

The Board of Supervisors met on 1/14/25 at 10:00 a.m. in the Story County Administration Building. Linda Murken, and Latifah Faisal, with Murken presiding. Lisa Heddens absent. (all audio of meetings available at [storycountyia.gov](http://storycountyia.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:** Faisal moved, Murken seconded adopting the agenda as listed. Motion carried unanimously (MCU) on a roll call vote.

**MINUTES:** 1/7/25 Minutes – Faisal moved, Murken seconded the approval of the 1/7/25 Minutes as presented. Roll call vote. (MCU)

**CLAIMS:** 1/16/25 Claims of \$1,293,319.68 (run date 1/10/25), 37 pages, on file in the Auditor's Office) and authorize the Auditor to issue checks in payments of these claims and payment requests from CIDTF (\$108.88), Emergency Management (\$363.15), E911 (\$39,229.69), County Assessor (\$3,852.41), City Assessor (\$35,202.89), Central Iowa Community Services (\$169,378.08). Faisal moved, Murken seconded approving claims. Roll call vote. (MCU)

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

1. Increase the Mileage Fee charged in the Sheriff's Office from \$.67 to \$.70 per mile to match allowable fees permitted by the Internal Revenue Service
2. Quarterly Report for the following: Auditor; Recorder; Sheriff
3. Annual Maintenance Agreement for Kardex Kompakt Storage System between the Board of Supervisors and Wil-Equipment, effective 1/1/25-12/31/25, for \$716.00
4. Service Agreement for law enforcement between the Gilbert Community School District and the Story County Sheriff's Office, effective 1/18/25, for \$80.00 an hour per deputy sheriff for a minimum of two hours
5. Approval of Commercial Site Plan for roof-mounted solar arrays for WesTech Engineering, located at 600 Arrasmith Trail, Ames
6. Change Orders CR-02, CR-06, and CR-07 with Harold Pike Construction for the McFarland Park Shop Project for \$16,189.71
7. Lease Agreement between Conservation Office and Pitney Bowes, effective for 60 months, and billed quarterly at \$176.52 per quarter
8. Resolution #25-58, Setting Date and Time for Public Hearing for 10:00 am on 2/4/25, to Vacate and Clear the Record of a Portion of Story County Secondary Road
9. Approval of Story County Logo Use Request from Veterans Affairs Central Iowa Healthcare System for its virtual mobile clinic brochure
10. Resolution #25-60, Authorizing the Transfer Ownership of the Story County Secondary Roads Maintenance Building by Quit Claim unto the City of Maxwell
11. Contract with J. Pettiecord Inc. for Tornado Damage Clean-up at Jennett Heritage Area for \$92,000.00 (unbudgeted, covered by insurance)
12. Annual Maintenance Agreement for Kardex Kompakt Storage System between Wil-Equipment and the Story County Recorder, effective 1/1/25-12/31/25, for \$716.00
13. Utility Permit #25-8035, #25-8036

Roll call vote. (MCU)

**REVISED STORY COUNTY CAPITAL ASSET POLICY (SUBJECT TO SEVEN-DAY REVIEW):** Lucy Martin, Auditor, reported on the proposed updates to the existing policy to conform to the most current accounting standards. The policy is also updated to raise the threshold for items on the physical inventory list from \$500.00 to \$1,000.00. The recommendation to tag portable items as physical inventory regardless of purchase price remains. Martin stated that items currently on the physical inventory list that will be under the new threshold shall remain on the list. She will return following seven-day review. Faisal moved, Murken seconded approving the Revised Story County Capital Asset Policy, subject to seven-day review. Roll call vote. (MCU)

**BIDS TO PROVIDE OFFICE FURNITURE FOR COUNTY ATTORNEY OFFICE REMODEL AT THE JUSTICE CENTER FACILITY:** Joby Brogden, Facilities Management Director, reported office furniture was not included in the construction project. As the construction bids were all well under the estimated project cost, bids were received to replace the existing furniture in the office which is 20 years old or older. The County received three bids; All Makes is low bid. A Des Moines business, All Makes provides Hon products matching what is used in most County buildings. The inclusion of furniture keeps the total project cost within budget. Faisal moved, Murken seconded approving Bid to Provide Office Furniture for County Attorney Office Remodel at the Justice Center Facility. Roll call vote. (MCU)

**ENGINEER'S QUARTERLY REPORT:** Engineer Darren Moon reported on maintenance work, construction projects, bridge projects, bridge inspections, federal funding, state construction projects, drainage districts, in-house projects, and staffing.

**PLANNING AND DEVELOPMENT QUARTERLY REPORT:** Director Leanne Harter reported on permits by type, dwelling values, development review cases, floodplain management, enforcement, and other activities.

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

Faisal moved, Murken seconded to adjourn at 11:06 a.m. Roll call vote. (MCU)

Story County Board of Supervisors  
Tentative Agenda  
Administration Building,  
900 6th St., Nevada, IA  
1/14/25

1. SPECIAL NOTE TO THE PUBLIC: (3) - This Meeting Is Also Being Offered Via Zoom. While Joining Via Zoom, If You Have A Question And/Or Comment, You May Raise Your Hand To Speak During Public Forum Or Use The Chat Feature And The Chair Will Ask The Zoom Moderator To Review All Comments During Public Forum.

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

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

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

Please click this URL to join. [HTTPS://US02WEB.ZOOM.US/J/84068041164?  
PWD=F8FOEWLWOCBJMLT38A4FCLRFM0H6GN.1](HTTPS://US02WEB.ZOOM.US/J/84068041164?PWD=F8FOEWLWOCBJMLT38A4FCLRFM0H6GN.1)

Passcode: 751099

Or One tap mobile:

+13017158592,,84068041164# US (Washington DC)

+13052241968,,84068041164# US

Or join by phone:

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

US: +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or  
+1 646 931 3860 or +1 929 205 6099 or +1 360 209 5623 or +1 386 347 5053 or +1 507  
473 4847 or +1 564 217 2000 or +1 669 444 9171 or +1 669 900 6833 or +1 689 278 1000  
or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 840 6804 1164

2. CALL TO ORDER: 10:00 A.M.
3. PLEDGE OF ALLEGIANCE:
4. ADOPTION OF AGENDA:
5. PUBLIC COMMENT #1:  
This comment period is for the public to address topics on today's agenda
6. AGENCY REPORTS:
7. CONSIDERATION OF MINUTES:
  - I. 1/7/25 Minutes

Department Submitting Auditor

8. CONSIDERATION OF PERSONNEL ACTIONS:

9. CONSIDERATION OF CLAIMS:

I. 1/16/25 Claims

Department Submitting Auditor

Documents:

CLAIMS PAID BY DEPT 011625.PDF

10. CONSENT AGENDA:

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

I. Consideration For The Sheriff's Office To Increase The Mileage Fee Charged From \$.67 To \$.70 Per Mile To Remain In Line With The Allowable Fees Permitted By The IRS

Department Submitting Sheriff

Documents:

IRS MILEAGE.PDF

II. Consideration Of Quarterly Report For The Following: Auditor, Recorder, And Sheriff

Department Submitting Auditor

Documents:

AUDITOR.PDF  
RECORDER.PDF  
SHERIFF.PDF

III. Consideration Of Annual Maintenance Agreement For Kardex Kompakt Storage System Between Board Of Supervisors And Wil-Equipment, Effective 1/1/25 - 12/31/25 For \$716.00

Department Submitting Human Resources

Documents:

WILEQUIPMENT INVOICE.PDF

IV. Consideration Of Service Agreement Between Gilbert Community School District And Story County Effective 1/18/2025 For A Minimum Of 2 Hours For \$80.00/Hour

Department Submitting Sheriff

Documents:

GILBERT SECURITY CONTRACT.PDF

V. Consideration Of A Commercial Site Plan For WesTech Engineering, 600 Arrasmith Trail, Ames

Department Submitting Planning & Development

Documents:

STAFF MEMO.PDF  
SITE PLAN.PDF  
PERMIT APPLICATION.PDF

VI. Consideration Of Change Orders CR-02, CR-06, And CR-07 With Harold Pike Construction For The McFarland Park Shop Project For \$16,189.71

Department Submitting Conservation

Documents:

HPC MCFARLAND SHOP COS.PDF

VII. Consideration Of Lease Agreement Between Conservation Office And Pitney Bowes Effective 60 Months For \$176.52/Qtr

Department Submitting Conservation

Documents:

PITNEY BOWES LEASE.PDF

VIII. Consideration Of Resolution #25-58, Setting Date And Time For Public Hearing For 10:00 Am On February 4th, 2025, To Vacate And Clear The Record Of A Portion Of Story County Secondary Road, Maple Street, Fernald, Story County, Iowa

Department Submitting Engineer

Documents:

RES 25 58.PDF

IX. Consideration Of Story County Logo Use Request From VA Central Iowa Healthcare System

Department Submitting Board of Supervisors

Documents:

LOGO USE.PDF

X. Consideration Of Resolution #25-60, Authorizing The Transfer Ownership Of The Story County Secondary Roads Maintenance Building By Quit Claim Unto The City Of Maxwell

Department Submitting Engineer

Documents:

RES 25 60.PDF  
MAXWELL SHED DEED.PDF  
CITY OF MAXWELL.PDF

- XI. Consideration Of Contract With J. Pettiecord Inc. For Tornado Damage Clean-Up At Jennett Heritage Area For \$92,000.00 (Unbudgeted, Covered By Insurance)

Department Submitting Conservation

Documents:

JENNETT J PETTIECORD CONTRACT.PDF

- XII. Consideration Of Annual Maintenance Agreement For Kardex Kompakt Storage System Between Wil-Equipment And Story County, Effective 1/1/25 - 12/31/25 For \$716.00

Department Submitting Recorder

Documents:

RECCLAIM2025.PDF

- XIII. Consideration Of Utility Permit #25-8035, #25-8036

Department Submitting Engineer

Documents:

UT 25 8035.PDF  
UT 25 8036.PDF

11. PUBLIC HEARING ITEMS:

12. ADDITIONAL ITEMS:

- I. Consideration Of Revised Story County Capital Asset Policy (Subject To Seven-Day Review) - Lucy Martin

Department Submitting Auditor

Documents:

CAPITAL ASSET POLICY FOR STORY COUNTY REVISED.PDF

- II. Discussion And Consideration Of Bids To Provide Office Furniture For County Attorney Office Remodel At The Justice Center Facility - Joby Brogden

Department Submitting Facilities Management

Documents:

MEMO COUNTY ATTORNEY REMODEL FURNITURE NEVADA.PDF

13. DEPARTMENTAL REPORTS:

I. Engineer Quarterly Report - Darren Moon

Department Submitting Auditor

Documents:

ENG QTR.PDF

II. Planning & Development Quarterly Report - Leanne Harter

Department Submitting Auditor

Documents:

Q4 2024.PDF

14. OTHER REPORTS:

15. UPCOMING AGENDA ITEMS:

16. PUBLIC COMMENT #2:

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

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

18. ADJOURNMENT:

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

Story County Board of Supervisors

Agenda

1/14/25

NAME

Crystal D. Davis  
Mark Lane  
Way MARTIN  
John Brogden  
DARREN MOON  
Sandra Keif

AGENCY

BOS  
Mayor Zaring  
AUDITOR  
SCFM  
EWG  
BUS



10/02/24

10/02/24  
Receipt

COUNTY AUDITOR'S REPORT OF FEES COLLECTED

Pay  
4 /

STATE OF IOWA }  
STORY COUNTY }

TO THE BOARD OF SUPERVISORS OF STORY COUNTY:

Pursuant to the Code of Iowa, Chapter 331.902, Collection and Disposition of Fees collected, I, Lucy Martin, Auditor of the above named County and State, do hereby certify that the following is a true and correct statement of fees collected by me in my office for the quarter ending December 31, 2024 and the same has been paid to the Story County Treasurer.

For Elections for Other Entities Elections		\$ 2,345.18
Misc Elections	10.00	
City/School Elections	325.76	
Special Elections	2,009.42	

For Other Office Fees		\$ 5,237.78
Plat Books	1,108.76	
Computer Lists		
Fiscal Agent Fees	4,126.47	
Map Copies		
Copies	2.35	
Miscellaneous	.20	

TOTAL \$ 7,582.96

Treasurer's Receipts for the above are attached.

  
 \_\_\_\_\_  
 LUCY MARTIN  
 Story County Auditor  
 January 6, 2025

**APPROVED**      **DENIED**  
 Board Member Initials: pm  
 Meeting Date: 1-14-25  
 Follow-up action: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

COUNTY RECORDER'S REPORT OF FEES COLLECTED FOR 2nd QUARTER  
FISCAL YEAR 2024-2025

STATE OF IOWA}  
COUNTY OF STORY}

TO: THE STORY COUNTY BOARD OF SUPERVISORS

Pursuant to the Code of Iowa, Chapter 331.902, Collection and Disposition of Fees, I, Stacie Herridge, Recorder of the above-named County and State do hereby certify that the following is a true and correct statement of the fees collected by me in my office for the 2nd Fiscal Quarter ending Dec. 31, 2024, and the same has been paid to the County Treasurer.

Change of Title Fees	01000-08000-4100-07	\$4,155.00
Records Management Fees	27000-08000-4140-07	\$2,683.00
Electronic Transaction Fees	56000-08000-4160-07	\$2,683.00
Real Estate Transfer Tax	01000-08000-4040-07	\$41,776.05
Recording Fees	01000-08000-4000-07	\$61,010.00
Snowmobile Fees	01000-08000-4010-07	\$656.00
Boat Fees	01000-08000-4020-07	\$93.00
Hunting & Fishing Fees	01000-08000-4030-07	\$9.00
UCC Fees	01000-08000-4050-07	\$0.00
Copy Fees	01000-08000-4060-07	\$866.50
ATV Fees	01000-08000-4070-07	\$1,835.00
Vital Records Fees	01000-08000-4130-07	\$6,024.00
Passport Fees	01000-08000-4150-07	\$9,115.00
Boat Title Fees	01000-08000-4120-22	\$75.00
Interest	01000-00054-6000-07	\$49.27
Overages	01000-00055-8220-07	\$18.00
DNR Fees	01000-08000-4080-07	\$10.00
Total paid to Story County Treasurer		\$131,057.82

All of which is respectfully submitted this 6th day of January, 2025.

Stacie Herridge  
Stacie Herridge, Story County Recorder

Subscribed and sworn to before me, the undersigned, and filed in my office this 17<sup>th</sup> day of January, 2025.

Lucy Martin  
Lucy Martin, Story County Auditor

Revised April 12, 2016

**APPROVED**      **DENIED**

Board Member Initials: mm

Meeting Date: 1-14-25

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

\_\_\_\_\_

\_\_\_\_\_



**Civil Fees**  
**(01000-01000-4400-05)**

Beginning Balance		\$187,446.19
Receipts from all fees		\$306,748.72
Cash on Hand		\$120.00
<b>Total</b>		<b>\$494,314.91</b>

**DISBURSEMENTS:**

Clerk of Court and Miscellaneous Fees		\$308,979.21
Iowa Department of Transportation		\$0.00
Iowa Department of Public Safety		\$880.00
Abandoned Check Pay Out		\$0.00
<b>Subtotal</b>		<b>\$309,859.21</b>

**Story County Treasurer:**

Civil Fees (01000-01000-4400-05)	\$25,160.72	
Civil Fees (Credit Card)	\$1,972.14	
Concealed Weapon Permits	\$3,320.00	
Concealed Weapon (Credit Card)	\$25.00	
Interest	\$52.48	
Work Release	\$425.00	
<b>Total</b>	<b>\$30,955.34</b>	

		<b>\$340,814.55</b>
Subtotal		\$153,380.36
Carry Over		\$120.00
Cash on Hand		\$120.00
<b>Total</b>		<b>\$494,314.91</b>

**Story County Sheriff's Report**  
**Total Income Earned**  
**For the Quarter Ending December 31, 2024**

Civil Fees (01000-01000-4400-05)	\$25,160.72
Civil Fees (Credit Card)	1,972.14
Permits to Carry Concealed Weapon (01000-01000-4410-05)	\$3,320.00
Permits to Carry Concealed Weapon (Credit Card)	\$25.00
Interest (01000-00054-6000-05)	\$52.48
Work Release (01000-01000-4400-05)	\$425.00
<b>Total</b>	<b>\$30,955.34</b>
<b>Total Paid to Story County Treasurer</b>	<b>\$30,955.34</b>

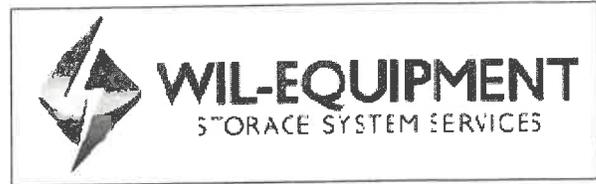
  
\_\_\_\_\_  
Paul H. Fitzgerald, Sheriff

Dated 12/31/24  
PHF:dcs

# INVOICE

WIL-EQUIPMENT  
16400 Highway 92  
Indianola, IA 50125

wileq@outlook.com  
+1 (515) 554-6396



Bill to  
Alissa Wignall  
STORY COUNTY BOARD of Supervisors  
900 6th St,  
ATTN: Alissa Wignall  
Nevada, IA 50201

### Invoice details

Invoice no.: 1140  
Terms: Due on receipt  
Invoice date: 01/06/2025  
Due date: 01/06/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Preventative Maintenance		1	\$716.00	\$716.00
<b>Total</b>					<b>\$716.00</b>

### Ways to pay



**APPROVED** **DENIED**  
Board Member Initials: AW  
Meeting Date: 1-14-25  
Follow-up action: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### View invoice online

Scan code or go to the link below to view the invoice online  
[View invoice](#)



**STORY COUNTY SHERIFF  
SERVICE AGREEMENT  
# 25-01**

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

**Definitions:**

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

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

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

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

**Additional Terms**, if none then state "none":

None

**Terms**

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

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

**I Description of Services**

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

**II Additional Services**

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

- 1. 1 Full-Time Deputy present at a high school dance

**III Times and location(s)**

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

Location: **Gilbert High School**  
Address: **312 Gretten St**  
City/rural: **Gilbert, IA 50105**  
Time: **1930 – 2330hrs**

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

State date of service: \_\_\_\_\_  
Day Month Year

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

Date of service: \_\_\_\_\_  
Day Month Year

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

Start date of service: \_\_\_\_\_  
Day Month Year

**Chart**

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

**Additional Locations:**

Address:  
City/rural:

(If necessary attach additional descriptions)

**IV Duration of Agreement**

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

**V Fees**

The Contractor agrees to pay:

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

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

**VI Payment**

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

**VII Changes or Termination during the Agreement**

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

**VIII Confidentiality**

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

**IX Liability**

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

**X Acts of God and Acts of Others**

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

**XI Hazards**

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

**XII Inconsistent Terms**

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

**XIII Representative**

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

Service Provider Representative

Contractor Representative

**Lt. Gary Backous**  
515-382-7457

**John Ronca**  
515-232-3738

**Address:**

**Story County Sheriff**  
1315 South B Avenue  
Nevada, IA 50201  
515-382-7457  
[gbackous@storycountyiowa.gov](mailto:gbackous@storycountyiowa.gov)

**Gilbert Community School District**  
103 Mathew Drive  
Gilbert, IA 50105  
515-851-8584  
[roncaj@gilbertcsd.org](mailto:roncaj@gilbertcsd.org)

**Billing Address:**

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

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

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

**Service Agreement Signatures**

Service Provider

Lt. [Signature]  
Authorized Representative

Lieutenant, Support Services  
Title

1/7/2025  
Date

Contractor

[Signature]  
Authorized Representative

High School Assistant Principal  
Title

1/6/2025  
Date

The Service Provider representative has the authority to enter this agreement as authorized by the Story County Board of Supervisors. The date of this agreement by the Board of Supervisors is 1/14/25

[Signature]  
Board of Supervisors

[Signature]  
Attest: Story County Auditor

(Staple attachments to back)



Story County Planning and Development  
Administration Building  
900 6<sup>th</sup> Street, Nevada, Iowa 50201

Ph. 515-382-7245 Fax 515-382-7294  
[www.storycountyiowa.gov](http://www.storycountyiowa.gov)

**APPROVED**

**DENIED**

Board Member Initials: AW

Meeting Date: 1-14-25

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

## MEMORANDUM

**TO:** Story County Board of Supervisors  
**FROM:** Andrea Wagner, Senior Planner  
**RE:** Site Development Plan for roof-mounted solar to be located at 600 Arrasmith Trail, Ames (parcel 05-23-300-200)  
**DATE:** January 14, 2025

Solarity USA, on behalf of WesTech Engineering, applied for a zoning permit to add roof-mounted solar arrays to two buildings located at 600 Arrasmith Trail, Ames (parcel #05-23-300-200). This is an allowed use in the zoning district, which is CLI, Commercial-Light Industrial.

