<b>SUBTOTAL DIV. 8</b>				31769
179					
180					

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NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
181	<b>*** DIVISION 9 - FINISHES ***</b>				
182					
183	GYPBOARD @ EXTERIOR WALLS - 5/8" W/POLY	2440	SF	6.05	14762
184					
185	GYPBOARD @ INTERIOR PARTITIONS - 5/8"	1405	SF	5.50	7728
186					
187	GYPBOARD @ BOTTOM OF TRUSSES - 5/8"	2331	SF	6.05	14100
188					
189	GYPBOARD BULKHEADS	23	LF	55.00	1291
190					
191	SEALED CONCRETE	3045	SF	1.38	4187
192	RUBBER BASE	385	LF	3.85	1480
193					
194	PAINTING				
195	- GYPBOARD	6199	SF	1.65	10229
196	- CMU	2420	SF	2.75	6656
197	- DOORS & FRAMES	11	EA	330.00	3630
198	- WINDOWS	10	EA	165.00	1650
199	- MISC. PAINTING	3045	SF	0.55	1675
200					
201					
202					
203					
	<b>SUBTOTAL DIV. 9</b>				<b>67388</b>
204					
205					
206	<b>*** DIVISION 10 - SPECIALTIES ***</b>				
207					
208	VISUAL DISPLAY BOARDS - ALLOWANCE	1	LS	2750.00	2750
209					
210	DOOR SIGNAGE	9	EA	119.46	1075
211					
212	TOILET PARTITIONS - HDPE	1	EA	1625.25	1625
213	- ADA	2	EA	1762.20	3524
214					
215	TOILET ACCESSORIES				
216	- GRAB BARS	6	EA	110.72	664
217	- TOILET PAPER DISPENSERS	3	EA	77.88	234
218	- SANITARY NAPKIN DISPOSALS	2	EA	83.82	168
219	- MIRRORS	28	SF	22.00	616
220	- SOAP DISPENSERS	2	EA	116.66	233
221	- PAPER TOWEL DISPENSERS	2	EA	83.82	168
222	- COAT HOOKS	3	EA	35.97	108
223	- TOWEL/CLOTHES HOOKS @ SHOWERS	4	EA	35.97	144
224	- SHOWER CURTAIN W/ROD	2	EA	134.48	269
225					

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 DATE: **JANUARY 30, 2024**  
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NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
226	FIRE EXTINGUISHERS W/CABINETS	3	EA	547.80	1643
227					
228					
229	ALL OTHER SPECIALTIES BY OWNER				
230					
231					
232					
233					
234					
235	<b>SUBTOTAL DIV. 10</b>				<b>13221</b>
236					
237					
238	<b>*** DIVISION 11 - EQUIPMENT ***</b>				
239					
<del>240</del>	<del>STORAGE CABINETS @ ARMORY/SHOP</del>	<del>107</del>	<del>SF</del>	<del>155.70</del>	<del>29115</del>
241					
<del>242</del>	<del>GUN CLEANING STATIONS - ALLOWANCE</del>	<del>21</del>	<del>EA</del>	<del>1100.00</del>	<del>23100</del>
243					
244	GUN CLEANING - STACKED WASHER/DRYER	1	EA	2201.10	2201
245	- METAL LOCKERS	4	EA	342.38	1370
246					
247					
248	ALL OTHER EQUIPMENT BY OWNER				
249					
250					
251					
252					
253					
254	<b>SUBTOTAL DIV. 11</b>				<b>55785</b>
255					
256					
257	<b>*** DIVISION 12 - FURNISHINGS ***</b>				
258					
259	WINDOW BLINDS	180	SF	9.90	1784
260					
261					
262	ALL OTHER FURNISHINGS BY OWNER				
263					
264					
265					
266					
267					
268	<b>SUBTOTAL DIV. 12</b>				<b>1784</b>
269					
270					