A site plan for the proposed roof-mounted solar arrays is posted to the Agenda Center.

For one of the buildings that will have a solar array, the front setback is considered legal, non-conforming due to the zoning regulations in place in 1966 when the building was constructed. The array itself does not encroach further into the legal, non-conforming setback, so it may be installed. All other current setback requirements are met, and staff also verified that the General Site Planning standards of Chapter 88 will be met.

Additionally, the property is in the Special Flood Hazard Area (SFHA), so the applicant has also submitted a floodplain permit to us. That permit is still under review; therefore, staff recommends that the Board approve the zoning permit and site plan with the condition that the zoning permit not be issued until the floodplain permit can also be issued.

### General Site Planning Standards

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

- **88.04 Access Requirements:** The property has existing access from Arrasmith Trail. No new access permits are proposed.
- **88.05 Environmental and Natural Resource Standards:** The property is located in the SFHA and a floodplain permit, showing that the transformer box for the solar array will be elevated above the base flood elevation, has been submitted.
- **88.08 Parking and Circulation Standards:** No additional parking is being proposed for this use.
- **88.09 Site Lighting:** No new site lighting is being added.



- **88.11 Minimum Landscaping Requirements:** The solar array is being added to existing impervious surfaces, so the requirements of 88.11 do not apply.

As the site plan meets all requirements in the Story County Land Development Regulations, Planning and Development staff recommend the Board approve the site plan with the condition that the zoning permit not be issued until the floodplain permit is also ready to be issued.



# WESTECH - AMES ROOF MOUNT 281.385 KW DC PHOTOVOLTAIC SYSTEM

## TEAM

**INSTALLATION CONTRACTOR:**  
SOLARITY INC  
1333 WEST LOOP SOUTH, SUITE 910  
HOUSTON, TX 77027  
HTTPS://SOLARITYUSA.COM

**SYSTEM DESIGNER:**  
JUSTIN CHARLES  
JUSTINS@SOLARITYUSA.COM

**ELECTRICAL ENGINEER:**  
WISSING CONSULTING  
204 PINE, UT #3004  
78156 LAGOONWOOD DR  
ALPINE, UT #3004  
HTTPS://WWW.WISSINGCONSULTING.COM

**STRUCTURAL ENGINEER:**  
WISSING CONSULTING  
204 PINE, UT #3004  
78156 LAGOONWOOD DR  
ALPINE, UT #3004  
HTTPS://WWW.WISSINGCONSULTING.COM

## SUMMARY

**PROJECT MANAGER:**  
KEVIN GIBSON  
KEVIN@SOLARITYUSA.COM  
(847) 295-8208

**PROJECT COORDINATORS:**  
NITAY BAK  
NITAY@SOLARITYUSA.COM  
520-339-2278

**UTILITY COMPANY:**  
ALLIANT ENERGY - IOWA  
+1 800-255-4288

**AHJ:**  
STORY COUNTY

**PROJECT COUNTY:**  
STORY COUNTY

**PROJECT MUNICIPALITY:**  
AMES, IA

**INTERCONNECTION SHUTDOWN REQUIRED:**  
YES

## DESCRIPTION

**SYSTEM TYPE:** BALLASTED ROOF MOUNT

**RACKING:** UNIRAC RM10 EVO

**AZIMUTH / TILT:** 180° / 10° TILT

**# OF MODULES:** 481

**# OF STRINGS:** 32

**DC:** 281.385 KW DC

**AC:** 216 KW AC

**BUILDING INFORMATION:** 1 STORY COMMERCIAL BUILDING

**CONSTRUCTION TYPE:** COMMERCIAL

**ROOF TYPE:** FLAT TPO

**FRAMING:** STEEL FRAME

**EXISTING SERVICE:** 34 4W 240V DELTA

**MAIN SERVICE PANEL BUSBAR RATING:** 800A

**MAIN CB RATING:** 800A

## LOCATION

**PROPERTY ADDRESS:**  
AMES IA 50010 TRL

**GPS Coordinates:**  
42° 4' 12" -80° 37' 9"



## SHEET INDEX

SHEET	DESCRIPTION
1.0	COVER SHEET
2.1	PLOT PLAN
2.2	ZONING PLOT PLAN
2.3	FLOOD MAP
2.4	WETLAND AND WATERWAY MAP
2.5	COMBINED MAP
2.6	CONDUIT PLAN
2.7	EQUIPMENT ELEVATION
3.1	LINE DIAGRAM 1
4.1	PV LABELS
6.1	STRING DIAGRAM 1
7.1	EQUIPMENT SPECS 1
7.2	EQUIPMENT SPECS 2
7.3	EQUIPMENT SPECS 3
RM.100	COVER SHEET
RM.200	KEY PLAN
RM.301	ARRAY LAYOUT
RM.302	ARRAY LAYOUT
RM.303	ARRAY LAYOUT
RM.304	ARRAY LAYOUT
RM.305	ARRAY LAYOUT
RM.306	ARRAY LAYOUT
RM.400	RM10 EVO DETAILS
RM.401	RM10 EVO DETAILS
RM.500	RM10 EVO ATTACHMENT DETAILS

## PHOTOVOLTAIC NOTES

- ROOFTOP MOUNTED PHOTOVOLTAIC PANELS AND MODULES SHALL BE TESTED, LISTED AND IDENTIFIED UL 1703.
- ALL ELECTRICAL MATERIALS SHALL BE NEW AND LISTED BY RECOGNIZED ELECTRICAL TESTING LABORATORY CUSTOMER SPECIFICATIONS SHALL HAVE CONDUITS SUBMITTED BY THE MANUFACTURER.
- OUTDOOR EQUIPMENT SHALL BE AT LEAST NEMA 3R RATED.
- ALL METALLIC EQUIPMENT SHALL BE GROUNDING.
- ALL SPECIFIC WIRING IS BASED ON THE USE OF COPPER.
- CONTRACTOR SHALL OBTAIN ELECTRICAL PERMITS PRIOR TO INSTALLATION AND SHALL COORDINATE WITH THE CLIENT, UTILITY CO. AND COMMISSIONING AS NEEDED.
- THE ELECTRICAL CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS OF SERVICE POINTS AND SERVICE SIZES WITH THE SERVING UTILITY COMPANY AND COMPLY WITH ALL UTILITY COMPANIES REQUIREMENTS. IF THE SOLAR BACK FEED BREAKER IS OVER THE BUSS SIZE 20% LIMIT, CONTRACTOR SHALL INCLUDE THE COST TO REPLACE MAIN BREAKER OR ENLARGE MAIN CAPACITY.
- DRAWINGS ARE DIAGNOSTIC ONLY. ROUTING OF RACEWAYS SHALL BE OPTION OF THE CONTRACTOR UNLESS OTHERWISE NOTED AND SHALL BE COORDINATED WITH THE ARCHITECT.
- IF THE CONTRACTOR DETERMINES THE ROOF STRUCTURE IS NOT ADEQUATE FOR PV INSTALLATION, CALL ENGINEER PRIOR TO INSTALL. THE CONTRACTOR IS RESPONSIBLE TO VERIFY THAT THE ROOF IS CAPABLE OF WITHSTANDING THE EXTRA WEIGHT.
- IF THE DISTANCES FOR CABLE RUNS ARE DIFFERENT THAN SHOWN, THE CONTRACTOR SHALL NOTIFY THE ELECTRICAL ENGINEER TO VALIDATE THE WIRE SIZE. FINAL DRAWINGS WILL BE RED-LINED AND UPDATED AS APPROPRIATE.
- WHENEVER A DISCREPANCY IN QUALITY OF EQUIPMENT ARISES ON THE DRAWING OR SPECIFICATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIAL AND SERVICES REQUIRED BY THE STRICTEST CONDITIONS NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS TO ENSURE COMPLETE COMPLIANCE AND LONGEVITY OF THE OPERABLE SYSTEM REQUIRED BY THE ARCHITECT/ENGINEERS.
- ALL BROCHURES, OPERATION MANUALS, CATALOGS, SHOP DRAWINGS, ETC. SHALL BE TURNED OVER TO OWNER'S REPRESENTATIVE AT THE PROJECT COMPLETION.
- SOLARITY BELIEVE THAT THE EXISTING PRIMARY METERED OVERHEAD SERVICE IS IN COMPLIANCE WITH CHAPTER 10 OF YOUR ESR. IF ALLIANT SERVICE DOES NOT BELIEVE IT IS IN COMPLIANCE, PLEASE PROVIDE SPECIFICS ON WHAT REQUIRES UPGRADING OR CHANGED EXPLICITLY, TO INVESTIGATE FURTHER.

## CITY REQUIRED NOTES

- A SMOKE DETECTOR APPROVED AND LISTED BY THE STATE FIRE MARSHAL SHALL BE INSTALLED IN EACH DWELLING WHEN A PERMIT FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDS \$1,000.00. A BATTERY POWERED SMOKE DETECTOR SATISFIES THE REQUIREMENTS FOR A SMOKE DETECTOR. (R314.8.2 CRC).
- THE CONTRACTOR SHALL PROVIDE A WRITTEN LETTER TO THE BUILDING INSPECTOR STATING THAT ALL INACCESSIBLE STRUCTURAL CONNECTIONS HAVE BEEN INSTALLED IN CONFORMANCE WITH THE REQUIREMENTS OF THE APPROVED PLANS.
- A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED IN THE SPECIFIC EXISTING DWELLING UNIT THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES FOR WHICH A PERMIT IS ISSUED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING \$1,000.00. LISTED SINGLE- OR MULTI-STATION CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL OF A DWELLING UNIT. CARBON MONOXIDE ALARMS SHALL RECEIVE ITS PRIMARY POWER FROM THE BUILDING WIRING EXCEPT IT IS PERMITTED TO BE SOLELY BATTERY PERATED WHERE REPAIRS OR ALTERATIONS DO NOT RESULT IN THE REMOVAL OF WALL AND CEILING FINISHES OR THERE IS NO ACCESS BY MEANS OF AN ATTIC. SHOW ON THE PLANS.(R315 CRC)

## GOVERNING CODES:

- 2020 NATIONAL ELECTRIC CODE
- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL EXISTING BUILDINGS CODE
- 2018 INTERNATIONAL FIRE CODE
- 2018 UNIFORM MECHANICAL CODE
- 2018 UNIFORM PLUMBING CODE
- 2009 INTERNATIONAL ENERGY CONSERVATION CODE
- STORY COUNTY, IA CODES & MUNICIPAL ORDINANCES

**Westech - Ames**  
600 APPRAISMITH TRL  
AMES IA 50010  
2023-2004

REV	DATE	DESCRIPTION	ICM / PERMIT
1.0	01/22/2024	ISS	ISS
2.0	06/05/2024	PV SYSTEM	ISS
3.0	02/27/2024	EQUIPMENT ELEVATION	ISS
4.0	06/05/2024	CONDUIT PLAN	ISS
5.0	06/02/2024	ALLIANT REVIEW	ISS
5.1	06/05/2024	FLOOD MAP	ISS
6.0	05/17/2024	ALLIANT REVIEW	ISS
7.0	06/05/2024	DISCONNECT SWITCH	ISS
8.0	06/05/2024	TRANSFORMER	ISS
9.0	07/16/2024	TAP BOX ELEVATION	ISS
10.0	08/26/2024	REMOVE DISCONNECT SWITCH	ISS

DATE	DATE
07/16/2024	07/16/2024
PAPER SIZE	ARCH E1
N/A	N/A

**CONSTRUCTION**

**COVER SHEET**

**1.1**

**SOLARITY**

CONTRACTOR:

**SOLARITY**  
1333 WEST LOOP SOUTH, SUITE 910  
HOUSTON, TX 77027  
HTTPS://SOLARITYUSA.COM

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**SYSTEM DESIGNER:**  
JUSTIN CHARLES  
JUSTINS@SOLARITYUSA.COM

**ELECTRICAL ENGINEER:**  
WISSING CONSULTING  
204 PINE, UT #3004  
78156 LAGOONWOOD DR  
ALPINE, UT #3004  
HTTPS://WWW.WISSINGCONSULTING.COM

**STRUCTURAL ENGINEER:**  
WISSING CONSULTING  
204 PINE, UT #3004  
78156 LAGOONWOOD DR  
ALPINE, UT #3004  
HTTPS://WWW.WISSINGCONSULTING.COM

**PROJECT MUNICIPALITY:**  
AMES, IA

**PROJECT COUNTY:**  
STORY COUNTY

**PROJECT MANAGER:**  
KEVIN GIBSON  
KEVIN@SOLARITYUSA.COM  
(847) 295-8208

**PROJECT COORDINATORS:**  
NITAY BAK  
NITAY@SOLARITYUSA.COM  
520-339-2278

**UTILITY COMPANY:**  
ALLIANT ENERGY - IOWA  
+1 800-255-4288

**AHJ:**  
STORY COUNTY

**INTERCONNECTION SHUTDOWN REQUIRED:**  
YES

**GOVERNING CODES:**  
2020 NATIONAL ELECTRIC CODE  
2018 INTERNATIONAL BUILDING CODE  
2018 INTERNATIONAL EXISTING BUILDINGS CODE  
2018 INTERNATIONAL FIRE CODE  
2018 UNIFORM MECHANICAL CODE  
2018 UNIFORM PLUMBING CODE  
2009 INTERNATIONAL ENERGY CONSERVATION CODE  
STORY COUNTY, IA CODES & MUNICIPAL ORDINANCES

REV	DATE	DESCRIPTION	ICM / PERMIT
1.0	01/22/2024	ISS	ISS
2.0	06/05/2024	PV SYSTEM	ISS
3.0	02/27/2024	EQUIPMENT ELEVATION	ISS
4.0	06/05/2024	CONDUIT PLAN	ISS
5.0	06/02/2024	ALLIANT REVIEW	ISS
5.1	06/05/2024	FLOOD MAP	ISS
6.0	05/17/2024	ALLIANT REVIEW	ISS
7.0	06/05/2024	DISCONNECT SWITCH	ISS
8.0	06/05/2024	TRANSFORMER	ISS
9.0	07/16/2024	TAP BOX ELEVATION	ISS
10.0	08/26/2024	REMOVE DISCONNECT SWITCH	ISS

DATE	DATE
07/16/2024	07/16/2024
PAPER SIZE	ARCH E1
N/A	N/A

**CONSTRUCTION**

**COVER SHEET**

**1.1**



# SOLARITY

CONTRACTOR:

**SOLARITY**  
 1333 WEST LOOP SOUTH, SUITE 910,  
 HOUSTON, TEXAS 77050  
 HTTPS://SOLARITYUSA.COM

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SYSTEM DESIGN:



**John Chaires**  
 Professional Engineer  
 No. 004111851702 State of Texas  
**WesTech - Ames**  
 Professional Engineer  
 No. 004102050759 State of Texas

ENGINEER SEAL:

PROJECT:

**WesTech - Ames**  
 600 ARRASMITH TRAIL,  
 AMES IA 50010  
 2023-004

REV	DATE	DESCRIPTION
00	10/16/2023	ICA / PERMIT
1.0	01/22/2024	BESS
2.0	02/02/2024	PV SYSTEM
3.0	02/22/2024	S.D. EQUIPMENT ELEVATION
4.0	03/18/2024	ADJUSTMENT TO RACKING FOOT
5.0	05/02/2024	ALLIANT REVIEW
6.0	06/03/2024	WATERCOURSE MAP
6.0	06/11/2024	ALLIANT REVIEW
7.0	06/07/2024	DISCONNECT SWITCH
8.0	06/06/2024	TRANSFORMER
9.0	07/18/2024	TAP BOX / ELEVATION
10.0	06/24/2024	REMOVE DISCONNECT SWITCH

DATE	07/18/2024
PAPER SIZE	A ARCH E1
SCALE	1/8" = 1'

REVISION:

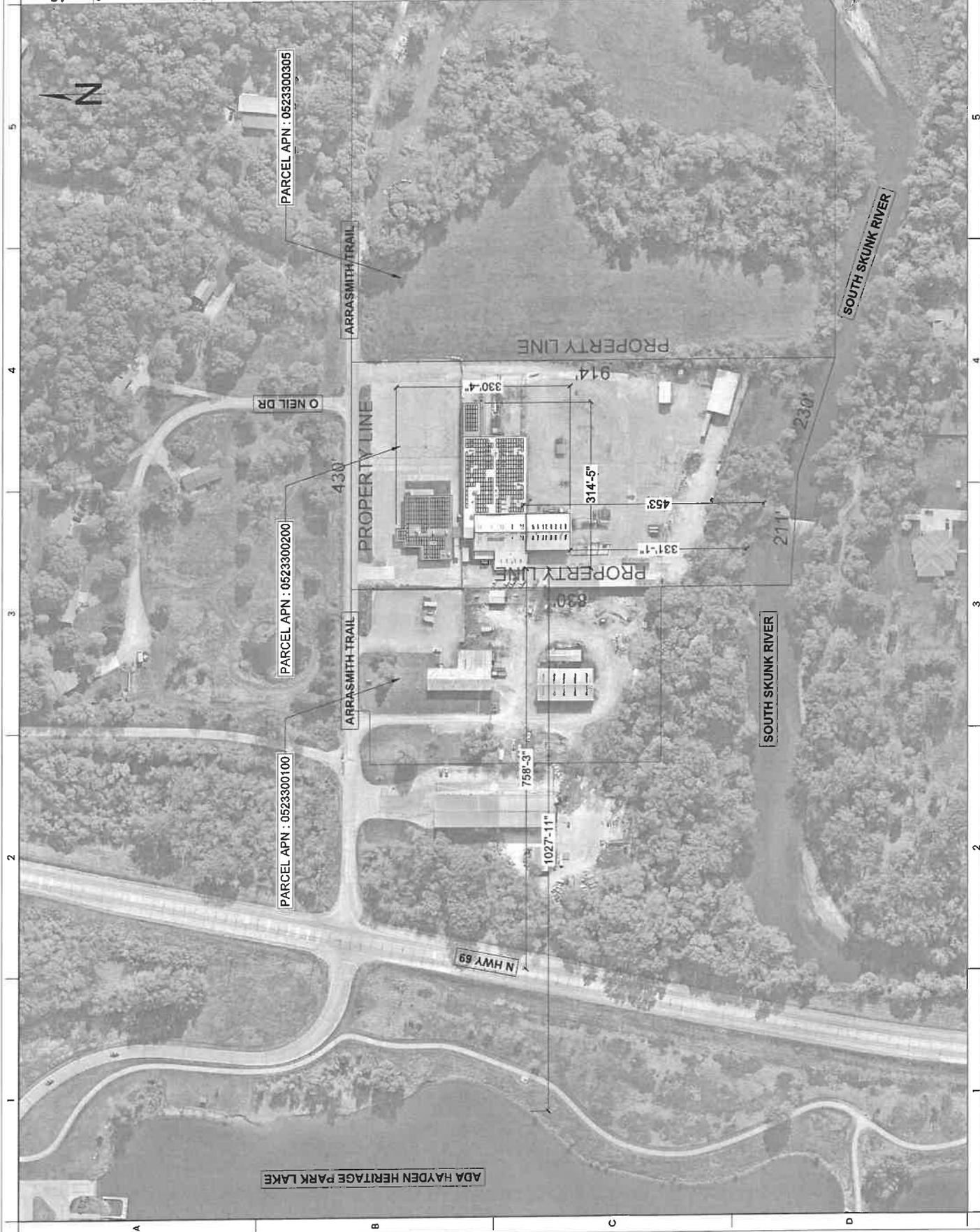
**CONSTRUCTION**

SHEET TITLE:

**ZONING PLOT PLAN**

SHEET NUMBER:

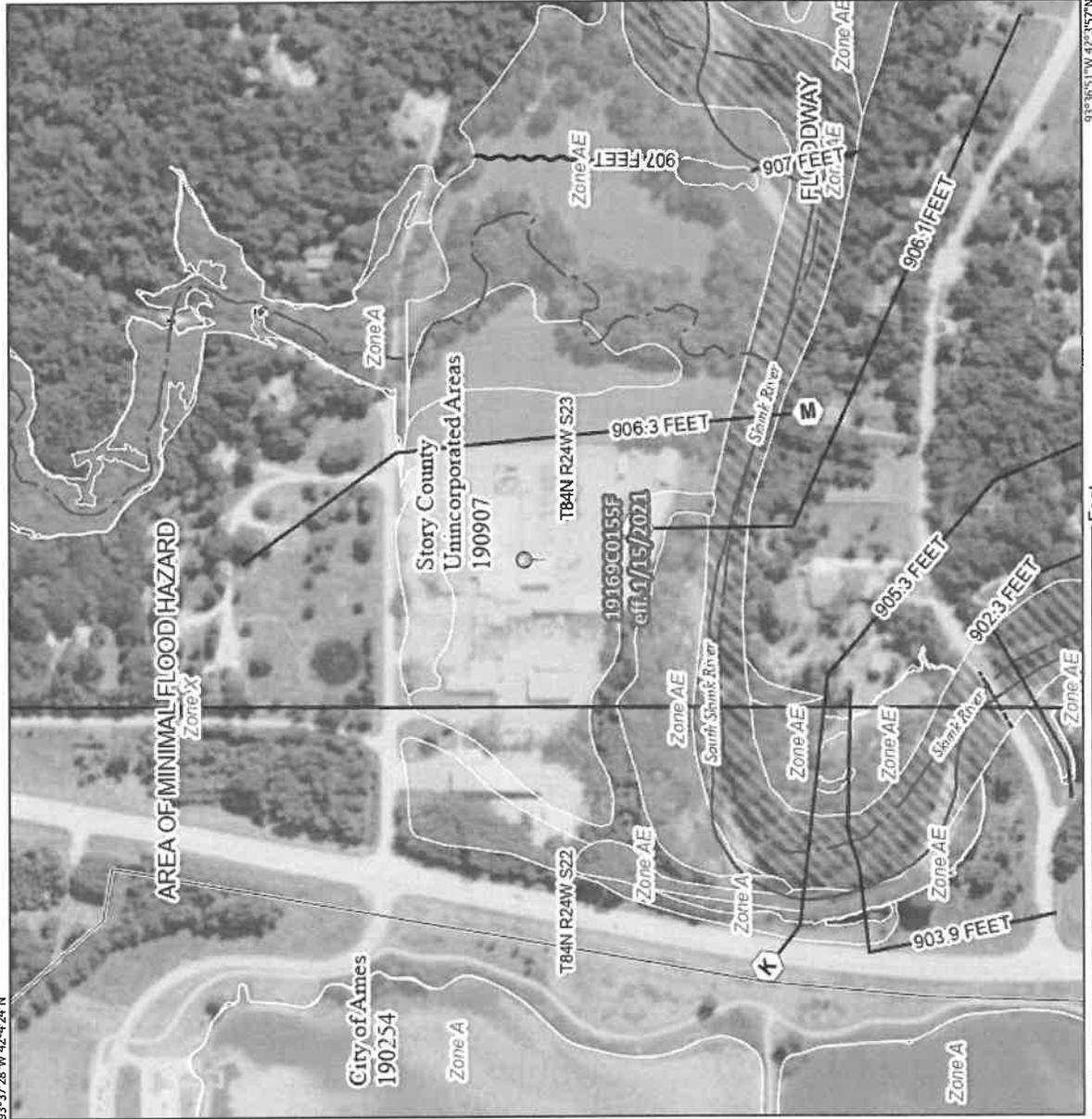
**2.2**



# National Flood Hazard Layer FIRMette



93°37'28"W 42°42'4"N



Basemap Imagery Source: USGS National Map 2023

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE)
  - With BFE or Depth Zone AE, AO, AH, VE, AP
  - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
  - Future Conditions 1% Annual Chance Flood Hazard Zone X
  - Area with Reduced Flood Risk due to Levee, See Notes, Zone X
  - Area with Flood Risk due to Levee Zone D

- OTHER AREAS**
- NO SCREEN Area of Minimal Flood Hazard Zone X
  - Effective LOMRs
  - Area of Undetermined Flood Hazard Zone D
- GENERAL STRUCTURES**
- Channel, Culvert, or Storm Sewer
  - Levee, Dike, or Floodwall

- OTHER FEATURES**
- 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
  - 17.5 Coastal Transsect
  - 6 Base Flood Elevation Line (BFE)
  - Limit of Study
  - Jurisdiction Boundary
  - Coastal Transsect Baseline
  - Profile Baseline
  - Hydrographic Feature

- MAP PANELS**
- Digital Data Available
  - No Digital Data Available
  - Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/3/2024 at 8:22 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

## SOLARITY

**CONTRACTOR:**  
**SOLARITY**  
 1835 WEST LOOP SOUTH, SUITE 910,  
 AUSTIN, TEXAS 78743  
 HTTPS://SOLARITYUSA.COM

**PROFESSIONAL ENGINEER:**  
**WesTech - Ames**  
 800 ARRASMITH TRL,  
 AMES IA 50010  
 2023-004

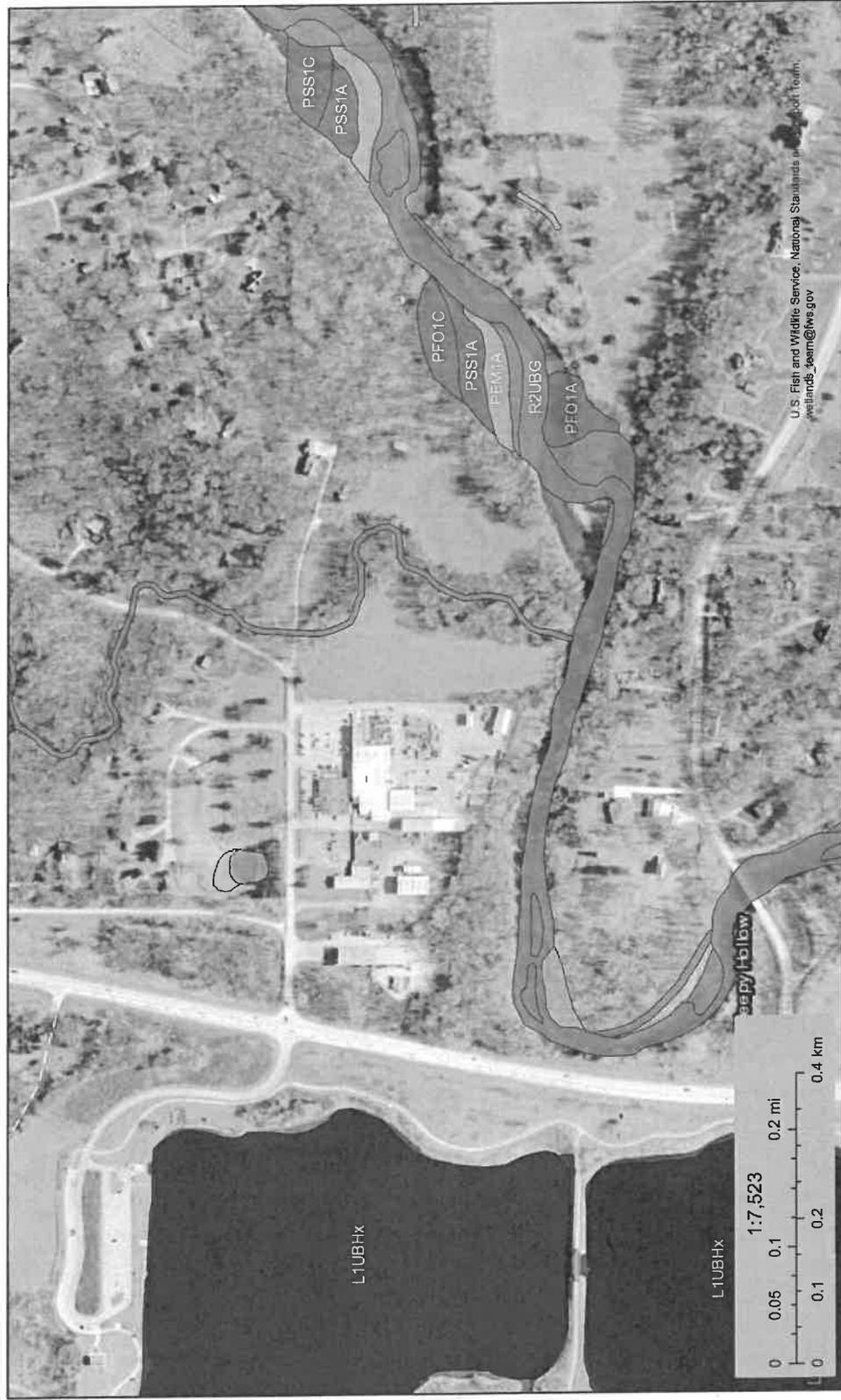
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1.0	01/22/2024	BESS
2.0	03/05/2024	PV SYSTEM
3.0	03/22/2024	SLD EQUIPMENT ELEVATION
4.0	03/18/2024	REWORK FIRM
5.0	03/02/2024	ALLIANT REVIEW
5.1	03/03/2024	WATERWAY MAP
6.0	05/17/2024	ALLIANT REVIEW
7.0	03/07/2024	DISCONNECT SWITCH
8.0	06/22/2024	TRANSFORMER
9.0	07/18/2024	TAP BOX / ELEVATION
10.0	08/26/2024	REMOVE DISCONNECT SWITCH

**REVISION:**  
 DATE: 07/18/2024  
 PAPER SIZE: ARCH E1  
 SCALE: 1/4" = 1'

**CONSTRUCTION**  
 SHEET TITLE: FLOOD MAP  
 SHEET NUMBER: 2.3



**U.S. Fish and Wildlife Service  
National Wetlands Inventory**



This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

- Wetlands**
- Estuarine and Marine Deepwater
  - Estuarine and Marine Wetland
  - Freshwater Emergent Wetland
  - Freshwater Forested/Shrub Wetland
  - Freshwater Pond
  - Lake
  - Other
  - Riverine

May 3, 2024

National Wetlands Inventory (NWI)  
This page was produced by the NWI mapper

**SOLARITY**

CONTRACTOR:  
**SOLARITY**  
1333 WEST LOOP SOUTH, SUITE 910,  
HOUSTON, TEXAS 77061  
HTTP://WWW.SOLARITYUSA.COM

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SYSTEM DESIGN:  
**CERTIFIED**  
Professional Engineer  
Kevin Clemente  
PE No. 11521-1262 PE Exp. 10/20/2019

PROJECT:  
**West Tech - Ames**  
600 ARKASMITH TRL.,  
AMES IA 50010  
2023-004

REV	DATE	DESCRIPTION
0.0	12/14/2023	ICM PERMIT
1.0	01/02/2024	BESS
2.0	02/06/2024	PV SYSTEM
3.0	02/22/2024	S.D. EQUIPMENT ELEVATION, RACKING, AND BACKHAULING PLAN
4.0	03/19/2024	ALLIANT REVIEW
5.0	05/02/2024	ALLIANT REVIEW
5.1	05/02/2024	WETLANDS MAP
6.0	05/11/2024	ALLIANT REVIEW
7.0	06/17/2024	DISCONNECT SWITCH
8.0	06/26/2024	TRANSFORMER
9.0	07/18/2024	TAP BOX ELEVATION
10.0	08/26/2024	REMOVE DISCONNECT SWITCH

DATE: 07/18/2024  
PAPER SIZE: ARCH E  
SCALE: 1/8" = 1'

**CONSTRUCTION**

SHEET TITLE:  
**WETLAND AND WATERWAY MAP**  
SHEET NUMBER: **2.4**

# SOLARITY

**CONTRACTOR:**  
**SOLARITY**  
 1333 WEST LOOP SOUTH, SUITE 810,  
 HOUSTON, TX 77027  
 HTTPS://SOLARITYUSA.COM

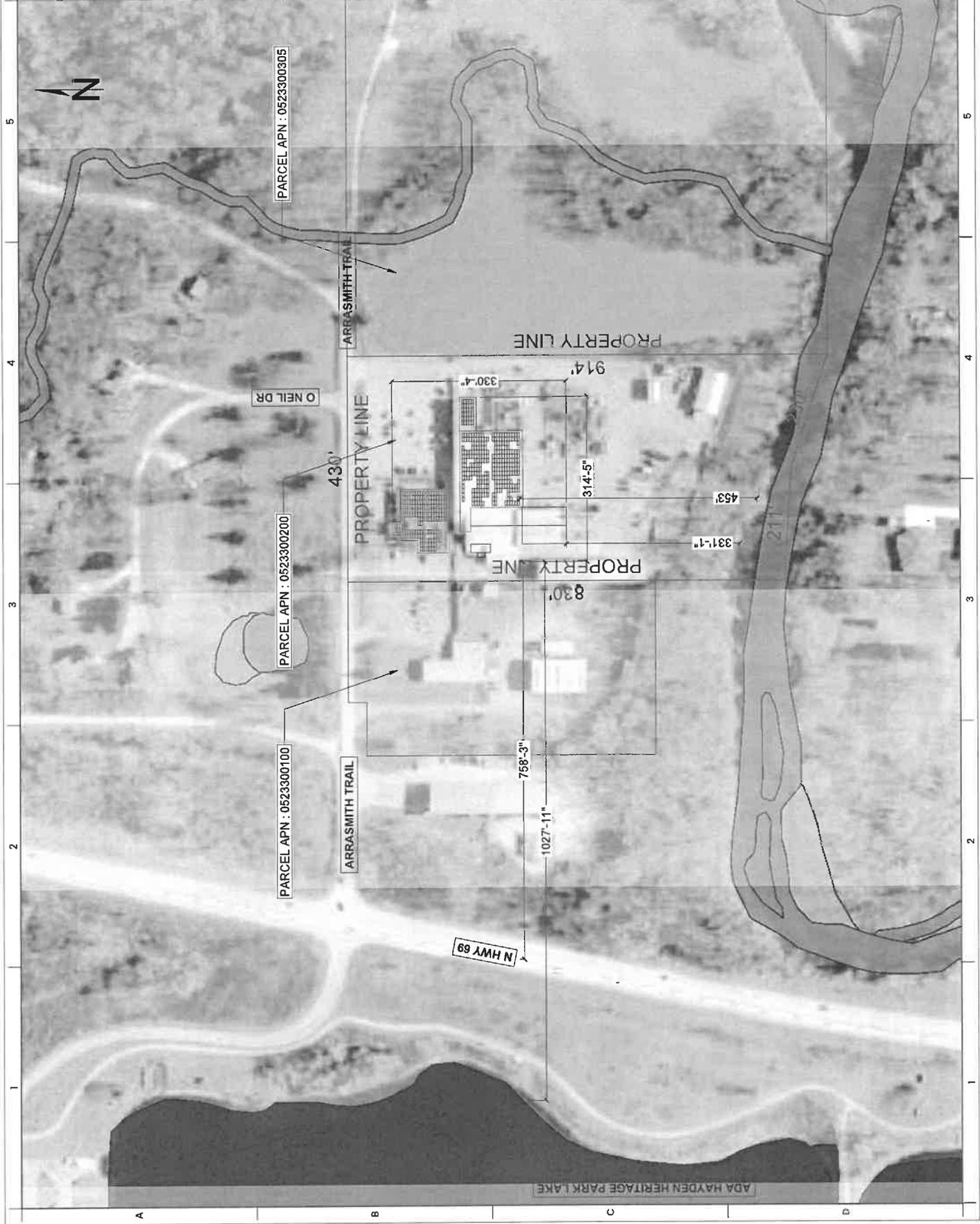
THE INFORMATION IN THIS DOCUMENT CONSTITUTES AN OFFER OF A SERVICE. THE OFFEROR DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.  
**SYSTEM DESIGN:**  
 Certified Professional  
 PV Installation  
 PV Installation  
 Certified Professional  
 PV Installation  
 Kevin Davenport  
 #0000000000  
 #0000000000  
**ENGINEER SEAL:**



**PROJECT:**  
**West Tech - Ames**  
 600 ARRASMITH TRL,  
 AMES, IA 50010  
 2023-004

REV	DATE	DESCRIPTION
0.0	12/16/2023	ICM PERMIT
1.0	01/22/2024	BESS
2.0	02/05/2024	PV SYSTEM
3.0	02/22/2024	BESS
4.0	03/19/2024	EQUIPMENT ELEVATION LAYOUT
5.0	02/02/2024	ARRAY LAYOUT
5.1	06/06/2024	ALLIANT REVIEW
6.0	06/06/2024	FLOOD MAP
7.0	06/06/2024	WATERWAY MAP
8.0	06/11/2024	ALLIANT REVIEW
9.0	06/11/2024	DISCONNECT SWITCH
10.0	06/26/2024	TRANSFORMER
11.0	07/18/2024	TRANSFORMER
12.0	07/18/2024	RAP BOX ELEVATION
13.0	08/26/2024	REMOVE DISCONNECT SWITCH

DATE	07/18/2024
PAPER SIZE	ARCH E1
SCALE	1/8" = 1'-0"
REVISION:	<b>CONSTRUCTION</b>
SHEET TITLE:	<b>COMBINED MAP</b>
SHEET NUMBER:	<b>2.5</b>



# SOLARITY

CONTRACTOR:

**SOLARITY**  
 1333 WEST LOOP SOUTH, SUITE 910,  
 HOUSTON, TX 77027  
 HTTP://SOLARITYUSA.COM

THE STATE OF TEXAS HAS REVIEWED THIS PROJECT AND HAS DETERMINED THAT THE PROJECT MEETS THE REQUIREMENTS OF THE ELECTRICAL CODE AND THE ELECTRICAL SAFETY CODE AND HAS ISSUED THIS PERMIT TO CONSTRUCT.

**WesTech - Ames**  
 Professional Engineer  
 Kevin DeGenna  
 #P-0011151202 #P-001020-010759  
 ENGINEER SEAL:

PROJECT:

**WesTech - Ames**  
 600 ARRASMITH TRL.,  
 AMES IA 50010  
 2023-004

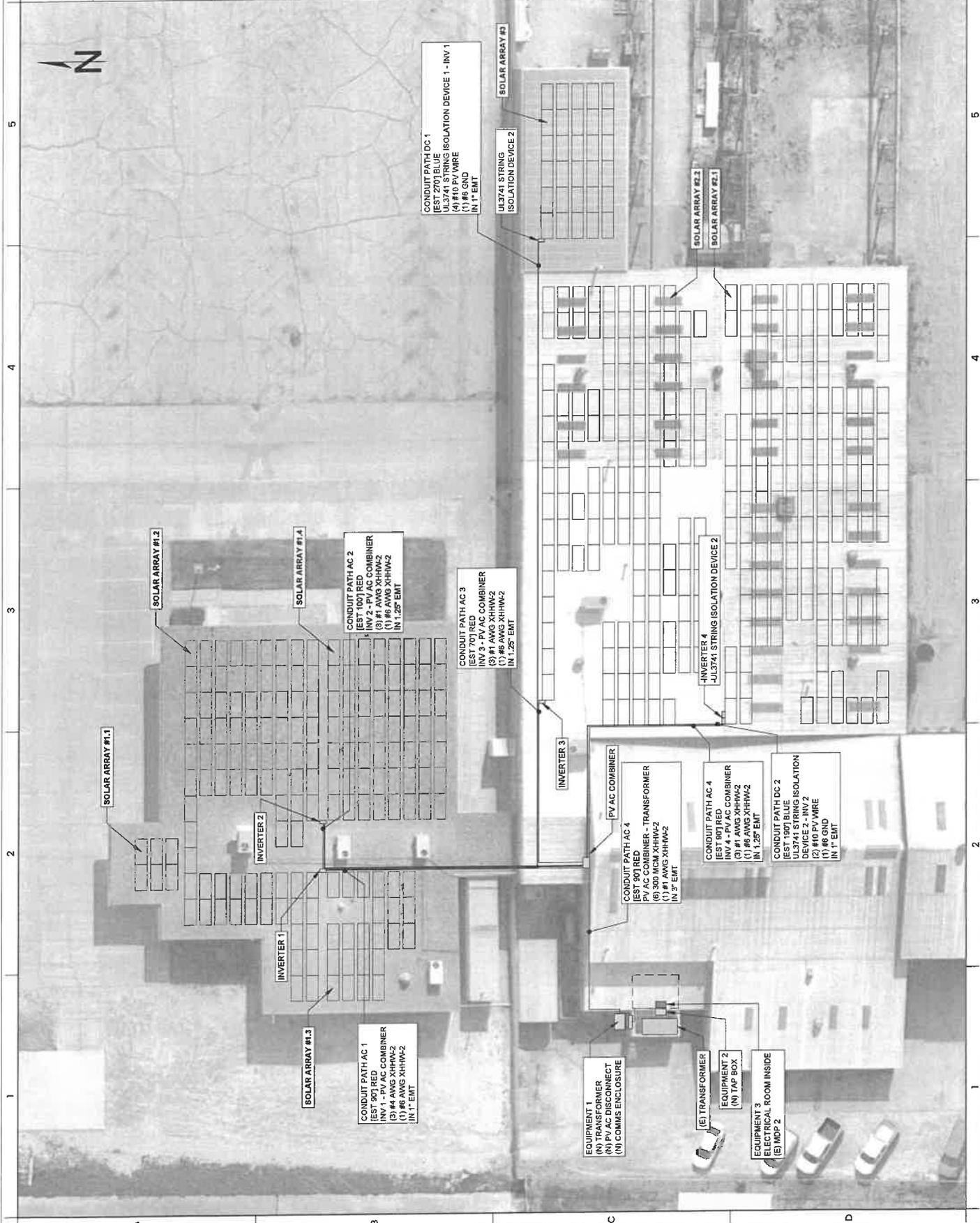
REV	DATE	DESCRIPTION
0.0	12/16/2024	ICM PERMIT
1.0	01/22/2024	REISS
2.0	02/02/2024	PV SYSTEM
3.0	02/22/2024	S.D
4.0	03/19/2024	EQUIPMENT ELEVATION LAYOUT
5.0	05/02/2024	ALLIANT REVIEW
5.1	05/02/2024	FLOOD MAP VENDOR MAP
6.0	05/10/2024	ALLIANT REVIEW
7.0	06/07/2024	DISCONNECT SWITCH
8.0	06/06/2024	TRANSFORMER
9.0	07/16/2024	TAP BOX / ELEVATION
10.0	09/16/2024	ELECTRICAL DISCONNECT SWITCH

DATE	07/16/2024
PAPER SIZE	A ARCH E1
SCALE	3/8" = 1'

REVISIONS  
**CONSTRUCTION**

SHEET TITLE  
**CONDUIT PLAN**

SHEET NUMBER  
**2.6**



SOLAR ARRAY #1.1

SOLAR ARRAY #1.2

SOLAR ARRAY #1.4

INVERTER 2

INVERTER 1

SOLAR ARRAY #1.3

CONDUIT PATH AC 1  
 [EST] 90' RED  
 (3) #4 AWG XHHW-2  
 (1) #6 AWG XHHW-2  
 IN 1" EMT

CONDUIT PATH AC 2  
 [EST] 100' RED  
 INV 2 - PV AC COMBINER  
 (3) #1 AWG XHHW-2  
 (1) #6 AWG XHHW-2  
 IN 1.25" EMT

CONDUIT PATH AC 3  
 [EST] 100' RED  
 INV 3 - PV AC COMBINER  
 (3) #1 AWG XHHW-2  
 (1) #6 AWG XHHW-2  
 IN 1.25" EMT

CONDUIT PATH DC 1  
 [EST] 270' BLUE  
 UL3741 STRING ISOLATION DEVICE 1 - INV 1  
 (4) #10 PV WIRE  
 (1) #6 GND  
 IN 1" EMT

UL3741 STRING ISOLATION DEVICE 2

INVERTER 3

CONDUIT PATH AC 4  
 [EST] 90' RED  
 INV 4 - PV AC COMBINER - TRANSFORMER  
 (6) 300 MCM XHHW-2  
 (1) #1 AWG XHHW-2  
 IN 3" EMT

CONDUIT PATH AC 4  
 [EST] 90' RED  
 INV 4 - PV AC COMBINER  
 (6) 300 MCM XHHW-2  
 (1) #1 AWG XHHW-2  
 IN 1.25" EMT

CONDUIT PATH DC 2  
 [EST] 150' BLUE  
 UL3741 STRING ISOLATION DEVICE 2 - INV 2  
 (4) #10 PV WIRE  
 (1) #6 GND  
 IN 1" EMT

SOLAR ARRAY #2.2

SOLAR ARRAY #2.1

INVERTER 4

UL3741 STRING ISOLATION DEVICE 2

EQUIPMENT 1  
 (N) TRANSFORMER  
 (N) PV AC DISCONNECT  
 (N) COMMS ENCLOSURE

(E) TRANSFORMER

EQUIPMENT 2  
 (N) TAP BOX

EQUIPMENT 3  
 ELECTRICAL ROOM INSIDE

(E) MDP 2

# SOLARITY

CONTRACTOR:  
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 HOUSTON, TX 77027  
 HTTPS://SOLARITYUSA.COM/

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**SYSTEM DESIGN:**  
 PV Installation Professional  
 Justin Chaffin  
 #17421025175799  
**ENGINEER SEAL:**



PROJECT:  
**WesTech - Ames**  
 600 APPRASMITH TRL,  
 AMES, IA 50010  
 2023-304

REV	DATE	DESCRIPTION
0.0	12/16/2023	ICA / PERMIT
1.0	01/22/2024	BESS
2.0	06/05/2024	PV SYSTEM
3.0	02/22/2024	GRID ELEV EQUIPMENT RACKING PLAN
4.0	03/19/2024	ALIGNMENT REVIEW
5.0	05/02/2024	FLOOD MAP WATERWAY MAP
5.1	05/02/2024	ALIGNMENT REVIEW
8.0	05/17/2024	DISCONNECT SWITCH
7.0	06/07/2024	TRANSFORMER
8.0	06/26/2024	TAP BOX / ELEVATION
9.0	07/16/2024	REMOVE DISCONNECT SWITCH
10.0	08/27/2024	

REVISION:  
 DATE: 07/16/2024  
 ARCH: EI  
 SCALE: N/A

**CONSTRUCTION**  
 SHEET TITLE:  
**EQUIPMENT ELEVATION**  
 SHEET NUMBER:  
**2.7**

**Stationary Work Platform - Steel, 36 x 24", 10'-15" Height, Yellow**  
 Provides excellent stability while working on taller machines.

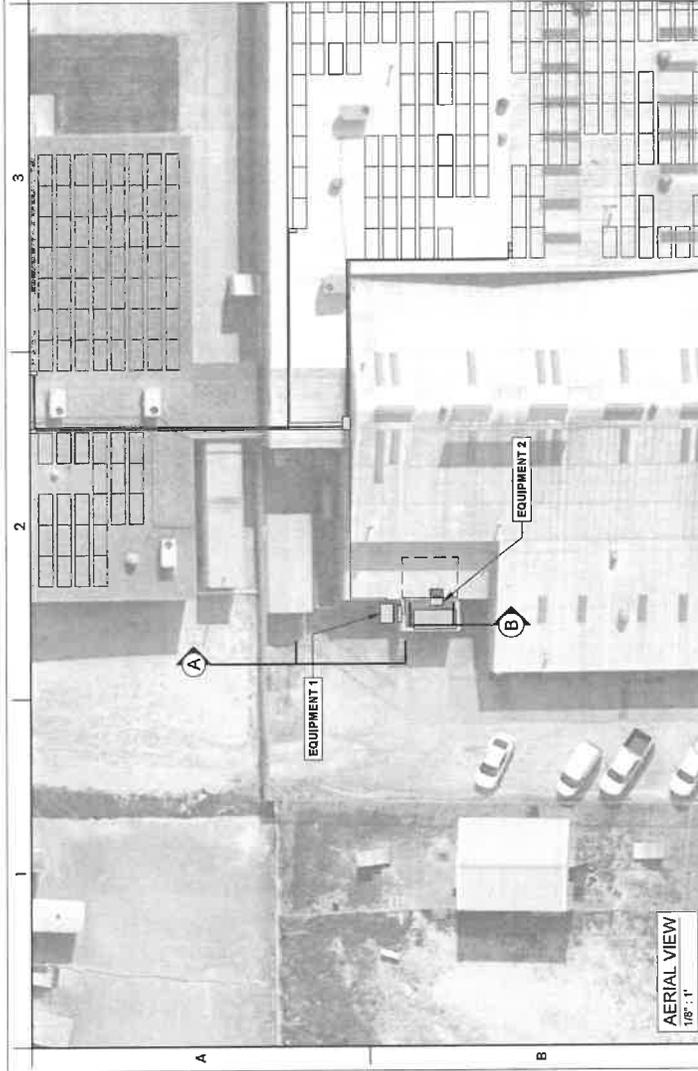
- Serrated metal tread provides slip resistance.
- Adjustable rubber feet for uneven surfaces.
- Industrial steel construction with powder-coat finish, high-capacity.
- Use in warehouses.

Q, Vision Images

MODEL NO.	STEPS	PLATFORM W X D	PLATFORM HEIGHT	LOAD CAPACITY	WT. (lbs.)	PRICE EACH	IN STOCK SHIPS TODAY
H-5003Y	1	36 x 24"	10' - 15"	800 lbs.	42	\$389 / \$375	ADD

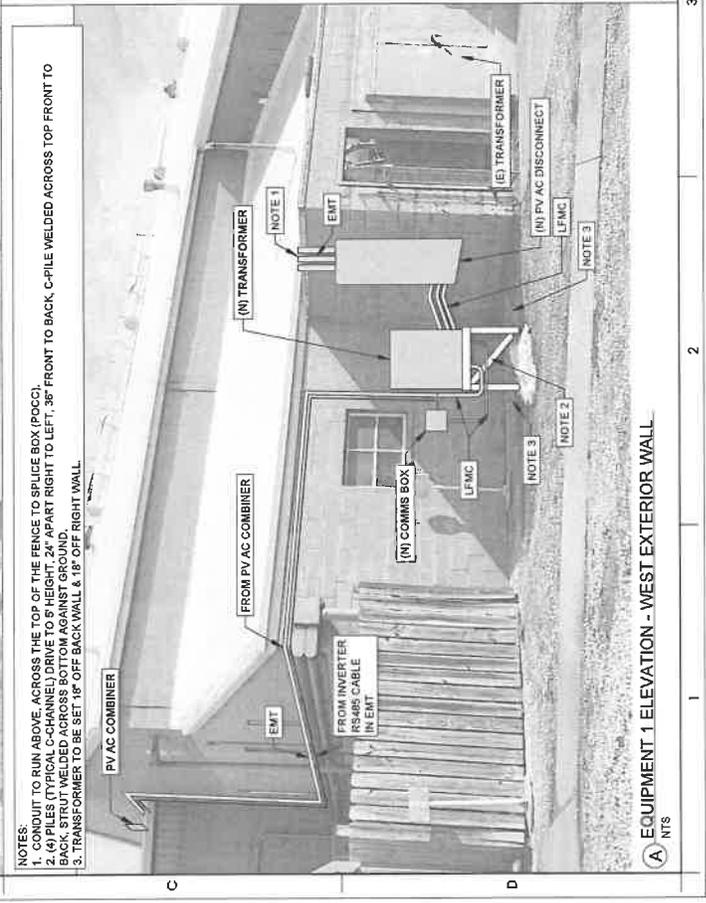
SPECIFY COLOR:  OSHA and ANSI Compliant

SHIPS ASSEMBLED VIA UPS

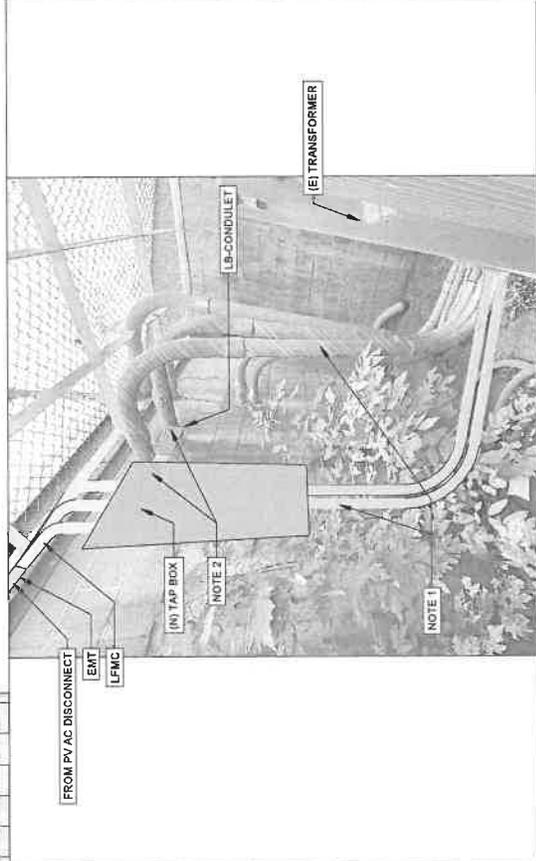


**AERIAL VIEW**  
 1/8" = 1'

NOTES:  
 1. CONDUIT TO RUN ABOVE, ACROSS THE TOP OF THE FENCE TO SPLICE BOX (POCC).  
 2. (4) PILES (TYPICAL C-CHANNEL) DRIVE TO ANS TO BE SPACED APART RIGHT TO LEFT, 36" FRONT TO BACK, C-PILE WELDED ACROSS TOP FRONT TO BACK.  
 3. TRANSFORMER TO BE SET 18" OFF BACK WALL & 18" OFF RIGHT WALL.



**EQUIPMENT 1 ELEVATION - WEST EXTERIOR WALL**  
 1/8" = 1'



NOTES:  
 1. EXISTING CONDUIT CONNECTING (E) TRANSFORMER TO (E) MDP2 TO BE REMOVED. NEW CONDUIT ROUTE TO BE FED TO THE BOTTOM OF THE NEW TAPBOX. CONDUCTORS FROM (E) TRANSFORMER TO BE FED TO (N) TAPBOX.  
 2. USE EXISTING HOLES GOING THROUGH THE WALL TO (E) MDP2 AT THE OTHER SIDE OF THE WALL. LEFT HOLE TO GO THROUGH THE BACK OF THE (N) TAP BOX. FOR THE RIGHT HOLE, USE AN LB-CONDULET COMING FROM THE (N) TAP BOX.  
 3. WORK PLATFORM TO BE USED ON TOP OF THE CONDUIT. SEE SPEC ABOVE. WORKING CLEARANCES AROUND ALL NEW AND EXISTING ELECTRICAL EQUIPMENT SHALL COMPLY WITH NEC 110.25

**EQUIPMENT 2 ELEVATION - INSIDE CONCRETE FENCE AT (E) TRANSFORMER**  
 1/8" = 1'



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ENGINEER SEAL:

PROJECT:

**WesTech - Ames**  
600 ARRASMITH TRL.,  
AMES, IA 50010  
2023-304

REV	DATE	DESCRIPTION
0.0	12/16/2024	ISSUE FOR PERMIT
1.0	01/02/2024	BEES
2.0	02/05/2024	PV SYSTEM
3.0	02/22/2024	FIELD ELEVATION RACKING PLAN
4.0	03/19/2024	ARRAY LAYOUT RACKING PLAN
5.0	06/02/2024	ALLIANT REVIEW
5.1	06/03/2024	FLOOD MAP WATERWAY MAP
8.0	09/17/2024	ALLIANT REVIEW
7.0	06/07/2024	DISCONNECT SWITCH
8.0	06/26/2024	TRANSFORMER
9.0	07/16/2024	TAP BOX / ELEVATION
10.0	08/26/2024	REMOVE DISCONNECT SWITCH

DATE	07/16/2024
PAPER SIZE	ARCH E1
SCALE	N/A

REVISION:

**CONSTRUCTION**

SHEET TITLE:

**PV LABELS**

SHEET NUMBER:

**4.1**

**POCC (N) TAP BOX**

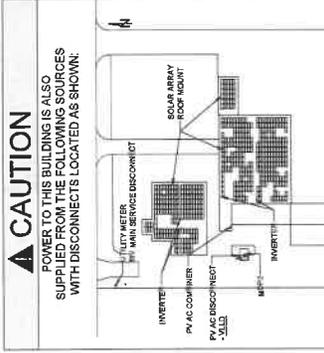
**WARNING**

TURN OFF PHOTOVOLTAIC AC DISCONNECT PRIOR TO WORKING INSIDE PANEL  
PV LABEL: 07-372  
QTY: 01

**WARNING**

DUAL POWER SUPPLY SOURCES: UTILITY GRID AND PV SOLAR ELECTRIC SYSTEM  
PV LABEL: 07-411  
QTY: 01

MAP WITH CUSTOM DETAILS OF LOCATION TO BE INSTALLED ON POINTS OF DISCONNECT -MV MAIN SERVICE DISCONNECT -TRANSFORMER 1 (240V D) -MDP2 (ELECTRICAL ROOM)



**CAUTION**  
POWER TO THIS BUILDING IS ALSO SUPPLIED FROM THE FOLLOWING SOURCES WITH DISCONNECTS LOCATED AS SHOWN.

PV LABEL: 07-645  
QTY: 03

**PV AC DISCONNECT**

PHOTOVOLTAIC SYSTEM  
AC DISCONNECT  
OPERATING CURRENT 520 AMPS  
OPERATING VOLTAGE 240 VOLTS  
**WARNING**  
ELECTRIC SHOCK HAZARD  
DO NOT TOUCH TERMINALS UNLESS BOTH THE LINE AND LOAD SIDES OF THE DISCONNECT ARE DE-ENERGIZED IN THE OPEN POSITION  
PV LABEL: 07-681  
QTY: 01

RAPID SHUTDOWN SWITCH FOR SOLAR PV SYSTEM  
PV LABEL: 07-316  
QTY: 01

SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN  
**WARNING**  
TURN OFF PHOTOVOLTAIC SYSTEM SWITCH TO THE "OFF" POSITION TO SHUT DOWN CONDUCTORS OUTSIDE THE ARRAY CONDUCTORS WITHIN THE ARRAY REMAIN ENERGIZED IN SUNLIGHT  
PV LABEL: 07-114  
QTY: 01

**WARNING**

DUAL POWER SUPPLY SOURCES: UTILITY GRID AND PV SOLAR ELECTRIC SYSTEM  
PV LABEL: 07-411  
QTY: 01

THE INTERCONNECTION SWITCH IS NOT WITHIN 10' OF THE UTILITY METER BUT IS WITHIN LINE OF SITE AND LABELED WITH MAPPED PLACARDS  
PV LABEL: 04-705-CUSTOM  
QTY: 01

**PV AC COMBINER**

**WARNING**  
PHOTOVOLTAIC SYSTEM COMBINER PANEL  
DO NOT ADD LOADS  
PV LABEL: 07-355  
QTY: 01

**WARNING**

TURN OFF PHOTOVOLTAIC AC DISCONNECT PRIOR TO WORKING INSIDE PANEL  
PV LABEL: 07-372  
QTY: 01

**WARNING**

DUAL POWER SUPPLY SOURCES: UTILITY GRID AND PV SOLAR ELECTRIC SYSTEM  
PV LABEL: 07-411  
QTY: 01

**INVERTER 2-4 60KW**

PHOTOVOLTAIC SYSTEM  
DC DISCONNECT  
RATED MPP CURRENT 117.6A  
RATED MPP VOLTAGE 857V  
MAX SYSTEM VOLTAGE 975V  
SHORT CIRCUIT CURRENT 123.5A  
**WARNING**  
ELECTRIC SHOCK HAZARD  
THE DC CONDUCTORS OF THIS PHOTOVOLTAIC SYSTEM ARE ENERGIZED AND MAY BE ENERGIZED  
PV LABEL: 07-690  
QTY: 03

**WARNING**

DO NOT TOUCH TERMINALS UNLESS BOTH THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION  
PV LABEL: 07-102  
QTY: 03

**INVERTER 1 36KW**

PHOTOVOLTAIC SYSTEM  
DC DISCONNECT  
RATED MPP CURRENT 65.4A  
RATED MPP VOLTAGE 857V  
MAX SYSTEM VOLTAGE 975V  
SHORT CIRCUIT CURRENT 68.6A  
**WARNING**  
ELECTRIC SHOCK HAZARD  
THE DC CONDUCTORS OF THIS PHOTOVOLTAIC SYSTEM ARE ENERGIZED AND MAY BE ENERGIZED  
PV LABEL: 07-690  
QTY: 01

**WARNING**

DO NOT TOUCH TERMINALS UNLESS BOTH THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION  
PV LABEL: 07-102  
QTY: 01

**DC CONDUIT / RACEWAY**

WARNING: PHOTOVOLTAIC POWER SOURCE

PV LABEL: 02-314  
QTY: AS NEEDED

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**REGISTERED PROFESSIONAL ENGINEER**  
Professional Engineer  
John Chappas  
#PV-00115-01262 #PV-001020-017199  
ENGINEER SEAL:

PROJECT:

**WesTech - Ames**  
600 ARRASMITH TRL,  
AMES IA 50010  
2023-004

REV	DATE	DESCRIPTION
0.0	12/16/2023	ICA / PERMIT
1.0	01/22/2024	REVISION
2.0	03/05/2024	PV SYSTEM
3.0	02/27/2024	S.D.
4.0	03/16/2024	EQUIPMENT ELEVATION ARRAY LAYOUT FOUNDATION
5.0	05/02/2024	ALLIANT REVIEW
5.1	05/03/2024	FLOOD MAP WATERWAY MAP
6.0	05/17/2024	ALLIANT REVIEW
7.0	06/07/2024	DISCONNECT SWITCH
8.0	06/26/2024	TRANSFORMER
9.0	07/18/2024	TAP BOX / ELEVATION
10.0	08/24/2024	REMOVE DISCONNECT SWITCH