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 DATE: **JANUARY 30, 2024**  
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NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
271	<b>*** DIVISION 13 - SPECIAL CONSTRUCTION ***</b>				
272					
273	NOTHING REQUIRED				
274					
275					
276					
277					
278	<b>SUBTOTAL DIV. 13</b>				
279					
280	<b>*** DIVISION 14 - CONVEYING SYSTEMS ***</b>				
281					
282					
283	NOTHING REQUIRED				
284					
285					
286					
287					
288					
289	<b>SUBTOTAL DIV. 14</b>				
290					
291					
292	<b>*** DIVISION 21 - FIRE SUPPRESSION ***</b>				
293					
294	<b>MECHANICAL ESTIMATE BY BREWER ENGINEERING</b>				
295	FIRE PROTECTION - NOT REQUIRED				
296					
297					
298					
299					
300					
301	<b>SUBTOTAL DIV. 21</b>				
302					
303					
304	<b>*** DIVISION 22 - PLUMBING ***</b>				
305					
306	<b>MECHANICAL ESTIMATE BY BREWER ENGINEERING</b>				
307	PLUMBING	3045	SF	15.00	45675
308					
309					
310					
311					
312					
313	<b>SUBTOTAL DIV. 22</b>				45675
314					
315					

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NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
316	<b>*** DIVISION 23 - HEATING, VENTILATING, AND AIR CONDITIONING ***</b>				
317					
318	<b>MECHANICAL ESTIMATE BY BREWER ENGINEERING</b>				
319	HVAC	3045	SF	22.00	66990
320					
321					
322					
323					
324	<b>SUBTOTAL DIV. 23</b>				66990
325					
326					
327	<b>*** DIVISION 25 - INTEGRATED AUTOMATION ***</b>				
328					
329	<b>MECHANICAL ESTIMATE BY BREWER ENGINEERING</b>				
330	INCLUDED W/DIVISION 23				
331					
332					
333					
334	<b>SUBTOTAL DIV. 25</b>				
335					
336					
337	<b>*** DIVISION 26 - ELECTRICAL ***</b>				
338					
339	<b>ELECTRICAL ESTIMATE BY BREWER ENGINEERING</b>				
340	POWER	3045	SF	10.00	30450
341					
342	LIGHTING	3045	SF	5.00	15225
343					
344					
345					
346					
347	<b>SUBTOTAL DIV. 26</b>				45675
348					
349					
350	<b>*** DIVISION 27 - COMMUNICATIONS ***</b>				
351					
352	<b>ELECTRICAL ESTIMATE BY BREWER ENGINEERING</b>				
353	DATA	3045	SF	1.00	3045
354					
355					
356					
357	<b>SUBTOTAL DIV. 27</b>				3045
358					
359					
360					

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NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
361	<b>*** DIVISION 28 - ELECTRONIC SAFETY AND SECURITY ***</b>				
362					
363	<b>ELECTRICAL ESTIMATE BY BREWER ENGINEERING</b>				
364	SECURITY	3045	SF	4.00	12180
365					
366	CELL DIALER FIRE ALARM SYSTEM	3045	SF	4.00	12180
367					
368					
369					
370	<b>SUBTOTAL DIV. 28</b>				24360
371					
372					
373	<b>*** DIVISION 31 - EARTHWORK ***</b>				
374					
375	STRIP & STOCKPILE TOPSOIL	93	CY	11.00	1018
376					
377	GRADE SITE FOR BUILDING	5000	SF	1.10	5500
378					
379	CONSTRUCTION FENCING & GATES	1	LS	1650.00	1650
380					
381	FINE GRADING	1	LS	2750.00	2750
382					
383	EROSION CONTROL	1	LS	2200.00	2200
384	- SILT FENCING	1	LS	1100.00	1100
385					
386					
387	<b>FOUNDATION EXCAVATION &amp; BACKFILL</b>				
388	FOOTING EXCAVATION	147	CY	16.50	2430
389	BACKFILL W/GRANULAR FILL	147	CY	38.46	5663
390					
391	DISPOSE OF EXCAVATED MATERIAL ON-SITE	147	CY	5.50	810
392					
393					
394					
395					
396	<b>SUBTOTAL DIV. 31</b>				23121
397					
398					
399	<b>*** DIVISION 32 - EXTERIOR IMPROVEMENTS ***</b>				
400					
401	CRUSHED 3/8" MINUS GRAVEL @ PATIO - 4"	957	SF	2.75	2631
402	- EDGING	105	LF	8.80	922
403					
404	REWORK GRAVEL SURFACING	1	LS	1650.00	1650
405					

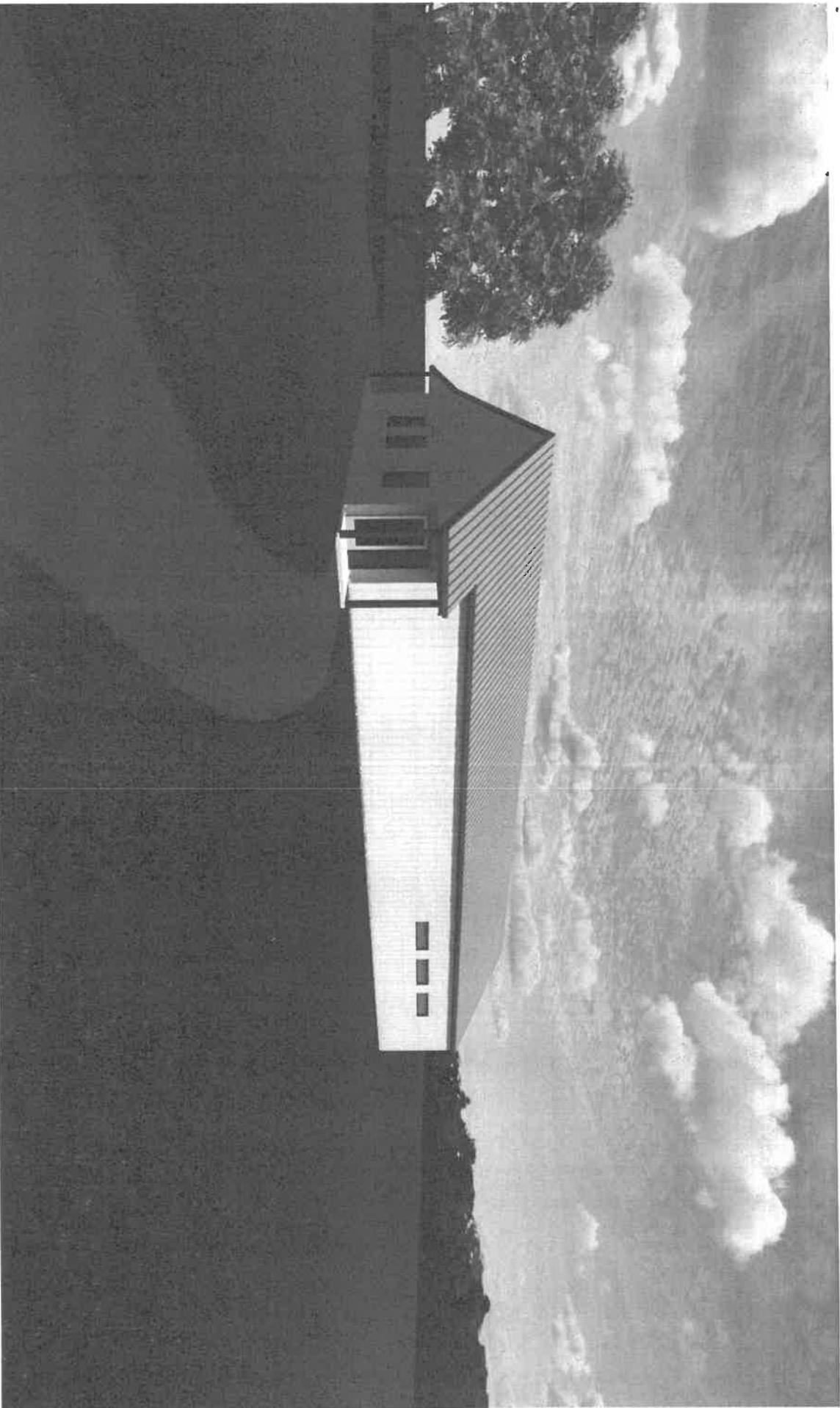
PROJECT: **STORY COUNTY SHERIFF RANGE HOUSE**  
 OWNER: **STORY COUNTY, IOWA**  
 ARCHITECT: **RMH ARCHITECTS**