DATE: 07/18/2024  
PAPER SIZE: ARCH E1  
SCALE: 3/8" = 1'  
REVISION:

## CONSTRUCTION

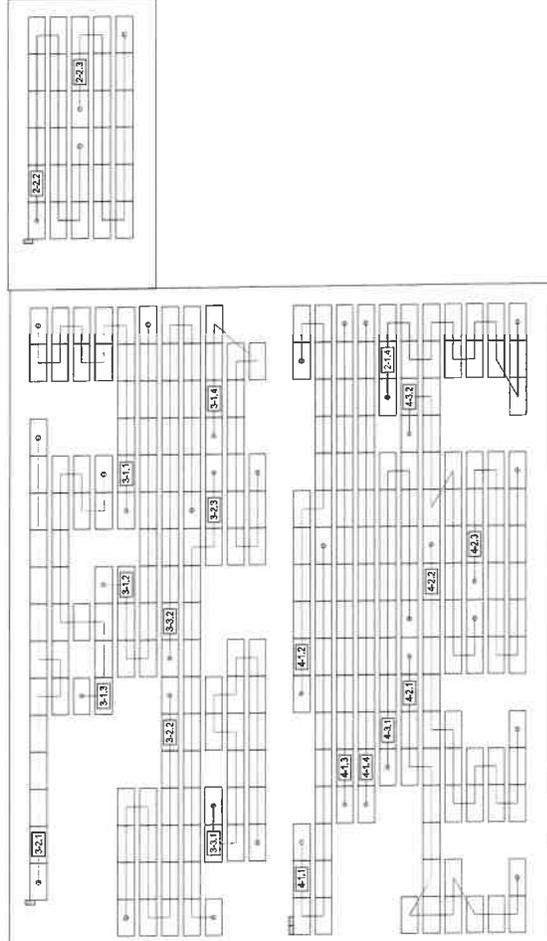
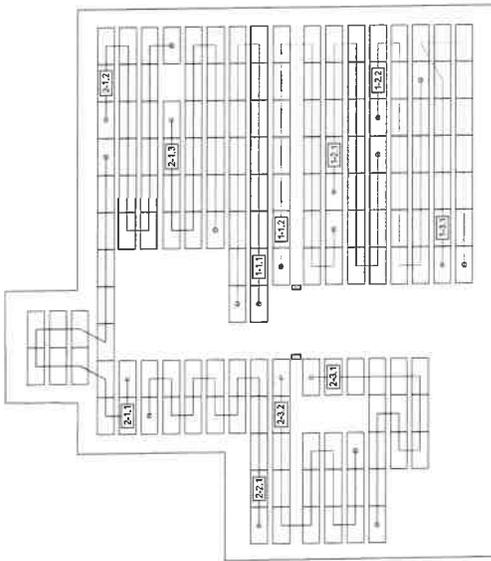
SHEET TITLE:  
**STRING DIAGRAM 1**

SHEET NUMBER:  
**6.1**

Inverter String Table

MPPT	INV 1	INV 2	INV 3	INV 4
1.1	16	16	14	14
1.2	16	16	14	14
1.3	16	16	14	14
1.4	16	16	14	14
1.5				
2.1	16	15	15	16
2.2	16	15	15	16
2.3		15	15	16
2.4				
2.5				
3.1	15	14	16	14
3.2		14	16	14
3.3				
3.4				
3.5				
<b>Sub-Total</b>	<b>79</b>	<b>137</b>	<b>133</b>	<b>132</b>
<b>Total</b>	<b>481</b>			

NOTES:  
1. ALL STRINGS ARE LOOP CONNECTED.



5

4

3

2

1

5

4

3

2

1







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Professional Engineer Seal for Kevin Chaffin, State of Texas, No. 1970111511022, Exp. 08/31/2025.

ENGINEER SEAL:

PROJECT:  
WestTech - Ames  
600 ARRASMITH TRAIL,  
AMES, IA 50010  
2023-004

Table with 2 columns: REV, DATE, DESCRIPTION. Contains revision history from 0.0 to 10.0.

Table with 2 columns: DATE, PAPER SIZE, SCALE, REVISION. Contains project metadata.

CONSTRUCTION  
COVER SHEET  
SHEET NUMBER: RM.100

UNIRAC logo and address: 1411 BROADWAY BOULEVARD NE ALBUQUERQUE, NEW MEXICO, USA, 87102. Includes website URL.

ENGINEER'S STAMP

- 1. ALL ALUMINUM IRON NAIL MEMBERS HAVE BEEN ORDERED IN ACCORDANCE WITH THE 2010 ALUMINUM DESIGN...
2. ALL ALUMINUM IRON NAIL MEMBERS SHALL CONFORM TO ONE OF THE FOLLOWING...
3. ALL ALUMINUM IRON NAIL MEMBERS SHALL CONFORM TO ONE OF THE FOLLOWING...

TORQUE REQUIREMENTS: \*REQUIRES A SLOWWALL 1/2 SOCKET...

DESIGN CRITERIA: BUILDING CODE, OCCUPANCY/RISK CATEGORY, WIND SPEED (MPH), etc.

PROJECT OVERVIEW: PROJECT SIZE (KW DC), MODULE QUANTITY, MANUFACTURER, etc.

ENGINEERING OUTPUT - RM10 EVO - 13.5'

Table with 2 columns: PART NUMBER, DESCRIPTION, QUANTITY. Lists array parts list items.

Table with 2 columns: SHEET INDEX, COVER SHEET, KEY PLAN, etc.

REVISIONS: Table with columns REV, DATE, DESCRIPTION, DRAWN, CHECKED.

SOLARITY USA PROJECT WESTECH - AMES

600 ARRASMITH TRAIL AMES, IA 50010 USA

COVER SHEET

SHEET RM.100

- 1. ALL CONSTRUCTION FOR UNIRAC'S RACK, RAIL, AND RACKING SYSTEM SHALL CONFORM TO THE CODES...
2. UNIRAC SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS...
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS...

DESIGN CRITERIA: BUILDING CODE, OCCUPANCY/RISK CATEGORY, WIND SPEED (MPH), etc.

PROJECT OVERVIEW: PROJECT SIZE (KW DC), MODULE QUANTITY, MANUFACTURER, etc.

ENGINEERING OUTPUT - RM10 EVO - 13.5'

Table with 2 columns: PART NUMBER, DESCRIPTION, QUANTITY. Lists array parts list items.

Table with 2 columns: SHEET INDEX, COVER SHEET, KEY PLAN, etc.

REVISIONS: Table with columns REV, DATE, DESCRIPTION, DRAWN, CHECKED.

SOLARITY USA PROJECT WESTECH - AMES

600 ARRASMITH TRAIL AMES, IA 50010 USA

COVER SHEET

SHEET RM.100



600 ARRASMITH TRAIL AMES, IA 50010, USA

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SYSTEM DESIGN:



ENGINEER SEALS:

PROJECT:

**WestTech - Ames**  
600 ARBASSMITH TRL,  
AMES, IA 50010  
2023-504

REV	DATE	DESCRIPTION
0.0	12/19/2023	ICA / PERMIT
1.0	01/02/2024	BEES
2.0	03/05/2024	PV SYSTEM
3.0	02/22/2024	EQ. JMB, SLD, ELEC, RACKING, RACKING PLAN, RACKING PLAN
4.0	03/15/2024	ALLIANT REVIEW
5.0	05/02/2024	ALLIANT REVIEW
5.1	05/02/2024	ELECT. MAP
6.0	02/15/2024	WATERWAY MAP
7.0	03/07/2024	DISCONNECT SWITCH
8.0	02/15/2024	TRANSFORMER
9.0	07/18/2024	MAP BOX / ELEVATION
10.0	08/24/2024	REMOVE DISCONNECT SWITCH

DATE	07/18/2024
PAPER SIZE	ARCH/EI
SCALE	N/A

REVISION: **CONSTRUCTION**

SHEET TITLE: **KEY PLAN**

SHEET NUMBER: **RM.200**

**UNIRAC**  
1411 BROADWAY BOULEVARD NE  
ALBUQUERQUE, NEW MEXICO, USA, 87102  
WWW.UNIRAC.COM

ENGINEER'S STAMP

REV	DATE	DESCRIPTION
01	08/24/2024	REMOVE DISCONNECT SWITCH
02	08/24/2024	REMOVE DISCONNECT SWITCH
03	08/24/2024	REMOVE DISCONNECT SWITCH
04	08/24/2024	REMOVE DISCONNECT SWITCH
05	08/24/2024	REMOVE DISCONNECT SWITCH
06	08/24/2024	REMOVE DISCONNECT SWITCH
07	08/24/2024	REMOVE DISCONNECT SWITCH
08	08/24/2024	REMOVE DISCONNECT SWITCH
09	08/24/2024	REMOVE DISCONNECT SWITCH
10	08/24/2024	REMOVE DISCONNECT SWITCH

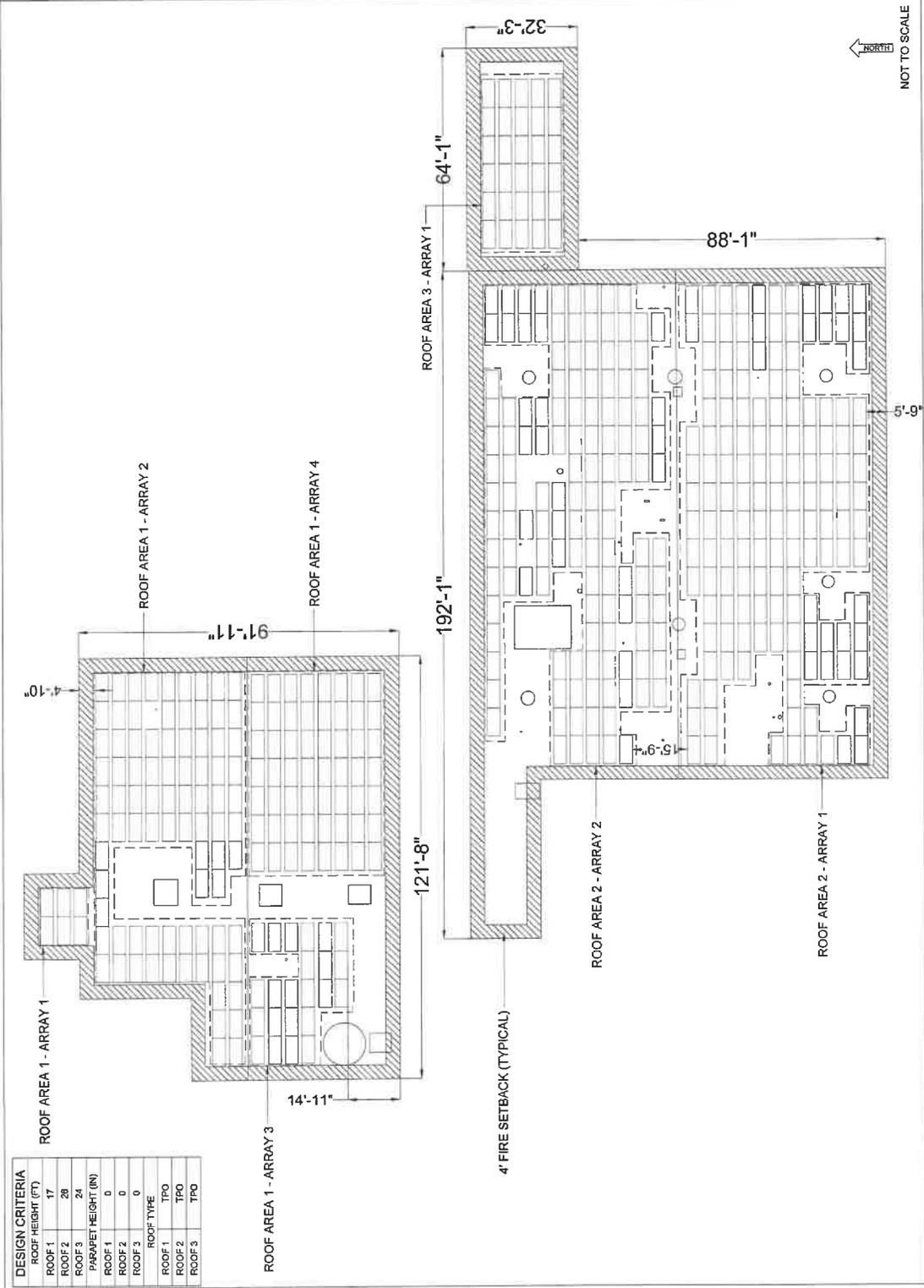
FOR SOLARITY USA

PROJECT: WESTTECH - AMES

DESIGNER: UNIRAC  
UNIRAC, ALBUQUERQUE, NM, USA

TITLE: **KEY PLAN**

SHEET: **RM.200**



NOT TO SCALE

DESIGN CRITERIA	
ROOF HEIGHT (FT)	17
ROOF 1	28
ROOF 2	24
ROOF 3	0
ROOF 4	0
ROOF 5	0
ROOF TYPE	TPO
ROOF 1	TPO
ROOF 2	TPO
ROOF 3	TPO

CONTRACTOR:

**SOLARITY**  
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 HOUSTON, TX 77027  
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**ENGINEER'S SEAL:**  
 Justin Chisum  
 #PV-001154711262 #PV-001026010759

**UNIRAC**  
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 ALBUQUERQUE, NEW MEXICO, USA, 87102  
 WWW.UNIRAC.COM

ENGINEER'S STAMP

REVISIONS

REV	DATE	DESCRIPTION
01	09/05/2024	INITIAL RELEASE
02	09/05/2024	MATCHED LAYOUT
03	09/05/2024	LAYOUT REVERSED
04	09/05/2024	MOCKUP COUNT REVERSED

PROJECT:  
**Westech - Ames**  
 600 ARRASMITH TRL,  
 AMES IA 50010  
 2023-004

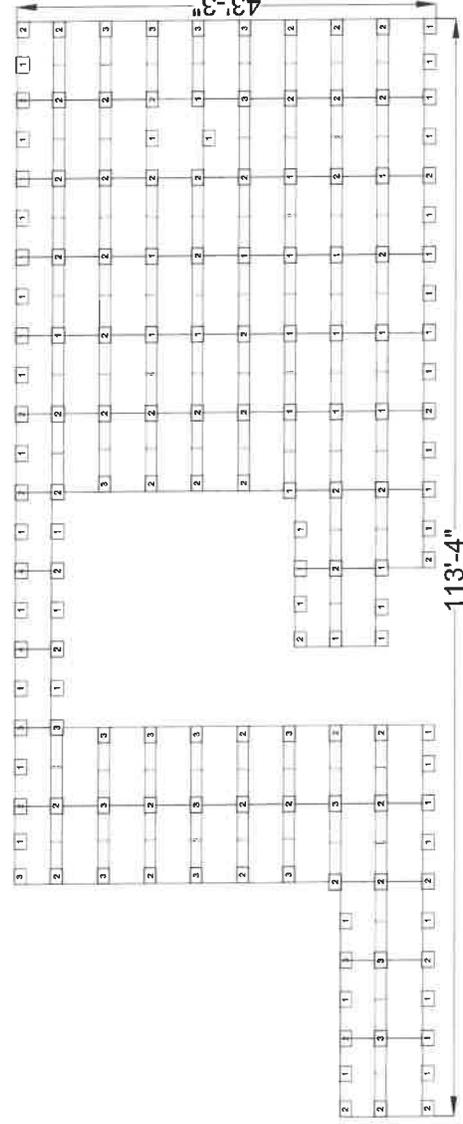
REV	DATE	DESCRIPTION
0.0	12/19/2023	ICM / PERMIT
1.0	01/22/2024	BESS
2.0	02/22/2024	PV SYSTEM
3.0	02/22/2024	S.D. EQUIPMENT ELEVATION LAYOUT FOR ROSTER PLAN
4.0	03/19/2024	ALLIANT REVIEW
5.0	05/02/2024	FLOOD MAP WATER TAP
5.1	09/03/2024	ALLIANT REVIEW
6.0	09/03/2024	DISCONNECT SWITCH
7.0	09/03/2024	TRANSFORMER
8.0	09/03/2024	TAP BOX / ELEVATION
9.0	09/24/2024	RELAY
10.0	09/24/2024	DISCONNECT SWITCH

DATE: 07/16/2024  
 PAPER SIZE: ARCH E1  
 SCALE: N/A

REVISIONS: CONSTRUCTION

SHEET TITLE: ARRAY LAYOUT

SHEET NUMBER: RM.301



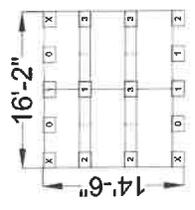
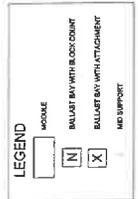
**BALLAST MAP**

BOM: Roof Area 1 - Array 2

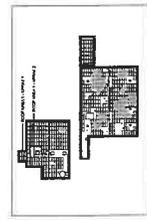
PARTS	QUANTITY
RM10 EVO FIELD BAY	120
RM10 EVO NORTH ROW BAY	34
RM ROOF PAD	60
EVO MOD CLAMP SIDE BOLT BULK	471
EVO MOD CLAMP BULK	471
MID SUPPORT	68
BALLAST BLOCK	268

BOM: Roof Area 1 - Array 1

PARTS	QUANTITY
RM10 EVO FIELD BAY	11
RM10 EVO NORTH ROW BAY	5
RM ROOF PAD	6
EVO MOD CLAMP SIDE BOLT BULK	44
EVO MOD CLAMP BULK	44
U-ANCHOR U-2400	3
RM10 ATTACHMENT KIT	3
MID SUPPORT	4
BALLAST BLOCK	19



**BALLAST MAP**



KEY PLAN  
 NOT TO SCALE

NOT TO SCALE

ARRAY LAYOUT

SHEET RM.301





# SOLARITY

CONTRACTOR:

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SYSTEM DESIGN

**CERTIFIED**  
 Professional  
 PV Installation

**CERTIFIED**  
 Professional  
 PV Installation

Kevin Dickens  
 #P-041115-01362 #P-041020-017039  
 ENGINEER SEAL:

PROJECT:

**WesTech - Ames**  
 600 APRASMITH TRL.  
 AMES IA 50010  
 2023-004

REV	DATE	DESCRIPTION
0.0	12/16/2024	ISSUE FOR PERMIT
1.0	01/02/2024	DESIGN
2.0	02/05/2024	PV SYSTEM
3.0	02/22/2024	DESIGN BY EVO
4.0	03/16/2024	ARRAY LAYOUT PACKING PLAN
5.0	05/02/2024	ALLIANT REVIEW
5.1	06/03/2024	FLOOD MAP WATERWAY MAP
6.0	09/11/2024	ALLIANT REVIEW
7.0	08/07/2024	DISCONNECT SWITCH
8.0	05/02/2024	TRANSFORMER
9.0	07/18/2024	TWP BOX ELEVATION
10.0	09/02/2024	REWORK DISCONNECT SWITCH

DATE	07/18/2024
PAPER SIZE	ARCH E1
SCALE	N/A
REVISION	CONSTRUCTION

SHEET TITLE:  
**ARRAY LAYOUT**

SHEET NUMBER:  
**RM.304**

**UNIRAC**  
 1411 BROADWAY BOULEVARD NE  
 ALBUQUERQUE, NEW MEXICO, USA, 87102  
 WWW.UNIRAC.COM

ENGINEER'S STAMP

REV	DATE	DESCRIPTION
01/02/2024	01/02/2024	ISSUE FOR PERMIT
02/05/2024	02/05/2024	DESIGN
03/16/2024	03/16/2024	ARRAY LAYOUT PACKING PLAN
05/02/2024	05/02/2024	ALLIANT REVIEW
06/03/2024	06/03/2024	FLOOD MAP WATERWAY MAP
09/11/2024	09/11/2024	ALLIANT REVIEW
08/07/2024	08/07/2024	DISCONNECT SWITCH
05/02/2024	05/02/2024	TRANSFORMER
07/18/2024	07/18/2024	TWP BOX ELEVATION
09/02/2024	09/02/2024	REWORK DISCONNECT SWITCH

REVISIONS

NO.	DATE	DESCRIPTION
1	01/02/2024	ISSUE FOR PERMIT
2	02/05/2024	DESIGN
3	03/16/2024	ARRAY LAYOUT PACKING PLAN
4	05/02/2024	ALLIANT REVIEW
5	06/03/2024	FLOOD MAP WATERWAY MAP
6	09/11/2024	ALLIANT REVIEW
7	08/07/2024	DISCONNECT SWITCH
8	05/02/2024	TRANSFORMER
9	07/18/2024	TWP BOX ELEVATION
10	09/02/2024	REWORK DISCONNECT SWITCH