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NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
406	MISC. SEEDING	1	LS	825.00	825
407					
408	LANDSCAPING - ALLOWANCE	1	LS	16500.00	16500
409					
410					
411					
412					
413	<b>SUBTOTAL DIV. 32</b>				22528
414					
415					
416	<b>*** DIVISION 33 - UTILITIES ***</b>				
417					
418	<b>SITE UTILITIES - ALLOWANCES</b>				
419	WATER SERVICE	1	LS	5500.00	5500
420					
421	SANITARY SEWER	1	LS	22000.00	22000
422					
423	STORM SEWER - SITE DRAINAGE				
424					
425	GAS SERVICE	1	LS	5500.00	5500
426					
427	ELECTRIC SERVICE	1	LS	16500.00	16500
428					
429					
430					
431					
432	<b>SUBTOTAL DIV. 33</b>				49500
433					
434					
435	<b>*** DIVISION 34 - TRANSPORTATION ***</b>				
436					
437	NOTHING REQUIRED				
438					
439					
440					
441	<b>SUBTOTAL DIV. 34</b>				
442					
443					
444	<b>*** DIVISION 35 - WATERWAY AND MARINE CONSTRUCTION ***</b>				
445					
446	NOTHING REQUIRED				
447					
448					
449					
450	<b>SUBTOTAL DIV. 35</b>				



STORY COUNTY SHERIFF  
RANGE HOUSE  
EXTERIOR VIEW 1  
3/19/2024



STORY COUNTY SHERIFF  
RANGE HOUSE  
EXTERIOR VIEW 2  
3/19/2024



1 SITE PLAN  
1/8" = 1'-0"  
N



Kris Golden Aspen Drive  
Suite 100  
Aspen Drive 50010  
515.292.6075 Phone  
515.292.6370 Fax  
mrl@rmharchitects.com  
www.rmharchitects.com

Project Number  
22005

Site Name  
Project Status

1/2024

Revision Record

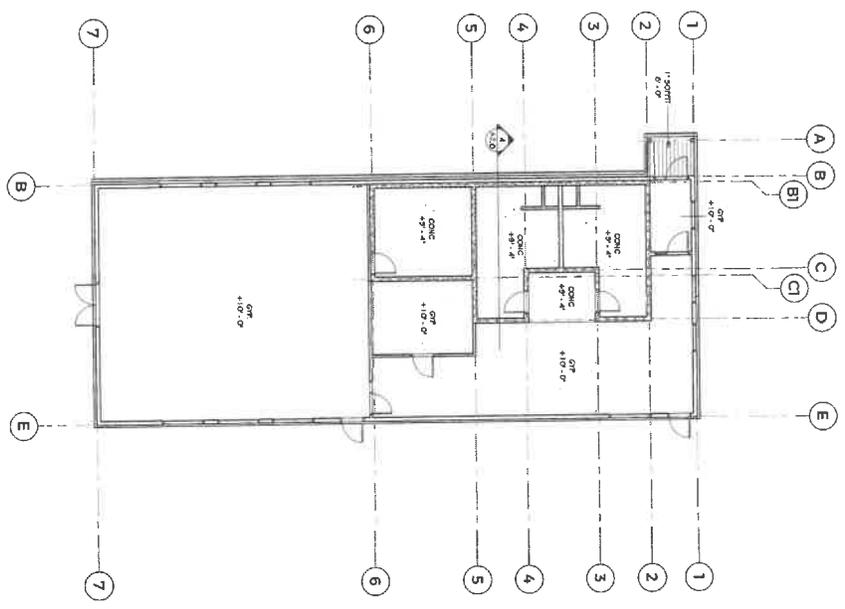
Consultant

PRELIMINARY ONLY  
NOT FOR CONSTRUCTION

ESSEX COUNTY PLANNING BOARD  
ADDRESS  
60550 270TH ST  
SITE PLAN



4 MAIN LEVEL  
1/8" = 1'-0" N



1615 Colden Aspen Drive  
Suite 110  
Aspen, CO 81602  
515 532 6075 Phone  
515 532 6370 Fax  
mail@rmharchitects.com  
www.rmharchitects.com