PROJECT:  
**SOLARITY USA**

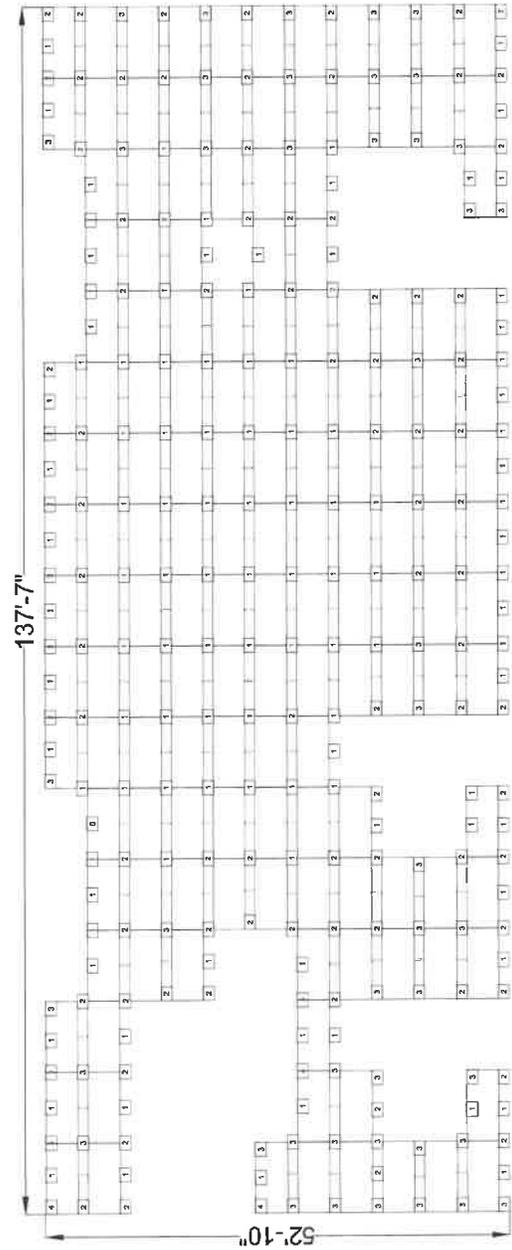
PROJECT:  
**WESTECH - AMES**

600 APRASMITH TRL.  
 AMES IA 50010, USA

TITLE:  
**ARRAY LAYOUT**

SHEET:  
**RM.304**

NOT TO SCALE

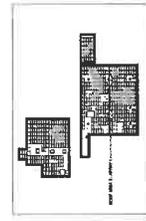


## BALLAST MAP

Parts	Qty
RM10 EVO FIELD BAY	201
RM10 EVO NORTH ROW BAY	50
RM ROOF PAD	102
EVO MOD CLAMP SIDE BOLT BULK	781
EVO MOD CLAMP BULK	122
MID SUPPORT	444
BALLAST BLOCK	444

LEGEND

- MODULE
- BALLAST BAY WITH BLOCK COUNT
- MID SUPPORT



KEY PLAN  
 NOT TO SCALE

CONTRACTOR:  
**SOLARITY**  
 1333 WEST LOOP SOUTH, SUITE 910,  
 HOUSTON, TEXAS 77057  
 HTTPS://WWW.SOLARITYUSA.COM

WE GUARANTEE THAT THE DESIGNER'S RESPONSIBILITY FOR THE PROJECT'S SUCCESS OR FAILURE IS LIMITED TO THE DESIGNER'S PROFESSIONAL OBLIGATIONS AND DOES NOT EXTEND TO THE PROJECT'S FINANCIAL SUCCESS OR FAILURE.  
 SYSTEM DESIGN  
**CERTIFIED**  
 Professional  
 Justin Chalmers  
 #P-041115-011262 #P-041103-015729  
**ENGINEER SEAL:**

PROJECT:  
**WasTech - Ames**  
 600 ARRA SMITH TRAIL,  
 AMES IA 50010  
 2023-004

REV	DATE	DESCRIPTION
0.0	12/19/2023	ICA / PERMIT
1.0	01/22/2024	BESS
2.0	02/05/2024	PV SYSTEM
3.0	02/22/2024	S.D. EQUIPMENT ELEV FOR
4.0	03/05/2024	LOAD MAP FOR PV SYSTEM
5.0	05/02/2024	ALLIANT REVIEW
5.1	05/03/2024	LOAD MAP WATERMOUNT
6.0	05/11/2024	ALLIANT REVIEW
7.0	06/07/2024	DISCONNECT SWITCH
8.0	06/26/2024	TRANSFORMER
9.0	07/18/2024	TAP BOX / ELEVATION
10.0	09/12/2024	REMOVE DISCONNECT SWITCH

DATE: 07/18/2024  
 PAPER SIZE: ARCH E1  
 SCALE: N/A  
 REVISIONS: CONSTRUCTION

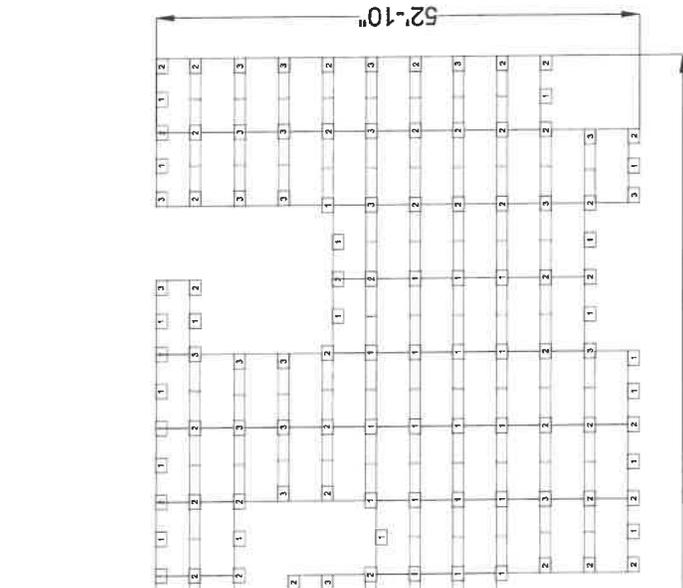
SHEET TITLE: ARRAY LAYOUT  
 SHEET NUMBER: RM.305

**UNIRAC**  
 1411 BROADWAY BOULEVARD NE  
 ALBUQUERQUE, NEW MEXICO, USA, 87102  
 WWW.UNIRAC.COM

ENGINEER'S STAMP

REVISIONS

REV	DATE	DESCRIPTION
01	07/18/24	FOR
02	07/18/24	FOR
03	07/18/24	FOR
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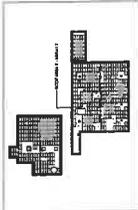


137'-7"

**BALLAST MAP**

BOM: Roof Area 2 - Array 2

Parts	Qty
RM10 EVO FIELD BAY	189
RM10 EVO NORTH ROW BAY	56
RM ROOF PAD	98
EVO MOD CLAMP SIDE BOLT BULK	728
EVO MOD CLAMP BULK	728
MID SUPPORT	104
BALLAST BLOCK	463



KEY PLAN NOT TO SCALE

PLAN NORTH  
 NOT TO SCALE

ARRAY LAYOUT  
 SHEET  
 RM.305

SHEET TITLE: ARRAY LAYOUT  
 SHEET NUMBER: RM.305

# SOLARITY

**CONTRACTOR:**  
**SOLARITY**  
 1333 WEST LOOP SOUTH, SUITE 910,  
 HOUSTON, TEXAS 77030  
 HTTPS://SOLARITYUSA.COM

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**SYSTEM DESIGN:**  
  
**Justin Christine**  
 Professional Engineer  
 #142411120-17102 #142411020-17159

**PROJECT:**

**WestTech - Ames**  
 680 APPASMITH TRIL,  
 AMES, IA 50010  
 2023-304

REV	DATE	DESCRIPTION
0.0	12/16/2023	ICA/FERMIT
1.0	01/22/2024	BESS
2.0	03/05/2024	PV SYSTEM
3.0	02/22/2024	ISSUED FOR PERMIT BY SOLARITY
4.0	04/16/2024	REVISED LAYOUT RACKING POINT
5.0	04/22/2024	ALLIANT REVIEW
5.1	05/03/2024	FLOOD MAP WATERWAY MAP
6.0	05/17/2024	ALLIANT REVIEW
7.0	06/07/2024	DISCONNECT SWITCH
8.0	06/06/2024	TRANSFORMER
9.0	07/16/2024	TRF BOX / ELEVATION
10.0	08/26/2024	REMOVE DISCONNECT SWITCH

DATE	07/16/2024
PAPER SIZE	ARCH E1
SCALE	N/A

**REVISION:**  
**CONSTRUCTION**

**SHEET TITLE:**  
**ARRAY LAYOUT**  
**SHEET NUMBER:**  
**RM.306**

**UNIRAC**  
 1411 BROADWAY BOULEVARD NE  
 ALBUQUERQUE, NEW MEXICO, USA, 87102  
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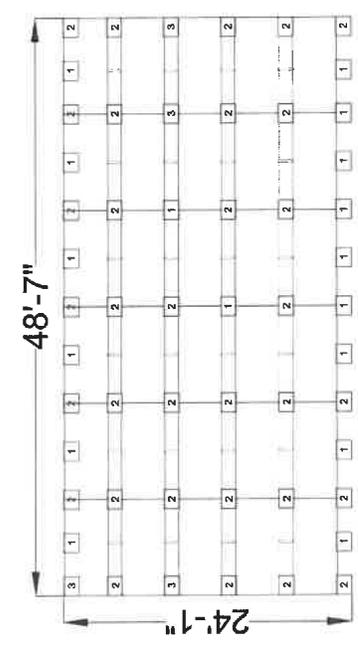
ENGINEER'S STAMP

**REVISIONS**

REV	DATE	DESCRIPTION
0.0	12/16/2023	ICA/FERMIT
1.0	01/22/2024	BESS
2.0	03/05/2024	PV SYSTEM
3.0	02/22/2024	ISSUED FOR PERMIT BY SOLARITY
4.0	04/16/2024	REVISED LAYOUT RACKING POINT
5.0	04/22/2024	ALLIANT REVIEW
5.1	05/03/2024	FLOOD MAP WATERWAY MAP
6.0	05/17/2024	ALLIANT REVIEW
7.0	06/07/2024	DISCONNECT SWITCH
8.0	06/06/2024	TRANSFORMER
9.0	07/16/2024	TRF BOX / ELEVATION
10.0	08/26/2024	REMOVE DISCONNECT SWITCH

**SOLARITY USA**  
 PROJECT  
 WESTECH - AMES  
 680 APPASMITH TRAIL  
 AMES, IA 50010, USA

**TITLE**  
**ARRAY LAYOUT**  
**SHEET**  
**RM.306**



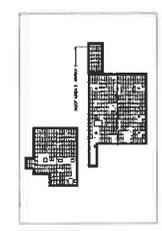
## BALLAST MAP

**BOM: Roof Area 3 - Array 1**

PARTS	QUANTITY
RM10 EVO FIELD BAY	41
RM10 EVO NORTH ROW BAY	13
RM ROOF PAD	24
EVO MOD CLAMP SIDE BOLT BULK	164
EVO MOD CLAMP BULK	164
MID SUPPORT	24
BALLAST BLOCK	95

**LEGEND**

- MOBILE
- BALLAST BAY WITH BLOCK COUNT
- MID SUPPORT



**KEY PLAN**  
 NOT TO SCALE

PLAN NORTH  
 NOT TO SCALE

# SOLARITY

CONTRACTOR:

**SOLARITY**  
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 HOUSTON, TX 77027  
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SYSTEM DESIGN:

**CERTIFIED**  
 Professional Engineer  
 Justin Chappell  
 #PV-041115-01762 #PV-041020-016759

**CERTIFIED**  
 Professional Engineer  
 Kevin Dickerson  
 #PV-041115-01762 #PV-041020-016759

ENGINEER SEAL:

PROJECT:

**WesTech - Ames**  
 600 ARRASMITH TRL,  
 AMES, IA 50010  
 2023-004

REV	DATE	DESCRIPTION
0.0	12/19/2023	ICA / PERMIT
1.0	01/22/2024	REISS
2.0	02/06/2024	PV SYSTEM
3.0	02/22/2024	S.D. EQUIPMENT ELEV.
4.0	03/19/2024	ARRAY LAYOUT POSITIONING PLAN
5.0	05/02/2024	ALLIANT REVIEW
5.1	05/02/2024	FLOOD MAP
6.0	09/11/2024	WHITNEY RMP
7.0	09/11/2024	ALLIANT REVIEW
7.1	09/11/2024	DISCONNECT SWITCH
8.0	09/29/2024	TRANSFORMER
8.1	09/29/2024	TAP BOX / FEEDER
9.0	09/29/2024	DISCONNECT SWITCH

DATE	07/18/2024
PAPER SIZE	ARCH E1
SCALE	N/A

REVISIONS:

**CONSTRUCTION**

SHEET TITLE:

**RM10 EVO  
 DETAILS**

SHEET NUMBER:  
**RM.400**

**UNIRAC**  
 1411 BROADWAY BOULEVARD NE  
 ALBUQUERQUE, NEW MEXICO, USA, 87102  
 WWW.UNIRAC.COM

ENGINEER'S STAMP

REV	DATE	DESCRIPTION
0.0	01/22/2024	REVISIONS
1.0	02/06/2024	REVISIONS
2.0	02/22/2024	REVISIONS
3.0	03/19/2024	REVISIONS
4.0	05/02/2024	REVISIONS
5.0	05/02/2024	REVISIONS
6.0	09/11/2024	REVISIONS
7.0	09/11/2024	REVISIONS
7.1	09/11/2024	REVISIONS
8.0	09/29/2024	REVISIONS
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SOLARITY USA

PROJECT

WESTECH - AMES

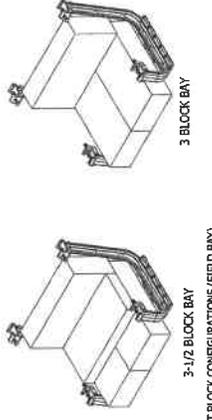
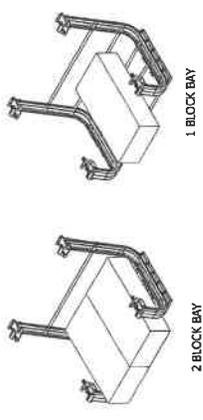
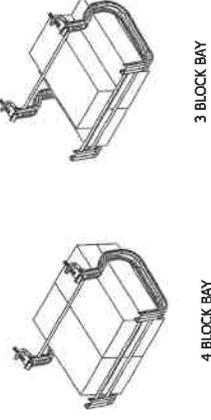
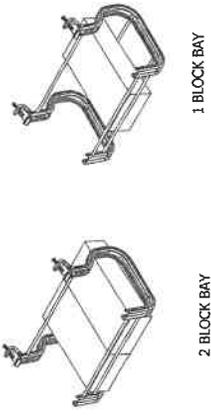
600 ARRASMITH TRAIL  
 AMES, IA 50010, USA

TITLE

**RM10 EVO  
 DETAILS**

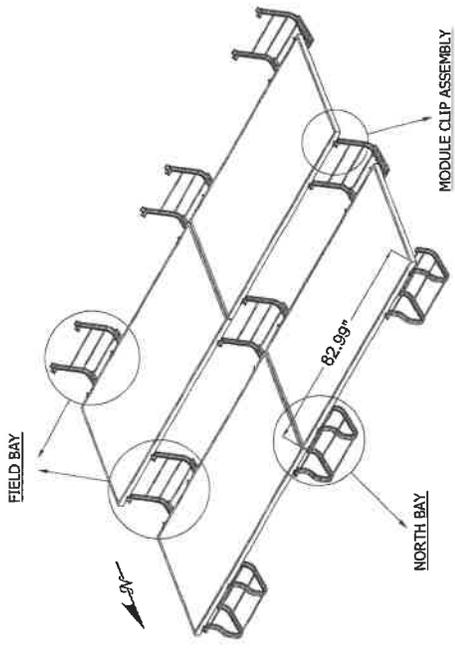
SHEET

**RM.400**

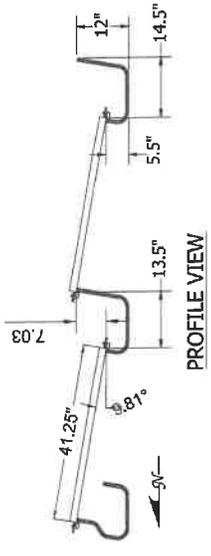


BALLAST BLOCK CONFIGURATIONS (NORTH ROW BAY)

BALLAST BLOCK CONFIGURATIONS (FIELD BAY)



RM 2X2 MODULE ARRAY VIEW



NOTES:  
 1. ARRAY DIMENSIONS WILL VARY BASED ON  
 MODULE WIDTH, LENGTH AND RETURN FLANGE.  
 ARRAY - SIDE VIEW

5 4 3 2 1

5 4 3 2 1

CONTRACTOR:

**SOLARITY**  
 1833 WEST LOOP SOUTH, SUITE 910,  
 HOUSTON, TX 77027  
 HTTPS://SOLARITYUSACOM/

THE PROGRAM FOR THE MANUFACTURING OPERATIONAL AND  
 MAINTENANCE OF THE PHOTOVOLTAIC SYSTEMS IS THE  
 RESPONSIBILITY OF THE MANUFACTURER.

SYSTEM DESIGN



ENGINEER SEAL:

PROJECT:

**Westech - Ames**  
 600 ARRASMITH TRL,  
 AMES IA 50010  
 2023-004

REV	DATE	DESCRIPTION
0.0	12/16/2024	ICA PERMIT
1.0	01/22/2024	BEES
2.0	02/05/2024	PA SYSTEM
3.0	02/22/2024	EQUIPMENT ELEV PACKING PLAN
4.0	03/19/2024	ARRAY LAYOUT ALLIANT REVIEW
5.0	05/02/2024	ALLIANT REVIEW
5.1	05/02/2024	FLOOD MAP WATERWAY MAP
6.0	05/11/2024	ALLIANT REVIEW
7.0	06/07/2024	DISCONNECT SWITCH
8.0	06/06/2024	TRANSFORMER
9.0	07/16/2024	TYP BOX ELEVATION
10.0	09/24/2024	REMOVE DISCONNECT SWITCH

DATE	07/16/2024
PAPER SIZE	ARCH E1
SCALE	N/A

REVISION:  
**CONSTRUCTION**

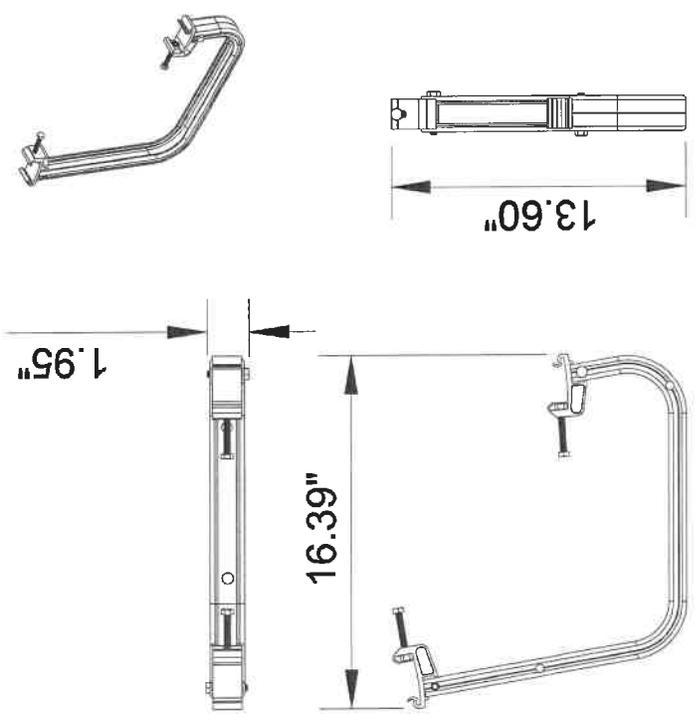
SHEET TITLE:  
**RM10 EVO  
 DETAILS**  
 SHEET NUMBER:  
**RM.401**

**UNIRAC**  
 1411 BROADWAY BOULEVARD NE  
 ALBUQUERQUE, NEW MEXICO, USA, 87102  
 WWW.UNIRAC.COM

ENGINEER'S STAMP

REV	DATE	DESCRIPTION
01	07/16/2024	INITIAL RELEASE
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03	07/16/2024	INITIAL RELEASE
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99	07/16/2024	INITIAL RELEASE
100	07/16/2024	INITIAL RELEASE

FOR  
**SOLARITY USA**  
 PROJECT  
**WESTECH - AMES**  
 600 ARRASMITH TRAIL  
 AMES IA 50010, USA  
 TITLE  
**RM10 EVO  
 DETAILS**  
 SHEET  
**RM.401**



**MID SUPPORT ASSEMBLY**

5

4

3

2

1

5

4

3

2

1

A

B

C

D

CONTRACTOR:

**SOLARITY**  
 1333 WEST LOOP SOUTH, SUITE 910,  
 HOUSTON, TX 77027  
 HTTPS://SOLARITYUSA.COM/

WE DESIGN AND INSTALL PHOTOVOLTAIC SYSTEMS, WE  
 DESIGN AND INSTALL ENERGY STORAGE SYSTEMS, WE  
 DESIGN AND INSTALL ENERGY MANAGEMENT SYSTEMS TO  
 OPTIMIZE YOUR ENERGY CONSUMPTION AND REDUCE YOUR  
 ENERGY COSTS. WE ARE YOUR ONE-STOP ENERGY SOLUTION.