Project Number  
22028

Project Record

Project Status

Revision Record

Consultant

USGBC

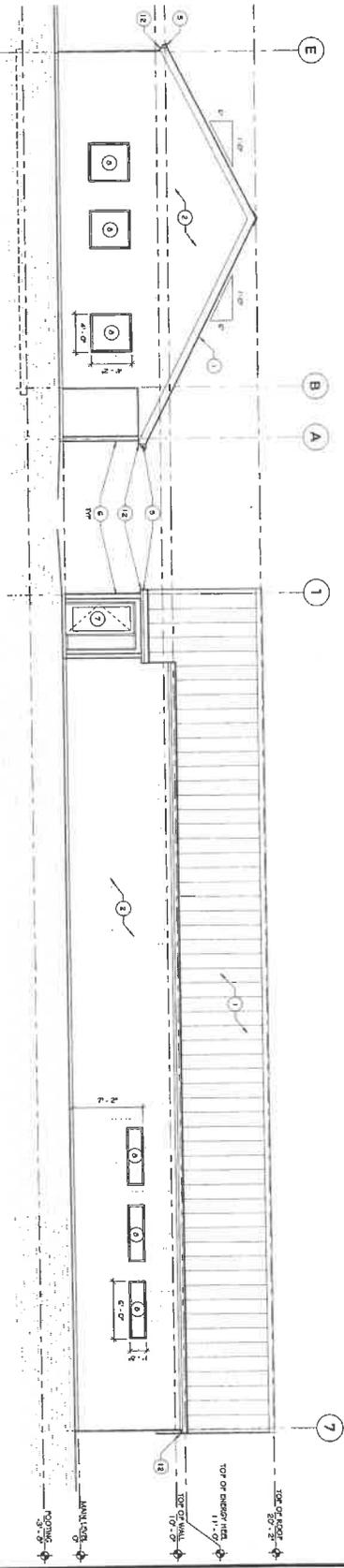
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NOT FOR CONSTRUCTION

STRONG COUNTY SHERIFF PALACE  
HOUSE  
4650 SOUTH ST.  
CELEBRATION, FL

A2.1

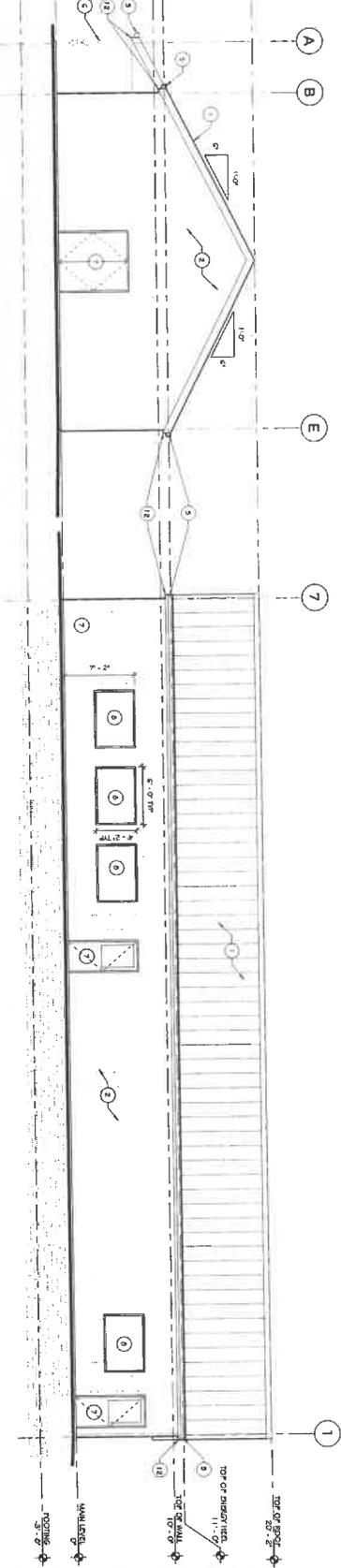
PROJECT MATERIAL LIST	
1	FOUNDATION
2	CONCRETE
3	CONCRETE SLAB ON GRADE
4	FOUNDATION
5	FOUNDATION
6	FOUNDATION
7	FOUNDATION
8	FOUNDATION
9	FOUNDATION
10	FOUNDATION
11	FOUNDATION
12	FOUNDATION
13	FOUNDATION
14	FOUNDATION
15	FOUNDATION
16	FOUNDATION
17	FOUNDATION

**RMH**  
ARCHITECTS  
1501 E. 15th Ave  
Aurora, CO 80010  
303.733.8300  
www.rmharhitects.com



2 North Elevation  
SCALE = 1/8" = 1'-0"

3 West Elevation  
SCALE = 1/8" = 1'-0"



4 South Elevation  
SCALE = 1/8" = 1'-0"

1 East Elevation  
SCALE = 1/8" = 1'-0"

PRELIMINARY ONLY  
NOT FOR CONSTRUCTION

RYAN QUAINY ARCHITECTS  
1501 E. 15th Ave  
Aurora, CO 80010  
303.733.8300