PROJECT:

**Westech - Ames**  
 600 AIRPARKWAY TRL,  
 AMES IA 50010  
 2023-004

REV	DATE	DESCRIPTION
0.0	12/19/2023	ICA / PERMIT
1.0	01/02/2024	BESS
2.0	02/05/2024	PV SYSTEM
3.0	02/22/2024	S/D EQUIPMENT ELEV RACKS AND PLAN
4.0	03/19/2024	S/D EQUIPMENT ELEV RACKS AND PLAN
5.0	05/02/2024	ALLIANT REVIEW
5.1	05/02/2024	WATERGATE MAP
6.0	05/17/2024	ALLIANT REVIEW
7.0	06/07/2024	DISCONNECT SWITCH
8.0	06/26/2024	TRANSFORMER
9.0	07/18/2024	TAP BOX / ELEVATION
10.0	08/14/2024	REMOVE DISCONNECT SWITCH

DATE	DRAWN
07/18/2024	ARCH/ET
	M/A

REVISIONS:

**CONSTRUCTION**

SHEET TITLE  
**ATTACHMENT  
 DETAILS**

SHEET NUMBER:  
**RM.500**

**UNIRAC**  
 1411 BROADWAY BOULEVARD NE  
 ALBUQUERQUE, NEW MEXICO, USA, 87102  
 WWW.UNIRAC.COM

ENGINEER'S STAMP

REV	DATE	DESCRIPTION
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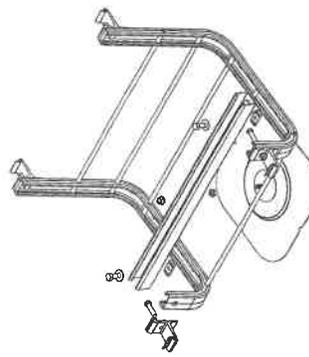
FOR SOLARITY USA

PROJECT WESTECH - AMES

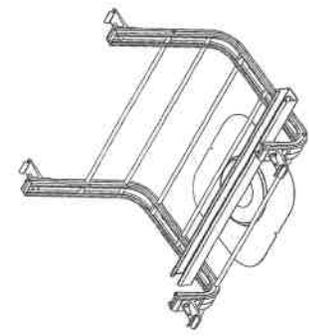
600 AIRPARKWAY TRL,  
 AMES, IA 50010, USA

TITLE  
**RM10 EVO  
 ATTACHMENT  
 DETAILS**

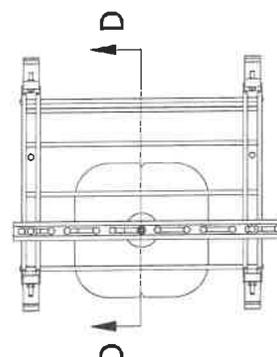
SHEET  
**RM.500**



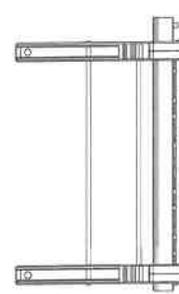
**ISO ATTACHMENT  
 EXPLODED**



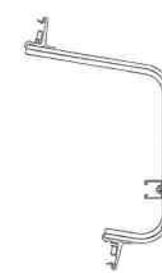
**ISO VIEW**



**PLAN VIEW**



**ELEVATION**



**SECTION D-D**



**PERMIT PROJECT**  
 FILE #: 24-000483  
 600 ARRASMITH TRL AMES IA 50010  
 0523300200



**PERMIT #: Z24-000160**

Permit Type  
 Zoning Permit (Building Permit)

Subtype  
 Commercial ▼

Work Description:  
 Roof Mount Solar System 📄

Applicant  
 Solarity USA - Nitay Bar ▼ ...

Status  
 Under Review ▼

Valuation  
 0.00



**FEES & PAYMENTS**

Plan Check Fees 80.00

Permit Fees 1.80

Total Amount 81.80

Amount Paid 81.80

Balance Due 0.00

Non-Billable



**PERMIT DATES**

Application Date  
 11/18/2024

Approval Date

Issue Date:

Expiration Date:

Close Date

---

Last Inspection

---

PDP Expiration Date

---

Final Expiration Date

---

I understand I must contact the County Engineers office for an access permit for a new drive or paving or widening an existing drive. If you are taking access from a subdivision road you do not need an access permit from the Engineers Office and can just check the box. (515-382-7355 or [engineerweb@storycountyia.gov](mailto:engineerweb@storycountyia.gov)) (Check box below to agree).

I understand

If no address has been assigned to this parcel, please first apply for a 911 permit for this address.

Enter 911 permit number here (EX: N20-000001)

---

Floodplain permit number (if applicable)

---

Is applicant a contractor or the property owner?

Contractor



**Please provide the following information on your project**

Use of Structure

Roof Mount Solar System

---

Dimensions

14436 Square feet

---

Height

1 Foot

---

Is this application for a solar energy system

Yes



Solar Energy Systems Engineer's construction value

550000

---

Is this for a new dwelling? (Check box if yes)

Anchor Store Square Footage

---

Apartment Building Square Footage

---

Auto Sales Square Footage

---

Auto Service Square Footage

---

Bank Primary Location with basement Square Footage

---

Bank Primary Location without basement Square Footage

---

Bank Drive-Up with basement Square Footage

---

Bank Drive-Up without basement Square Footage

---

Banquet/Concert Halls, Gathering Spaces Square Footage

---

Bed and Breakfast House Value

---

Bowling Alley Square Footage

---

Campground Buildings Square Footage

---

Car Wash - Full Service Square Footage

---

Car Wash - Self Service Square Footage

---

Car Wash - Drive Thru Square Footage

---

Church Square Footage

---

Convenience Store Square Footage

---

Day Care Square Footage

---

Fence Linear Feet

---

Fertilizer Building Square Footage

---

Franchise Service Square Footage

---

Gas Station With Bays Square Footage

---

Gas Station Without Bays Square Footage

---

General Office Building (with basement) Square Footage

---

General Office Building (without basement) Square Footage

---

Greenhouse With Utilities Square Footage

---

Greenhouse Without Utilities Square Footage

---

Grain Storage Crib Type Square Footage

---

Grain Storage Concrete or Steel Type Square Footage

---

Grain Storage Flat Storage Square Footage

---

Grocery Square Footage

---

Gym Square Footage

---

Library Square Footage

---

Lodge or Fraternal building Square Footage

---

Lumber Storage (office area separate: see item 16) Square Footage

---

Manufacturing Heavy Square Footage

---

Manufacturing Light Square Footage

---

Medical/Dental Office Building (with basement) Square Footage

---

Medical/Dental Office Building (without basement) Square Footage

---

Motel/Hotel Square Footage

---

Motel/Hotel Common Area Square Footage

---

Nursing Home Square Footage

---

Restaurant Square Footage

---

Retail Store Small (one level) Square Footage

---

Retail Store Large Square Footage

---

School Square Footage

---

Shopping Center Neighborhood Square Footage

---

Shopping Center Regional Square Footage

---

Storage Shed With Utilities Square Footage

---

Storage Shed Without Utilities Square Footage

---

Swimming Pool Square Footage

---

Theatre Square Footage

---

Tower Guyed Linear Feet

---

Tower Monopole Linear Feet

---

Tower Self Supporting Linear Feet

---

Warehouse Square Footage

---

Wastewater Supply Treatment Facility Engineer's construction value/bid

---

Water Supply Treatment Facility Engineer's construction value/bid

---

Wind Energy Systems Engineer's construction value/bid

---

**Please check the following boxes to acknowledge:**

**I will contact my electric provider for setback requirements from electric lines**



**I understand that a State Electrical Inspection and Permit may be required.**

**Apply online at <https://iowaelectrical.gov/> or contact Mark Miller with the State Fire Marshal Division Electrical Bureau at 515-210-0832 or [mcmiller@dps.state.ia.us](mailto:mcmiller@dps.state.ia.us).**



**I understand Story County has erosion control requirements (88.05) that apply to this permit.**

**Owner Authorization affidavit to be filled out and uploaded [Click Here](#)**



**I understand if this application is for a new dwelling or adding additional bedrooms to an existing dwelling a septic application must be submitted before zoning permit will be reviewed/approved**



**Required Attachments**

**Site Development Plan showing proposed building in relation to property, setbacks, and conformance with Chapter 88 General Site Planning Standards.**

2023-004 - WesTech - Ames - Construction - Setbacks.pdf



**Blue Prints/Construction Drawings, attach for all buildings applying for**

2023-004 - WesTech - Ames - Construction Set - Rev 10.0 - COMP 2\_compressed.pdf



**Additional Documents**



Will there be any Tier 2 materials onsite?

No



Interconnect Agreement Signed by Utility Provider (actual contract/agreement)

Level 2 Agreement Bus ApplicantAE-21836 - Sign By Costumer.pdf



**Certification and Signature**

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

Proof of acknowledgement of property owner (if appliciable)

Approval for WesTech Ames Solar Projects.pdf



**Signature**

signature.png



---INTERNAL ONLY---

Add Violation Fee

Conditions

**FEES**



FEE	DESC	QUANTITY	AMOUNT	TOTAL
Zoning Fee				30.00
Site Plan Review Fee				50.00
Convenience Fee		1.0	1.8000	1.80
<b>Plan Check Fees</b>				<b>80.00</b>
<b>Permit Fees</b>				<b>1.80</b>
<b>Total Fees</b>				<b>81.80</b>



 PAYMENTS



DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT
12/06/2024	Credi	807711518	Z24-C	980	Solarity U	80.00
12/06/2024	Credi	807711519	Conv	981	Solarity U	1.80
<b>Amount Paid</b>						<b>81.80</b>
<b>Balance Due</b>						<b>0.00</b>





Memorandum

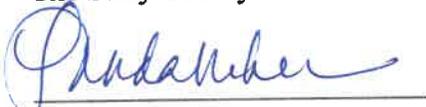
To: Story County Board of Supervisors  
Through: Michael D. Cox, Director  
From: Ryan Wiemold, Parks Superintendent  
Date: January 14, 2025  
Re: Consideration of Change Orders CR-02, CR-06, and CR-07 with Harold Pike Construction for the McFarland Park Shop Project for \$16,189.71.

.....  
The attached change orders call for necessary work for the McFarland Park Shop Project. Change order CR-02 is for sanitary piping required to connect the shop to the sanitary septic tank. Change Order CR-06 is for additional rock required for the building pad to meet stability requirements. Change order CR-07 is for insulating the sanitary line to the septic tank. This is necessary to avoid line freezing.

- CR-02: \$10,305.83
- CR-06: \$4,084.09
- CR-07: \$1,799.79

The total for these three items is \$16,189.71. Funds for these change orders will come from the Friends of Conservation Trust Fund.

The Story County Conservation Board urges your approval.

  
Approval

\_\_\_\_\_  
Disapproval

1-14-25  
Date

\_\_\_\_\_  
Date



HAROLD PIKE CONSTRUCTION COMPANY

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

December 27, 2024

RMH Architects  
1615 Golden Aspen Drive Suite 110  
Ames, IA 50010  
515-292-6075

Attn: Jeff Harris  
RE: Story County Conservation McFarland Shop Replacement  
CR-02 Additional Sanitary Piping

Dear Jeff,

Regarding the above-referenced project, please consider this our cost to make the changes outlined in CR-02 Additional Sanitary Piping. Please see the attached breakdown.

**Total Add** **\$ 10,305.83**

Please review and respond to HPC LLC at your earliest convenience. If you have any questions, please contact Steven Kirts or me.

Sincerely,

Curtis Pike  
CP/sk

**APPROVED** **DENIED**  
Board Member Initials: AM  
Meeting Date: 1-14-25  
Follow-up action: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_





## **ESTIMATE**

**Project: McFarland Shop Replacement**  
**56595 180th St.**  
**Ames IA**

**Date: 12/26/2024**

**80-Feet of Sewer Line from Septic Tank to Building & Add Cleanout**

**To Furnish Piping, Rock, Styrofoam Installation, To Over Excavate  
to 5-Feet and Backfill.**

**Material & Rock: \$2,300.00**

**Labor & Labor to Install Styrofoam & Rock: \$3,800.00**

**Equipment: \$2,400.00**

**Price: \$ 8,500.00**

**If you have questions, please call 515-441-2183.**

**Thank you,**

**Mark Speck**  
**President**



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

December 23, 2024

RMH Architects  
1615 Golden Aspen Drive Suite 110  
Ames, IA 50010  
515-292-6075

Attn: Jeff Harris  
RE: Story County Conservation McFarland Shop Replacement  
CR-06 Building Pad Soil Stabilization

Dear Jeff,

Regarding the above-referenced project, please consider this our cost to make the changes outlined in CR-06 Building Pad Soil Stabilization. Per our discussion on 11/20/2024 during O/A/C meeting, HPC LLC agreed to only submit material cost, excluding labor to install. Please see the attached breakdown.

**Total Add** **\$ 4,084.09**

If this price is acceptable, please acknowledge on this form with your signature and fax to HPC's office. If you have any questions, please contact Steve Kirts or me.

Sincerely,

Curtis Pike  
CP/sk

**RMH Approved**

01/07/2025 11:11:56 AM





# Proof Roll Observations

**Construction Materials Testing**  
1610 East Madison Avenue  
Des Moines, IA 50313  
Phone: (515) 263-0794

**Client:**  
Harold Pike Construction - HPC  
P.O. Box 429  
Ames, IA 50010

**Project:**  
241575SCM  
Story Co. Conservation McFarland Shop  
Replacement  
56595 180th Street  
Ames, IA

**Activity Date:** 11/19/2024

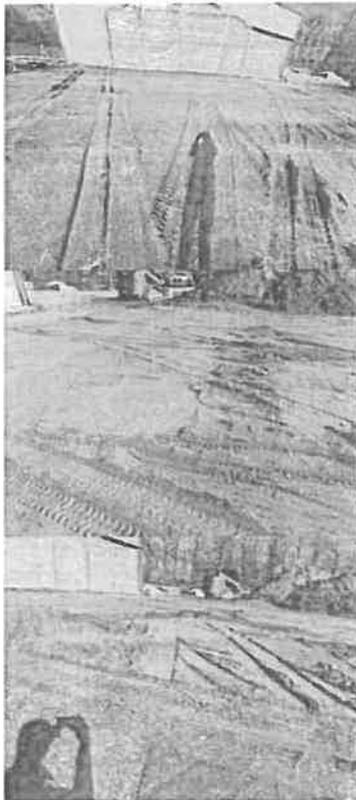
**Technician:** Kaleb Randel

As per your request, CMT was on site to conduct a proof roll observation. A fully loaded tandem axle dump truck with an approximate weight listed below, was utilized for inspection purposes.

**Vehicle Weight, lbs:** 45,000

Area Inspected		
Location	Additional Location Information	Test Results
Building Pad	South addition building pad	Significant rutting or pumping in excess of 2 inches was noted, requiring remediation..

**Recommendations:** If other, explain





# Proof Roll Observations

**Construction Materials Testing**  
1610 East Madison Avenue  
Des Moines, IA 50313  
Phone: (515) 263-0794

**Client:**  
Harold Pike Construction - HPC  
P.O. Box 429  
Ames, IA 50010

**Project:**  
241575SCM  
Story Co. Conservation McFarland Shop  
Replacement  
56595 180th Street  
Ames, IA





## Proof Roll Observations

**Construction Materials Testing**  
1610 East Madison Avenue  
Des Moines, IA 50313  
Phone: (515) 263-0794

**Client:**  
Harold Pike Construction - HPC  
P.O. Box 429  
Ames, IA 50010

**Project:**  
241575SCM  
Story Co. Conservation McFarland Shop  
Replacement  
56595 180th Street  
Ames, IA

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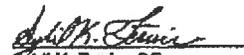


**Other:**

Contractor indicated the floor slab was already cut to -14 inches from finished floor elevation. Contractor was advised to place 10 inches of granular material to stabilize the subgrade, consisting of 8 inches of 2-3 inches of macadem stone, capped with 4 inches of one inch clean material.

Please feel free to call should you have questions or if we may be of further assistance.

---

  
Sybil K. Ferrier, P.E.  
Principal Engineer



HAROLD PIKE CONSTRUCTION COMPANY

---

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

---

December 27, 2024

RMH Architects  
1615 Golden Aspen Drive Suite 110  
Ames, IA 50010  
515-292-6075

Attn: Jeff Harris  
RE: Story County Conservation McFarland Shop Replacement  
**CR-07 Insulated Sanitary Trench**

Dear Jeff,

Regarding the above-referenced project, please consider this our cost to make the changes outlined in CR-07 Insulated Sanitary Trench. Please see the attached breakdown.

**Total Add** **\$ 1,799.79**

Please review and respond to HPC LLC at your earliest convenience. If you have any questions, please contact Steven Kirts or me.

Sincerely,

Curtis Pike  
CP/sk

Story County Conservation  
 59595 180th St., Ames, IA 50010

Project: **McFarland Shop Replacement**  
 CR# **7**

**Description:**

30-007 Insulated Sanitary Trench: Includes additional material, labor, and equipment to furnish and install, additional 35 LF of deeper trench excavation, 1" clean granular fill, and 2" thick XPS rigid board insulation.

	QTY	UNIT	LABOR UNIT	LABOR TOTAL	MATERIA L UNIT	MATERIA L TOTAL	EQUIP UNIT	EQUIP TOTAL	LINE TOTAL
<b>LABOR</b>									
Project Manager	1	HR	105.00	105.00					105.00
Superintendent	1	HR	95.00	95.00					95.00
Foreman			80.00	0.00					-
Skilled Personnel			70.00	0.00					-
Laborer			50.00	0.00					-
Warehouse			80.00	0.00					-
<b>MATERIALS</b>									
2" x 4ft x 8ft XPS Rigid Bd Insul	6	EA			55.00	330.00			330.00
						0.00			-
						0.00			-
						0.00			-
						0.00			-
						0.00			-
<b>EQUIPMENT</b>									
								0.00	-
								0.00	-
								0.00	-
								0.00	-
								0.00	-
<b>PRIME-TOTALS</b>				200.00		330.00		0.00	530.00

<b>SUB-CONTRACTOR</b>									
Speck Plumbing	1	LS	400.00	400.00	300.00	300.00	400.00	400.00	1,100.00
	1	LS		0.00		0.00		0.00	-
	1	LS		0.00		0.00		0.00	-
	1	LS		0.00		0.00		0.00	-
<b>SUB-TOTALS</b>				400.00		300.00		400.00	1,100.00

**Submitted By:**  
 Company: **HPC L.L.C.**  
 Contact: **Steven G. Kirts**  
 Date: **12/27/24**  
 SIGNED: **SK**

BOND 35.29  
 FEE PRIME (15%) 79.50  
 FEE SUB (5%) 55.00  
 NO MATERIAL TAX -  
**QUOTED PRICE 1,799.79**

Time extension of 0 days.



## **ESTIMATE**

**Project: McFarland Shop Replacement**  
**56595 180th St.**  
**Ames IA**

**Date: 12/26/2024**

**To Furnish Rock, To Over Excavate 35-Feet of Piping, To Rock  
And Install Styrofoam.**

**Rock: \$ 300.00**

**Labor to Install Styrofoam & Rock: \$ 400.00**

**Equipment to Over Excavate: \$ 400.00**

**Price: \$ 1,100.00**

**If you have questions, please call 515-441-2183.**

**Thank you,**

**Mark Speck**  
**President**



1	PAB1	C Series Premium App Bundle
1	PTJ1	SendPro Online-PitneyShip
1	PTJA	PitneyShip Basic 1 User
1	PTJN	Single User Access
1	PTK1	Web Browser Integration
1	PTK2	SendPro C Series Shipping Integration
1	SJS1	C200 SoftGuard
1	SPCRK	Return Kit for SendPro C Series
1	STDSLA	Standard SLA-Equipment Service Agreement (for SendPro C Series - Version 4)
1	ZH24	Manual Weight Entry
1	ZH26	HZ02 50 LPM Speed
1	ZHC2	SendPro C200 Base System Identifier
1	ZHD5	USPS Rates with Metered Letter
1	ZHD7	E Conf Services for Metered LTR. BDL
1	ZHD9	Retail Ground LOR
1	ZHWL	5lb/3kg Weighing Option for MP81

**Your Payment Plan**

<b>Initial Term: 60 months</b>		<b>Initial Payment Amount:</b>	
<b>Number of Months</b>	<b>Monthly Amount</b>	<b>Billed Quarterly at*</b>	
60	\$ 58.84	\$ 176.52	

*\*Does not include any applicable sales, use, or property taxes which will be billed separately.  
If the equipment listed above is replacing your current meter, your current meter will be taken out of service once this lease commences.*

- Tax Exempt Certificate Attached
- Tax Exempt Certificate Not Required
- Purchase Power® transaction fees included
- Purchase Power® transaction fees extra

**Your Signature Below**

By signing below, you agree to be bound by your State's/Entity's/Cooperative's contract, which is available at <http://www.pb.com/states> and is incorporated by reference. The terms and conditions of this contract will govern this transaction and be binding on us after we have completed our credit and documentation approval process and have signed below. If software is included in the Order, additional terms apply which are either (i) included in your State's contract which is available at <http://www.pb.com/states> or (ii) available by clicking on the hyperlink for that software located at [https://www.naspovaluepoint.org/search/?term=pitney+bowes&page\\_ref=contractors](https://www.naspovaluepoint.org/search/?term=pitney+bowes&page_ref=contractors). Those additional terms are incorporated by reference.

NASPO VALUEPOINT CTR058808- MA#23065  
State/Entity's Contract#

  
Lessee Signature  
**Signature:**  
Linda Murken  
Print Name  
Email: mharrelson@storycountyowa.gov  
Title: Supervisor  
Date: 1-14-25

\_\_\_\_\_  
Pitney Bowes Signature  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Title  
\_\_\_\_\_  
Date

**Sales Information**

DAVID VALENCIA	david.valencia@pb.com	
Account Rep Name	Email Address	PBGFS Acceptance

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

## RESOLUTION #25-58

Story County Board of Supervisors

**Setting Date and Time for Public Hearing for 10:00 am on February 4<sup>th</sup>, 2025,  
To Vacate and Clear the Record of a Portion of Story County Secondary  
Road, Maple Street, Fernald, Story County, Iowa**

**WHEREAS**, the Story County Engineer is asking that action be taken to vacate and clear the record of a portion of Story County Secondary Road, Maple Street, described as follows:

- 1. That part of former Maple Street lying between Block Ten (10) and Block Eleven (11), of the Original Town of Fernald, Story County, Iowa.**

**NOW, THEREFORE BE IT RESOLVED** that a hearing on the proposed vacation will be held in the Board Room, Story County Administration Building, Nevada, Iowa, at 10:00 A.M. on February 4<sup>th</sup>, 2025 in accordance with Iowa Code Chapter 306.

Adopted this 14<sup>th</sup> day of January, 2025

Recommended Approval By:

*Darren R Moon*      1-9-25  
Darren R Moon, P.E.      Date  
County Engineer

*Mrs. [Signature]*      1-14-25  
Chairperson, Board of Supervisors

Attest: *[Signature]*  
County Auditor

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

ALLOWED BY VOTE OF THE BOARD      Yea 2 Nay 0 Absent 1

\_\_\_\_\_  
CHAIRPERSON      Above tabulation made by *SB*



**STORY COUNTY BOARD OF SUPERVISORS**

900 6<sup>th</sup> Street • Nevada, IA 50201  
Phone: 515-382-7200 • Fax: 515-382-7206  
Website: <https://www.storycountyiowa.gov>

January 9, 2025

**MEMORANDUM**

**TO:** Story County Board of Supervisors  
**FROM:** Crystal Davis, County Outreach and Special Projects Manager  
**CC:** Joy Cory, Administrative Assistant  
**DATE:** January 14, 2025  
**RE:** Board of Supervisors Consideration and Approval of the Logo Use Request Submitted by VA Central Iowa Healthcare System

Attached is a Story County Logo Use Request Form submitted by VA Central Iowa Healthcare System. They request approval to use the logo for “Print material for promotional or educational use for a VA Virtual Mobile Clinic Brochure.”

Staff recommends the Board of Supervisors approve the request as submitted.

If you have any questions, please let me know.

APPROVED
DENIED

**Board Member Initials:** LM  
**Meeting Date:** 1/14/25  
**Follow-up action:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Print

**Story County Logo Use Request Form - Submission #8579**

**Date Submitted: 1/6/2025**

**Overview**

The Story County, Iowa logo can only be provided for use to a person, agency, or group who is working on a joint County or County-funded program or project with an authorized Story County employee. A completed Logo Usage Request Form must be received by Story County prior to granting permission to use the Story County logo. The Logo Usage Request Form must be approved by the Story County Board of Supervisors or designee to be valid.

Permission to use the logo is limited to a specific project or product. When that project or product is complete, new permission must be requested.

Any individual or entity other than Story County, Iowa is prohibited from using Story County's logo without permission granted by the Story County Board of Supervisors or designee. Unauthorized use is subject to action by Story County, Iowa.

**Name of organization requesting use of Story County's logo\***

VA Central Iowa Healthcare System

**Address1\***

3600 30th Street

**Address2**

BLDG 7M Room 127

**City\***

Des Moines

**State\***

Iowa

**Zip\***

50310

**What is the event or program for which Applicant seeks to use Story County's logo?\***

VA Virtual Mobile Clinic Brochure

**How is Story County, Iowa connected to this event or program?\***

Check all that apply.

- As an active participant
- Through funding support (e.g., sponsorship)
- Other

**What is the date or date range for the requested logo use? \***

04/01/2025-12/31/2025

**Name of Story County employee who is the primary contact for this project/partnership\***

Zachary Skelton

How do you plan to use Story County's logo?\*

Check all that apply.

- Print material for promotional or educational use
- Digital use (examples: website, social media, electronic newsletter, video, or other digital platform)
- Silk screening
- Other\*

\*Please describe your use of "other:"

Empty text box for describing other uses.

What color version of the logo is needed?\*

Check all that apply.

- Color
- Black
- White

**Terms and Conditions**

Permission to use the Story County, Iowa logo is subject to the Applicant agreeing to the following terms and conditions:

1. The Applicant shall not make any alterations to the logo, stretch, distort, change colors, or adapt it as part of another graphic symbol or mark.
2. The word "County" is considered part of the logo and may not be deleted or changed in any way.
3. The full-color logo shall be placed over a white, very light tint of color or solid black background. The logo shall never appear to be inside a box.
4. When using the reversed white logo, the Applicant shall use a background dark enough for the logo to be easily read.
5. The logo shall never be smaller than .33 inches wide.
6. The logo shall never have a box-like outline around it or appear to be inside of a box.
7. The Applicant shall not use the logo for commercial purposes.
8. The Applicant shall not grant permission to any other person or entity to use the logo.
9. The Applicant agrees that Story County assumes no liability regarding the Applicant's use of the Story County logo.
10. The logo cannot be used for any purpose other than the purpose stated in this request.
11. The permission granted to use the logo is solely for the program or activity described in this request. Any future use of the logo requires a new request and approval.
12. The Applicant shall not use the logo in a manner that is likely to cause confusion over the source of the logo.
13. The Applicant shall not use the logo for a purpose that is related to a ballot initiative, direct religious purpose, or political purpose.
14. The Applicant shall not use the logo in disparaging, inappropriate, or otherwise damaging applications.
15. If the logo is used on electronic materials, the Applicant must hyperlink the logo to [www.storycountyiowa.gov](http://www.storycountyiowa.gov).
16. Story County, Iowa reserves the right to refuse permission to any person(s) or organization requesting the use of the logo.
17. Story County reserves the right to terminate the Applicant's use of the logo immediately if the Applicant fails to adhere to any of the above terms and conditions.

**Agreement to Terms and Conditions\***

By selecting "Yes" below you (the Applicant), are confirming that you have read the above Terms and Conditions regarding the use of Story County, Iowa's logo and that you agree, on behalf of the organization represented in this request, to abide by all of the Terms and Conditions stated to the left.

Failure to abide by all Terms and Conditions above will result in termination of the Applicant's use of the Story County, Iowa logo and may result in further action by Story County, Iowa.

- Yes - I (the Applicant) have read the above Terms and Conditions related to use of Story County, Iowa's logo and agree to abide by them.

Name of Person Submitting Request\*

Karen Kubura

First and Last Name

Email Address of Person Submitting Request\*

Karen.Kubura@va.gov

Phone Number of Person Submitting Request\*

515-401-5452

What is your title/role with organization submitting this request?\*

VA VMC Telehealth Technician



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

Memorandum

To: Story County Board of Supervisors  
Through: Michael D. Cox, Director  
From: Brandon Clough, Natural Resources Specialist  
Date: January 14, 2025  
Re: Consideration of Contract with J. Pettiecord Inc. for Tornado Damage Clean-up at Jennett Heritage Area for \$92,000.00. Unbudgeted.

The attached contract is for debris clean-up and tree removal at Jennett Heritage Area to be done by contractor J. Pettiecord. This damage occurred on May 21, 2024, from an EF-2 tornado. Debris removal, including hazardous trees, will allow natural resource management and public use moving forward. The majority of the tornado-damaged trees and shrubs are low-quality, early-successional, or invasive species. The area will be re-seeded with native prairie seed in an effort to restore a large contiguous grassland habitat. The necessary floodplain permits have been obtained from County, State, and Federal agencies.

The debris removal contract is for \$92,000.00. This is an unbudgeted expense which will be covered through insurance. The Big Bluestem Audubon Society agreed to donate up to \$3,000 to SCC for re-seeding the area following debris removal.

The Story County Conservation Board Recommends your approval.

  
Approval

\_\_\_\_\_  
Disapproval

1/14/25  
Date

\_\_\_\_\_  
Date

# STORY COUNTY CONSERVATION

## QUOTE PURCHASING FORM

**Employee requesting quote:** Brandon Clough – Natural Resources Specialist

**Item(s) description:** Removal of tornado damaged trees and debris at Jennett Heritage Area.  
Unbudgeted – to be covered by insurance.

Price quotes were received from the following firms:

<u>Firm</u>	<u>Price/Quote</u>
J Pettiecord	\$92,000
Harrison Land Clearing	\$199,495
Cooper's and Sons	No Response
Dan's Custom Landscaping	No Response
Asplundh	No Response

**Comments:**

**The following firm was selected:** J Pettiecord

**Purchase approved by:**



**Date:**

1/3/25

# CONTRACT

Kind of Work Tornado Debris Clean-up  
Jennett Heritage Area

County Story

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

WITNESSETH: That the Contractor, for and in consideration of (\$ 92,000.00 )

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 quoters, the various items of work as follows:

Item No.	Item	Est. Quantity	Unit Price	Amount
1	Remove all tornado damaged trees, limbs, stumps and debris from sites A. Chip and dispose of debris off site.	1 job	<u>165,000.00</u>	<u>165,000.00</u>
2	Remove all tornado damaged trees, limbs, stumps and debris from sites B. Chip and dispose of debris off site. Work around flagged, desirable trees while in Site B. Keep all equipment and debris out of creeks on site per county permitting. Contractor must not impede or change the flow of either creek. Story County reserves the right to select a bid for just site A or B. Contractor agrees to add Story County Iowa and Story County (cont.) Conservation as Additional Insured on Contractor's Commercial (cont.) General Liability Insurance.	1 job	<u>127,000.00</u>	<u>127,000.00</u>
			<b>TOTAL:</b>	<u>292,000.00</u>

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 Conservallon 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 quoters, the proposal, the specifications for Project No. Jennett HA

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	Completion Date
<u>14-Jan-25</u>	<u>3/31/2025</u>

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:

Attachments  
 Exhibit A - Area Map  
 Exhibit B - JPI Quote

Approved

Story County, Iowa  
 Contracting Authority

By: [Signature] 1/14/25  
 Chair, Story County Board of Supv.

Date: 1-2-2025

By: [Signature]  
 Contractor

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



Exhibit B



Providing Solutions with Environmental, Construction, Recycling, and Transportation Services.

<b>TO:</b>	Story County Conservation	<b>PROJECT NAME:</b>	Jennett Heritage Area Tornado Damage Cleanup
<b>ADDRESS:</b>		<b>LOCATION:</b>	Story County, IA
<b>ATTN:</b>	Brandon Clough	<b>ENGINEER:</b>	N/A
<b>PHONE:</b>		<b>PLAN DATE:</b>	N/A
<b>DATE:</b>	12/31/2024	<b>LAST REVISED:</b>	N/A
<b>FROM:</b>	Laramie Oden	<b>ADDENDUMS:</b>	

Scope of work will include:

1. Tree clearing and disposal. Include stumps and removal of mulch.

<u>Bid Item</u>	<u>Description</u>	<u>Unit</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Total</u>
1	Tree clearing and disposal Section A	LS	1	\$65,000.00	\$65,000.00
2	Tree clearing and disposal Section B	LS	1	\$27,000.00	\$27,000.00
<b>Total</b>					<b>\$92,000.00</b>

Note:

- Construction limits/removals shall be marked clearly by others prior to JPI mobilizing to the site.
- If any trees are to stay within the clearing limits and then need to be taken out after we are gone, then the cost to remove them plus mobilization will be assessed to the final invoice.
- If there are conflicts with stump removal, then those in conflict shall be stump ground 6" - 8" below ground level.
- J. Pettiecord, Inc. assumes no responsibility for any concrete or asphalt disturbed during our work.
- Cleanup will be done by a root rake which will get most of the roots and limbs.
- If traffic control is required to access the site or to protect traffic, traffic control shall be provided by others.
- If a temporary rock construction access road is needed, then the access shall be provided by the general contractor and be installed prior to our mobilization.
- The attached overview represents the area covered by this quote.
- Proposal is valid for 30 days.

**Excludes:**

Erosion control measures, pot holing, dust control, site grading, survey, tree protection measures, marking of trees to be saved, traffic control, issues with endangered species, bonds, backfill, permits, additional mobilizations, removal of fence, trash, rubble, buried and above ground debris and garbage, and dirt with brush mixed in.

Accepted by:

Contractor: J. Pettiecord, Inc.



*Providing Solutions with Environmental, Construction, Recycling, and Transportation Services.*



1200 Prairie Dr SW Bondurant, IA 50035  
Phone: 515-263-8900  
[www.JPettiecord.com](http://www.JPettiecord.com)  
[info@jpettiecord.com](mailto:info@jpettiecord.com)



# Pre-Construction Phase PERMIT (PCPP) Floodplain Development

No. FPN24-000018

Valid through: December 13, 2025

Issued To: Brandon Clough, on behalf of Story County Conservation

**FOR DEVELOPMENT AS DESCRIBED IN APPLICATION NO: FPN24-000018**

Nature of Work: Remove tornado damaged trees. Regrade the area. Contractor will maintain existing elevations. No spoils to be deposited in floodplain. All debris will be hauled off site.

PIN: 1131300105

Property Address: 62321 280TH ST NEVADA, IA 50201

**WITH CONDITIONS OF APPROVAL AS NOTED ON THE REVERSE**

Issued  
by:

Date:

12/13/2024

Andrea Wagner, Planner

### IMPORTANT

Call 515-382-7245 for inspection when project is completed. Also, please note this permit is subject to conditions of approval as listed on the reverse. If conditions are not satisfied, a final permit may not be granted and enforcement may occur.

**THIS PERMIT MUST BE PRESENT AT SITE OF DEVELOPMENT DURING DEVELOPMENT ACTIVITY AT ALL TIMES.**

**IMPORTANT INFORMATION:** Additional important information on reverse



### **IMPORTANT INFORMATION Conditions of Approval**

The PCPP for FPN24-000018 is ready to be issued with the following conditions of approval:

- The applicant is responsible for complying with all other local, state and federal statutes, ordinances, rules and permits requirements applicable to the construction, operation and maintenance of the approved project.
- All excess spoil and rubble material shall not be placed in any floodway delineated in a Flood Insurance Study, unless such placement is authorized by the Iowa Department of Natural Resources and Story County prior to placement.
- Spoil and rubble material shall not be placed in an area that is, or could be, classified as a regulated wetland.
- Proper erosion control measures shall be used on site.
- Disturbance of vegetation shall be kept to a minimum during construction to prevent erosion and sedimentation. All disturbed floodplain areas shall be seeded or otherwise stabilized upon completion of construction, using a mix that will provide rapid cover.
- Storage of equipment and materials that are flammable, explosive, or injurious to human, animal, or plant life is prohibited unless elevated a minimum of 3 feet above the 1% annual chance or greater flood level.
- Equipment on site, including, but not limited to: portable toilets, earthmoving equipment, employee vehicles, and others not temporarily anchored to the ground during development must be removed from the areas subject to flooding in the event that a flood warning is issued.
- No increase in backwater shall occur as a result of the proposed development.

#### **Expiration of Pre-Construction Phase Permit (PCPP)**

Pre-Construction Phase Permits are valid for one (1) year from the date of issuance. PCPPs automatically expire and are considered null and void the following business day if development activity has not commenced. The applicant shall be required to submit a new application and fee to request approval of the development. If work has begun, however not finalized prior to the expiration of the PCPP, the applicant must formally request an extension of the PCPP, to be granted by the Floodplain Manager.

Extensions must be requested in writing PRIOR to the expiration date of the PCPP.

## STORY COUNTY UTILITY PERMIT

Date 12/23/24

To the Board of Supervisors, Story County, Iowa:

The City of State Center Company, incorporated under the laws of Iowa, with its principal place of business at 118 E. Main St. State Center, IA, 50247, 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 on secondary route 73195 210th, from South of 210th St to North of 210th St., a distance of .01 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:

The City of State Center request to directionally drill one 2" conduit carrying 350 MCM with a voltage of 120/240 under 210th St. to feed the customer located at 73195 210th St. Colo, IA, 50056

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Date 12/23/24

City of State Center

Name of Company (Applicant - Permittee)

Jesse Toyne

(641)485-5993

by

Phone no.

Recommended for Approval:

Date 1-6-25



515-382-7355

County Engineer

Phone no.

Approved:

Date 1-14-25



Chair, Board of Supervisors  
Story County, Iowa

**A plat shall be attached to the copy submitted.**

73195 210th St

Randy Haley



Imagery ©2024 Airbus, Maxar Technologies, USDA/FPAC/GEO, Map data ©2024 200 ft





# 73195 210th St

-  Directions
-  Save
-  Nearby
-  Send to phone
-  Share

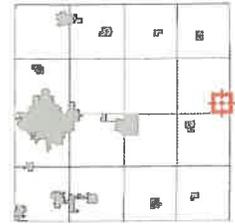
 73195 210th St, Colo, IA 50056

 20X2+WX Colo, Iowa

Measure distance  
Total distance: 219.76 ft (66.98 m)



**Overview**



**Legend**

-  Townships
-  Corporate Limits

**Concerning Assessment Parcels and Platted Lots Within the City of Ames Jurisdiction:**

The solid parcel boundary lines represent the legal description as recorded and are not necessarily the official platted lot lines. Dashed lines are official platted lots. If a parcel contains dashed lines, please contact the Ames Planning & Housing Department (515-239-5400) to determine which lines can be recognized for building permit or zoning purposes. If you have questions regarding the legal description or parcel measurements, please contact the Story County Auditor's office (515-382-7210).

Date created: 12/26/2024

Last Data Uploaded: 12/25/2024 11:13:57 PM

STORY COUNTY UTILITY PERMIT

Date 10/31/2024

To the Board of Supervisors, Story County, Iowa:

The City of Ames Company, incorporated under the laws of Iowa, with its principal place of business at Ames, Iowa, 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 Sanitary Sewer on secondary route 550th Ave., from E-57 to Ken Meril Road, a distance of 1.0 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:

See attached.

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

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

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

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

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

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



## STORY COUNTY UTILITY PERMIT

Date 10/31/2024

To the Board of Supervisors, Story County, Iowa:

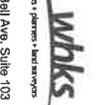
The City of Ames Company, incorporated under the laws of authorize to do business within the State of Iowa, with its principal place of business at Ames, Iowa, does hereby make application requesting permission to occupy certain portions of public right-of-way and that the County Engineer be directed to establish the location of lines of transmission of Sanitary Sewer on secondary route 550th Ave., from E-57 to Ken Meril Road, a distance of 1.0 miles.

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



1-800-282-9989  
www.iowacall.com



1421 S. Duff Ave, Suite 103  
Ames, IA 50010



1. I hereby certify that the engineering document was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Iowa. My license number is 2840. My expiration date is 12/31/2024. My license is in good standing. My license is in good standing. My license is in good standing.



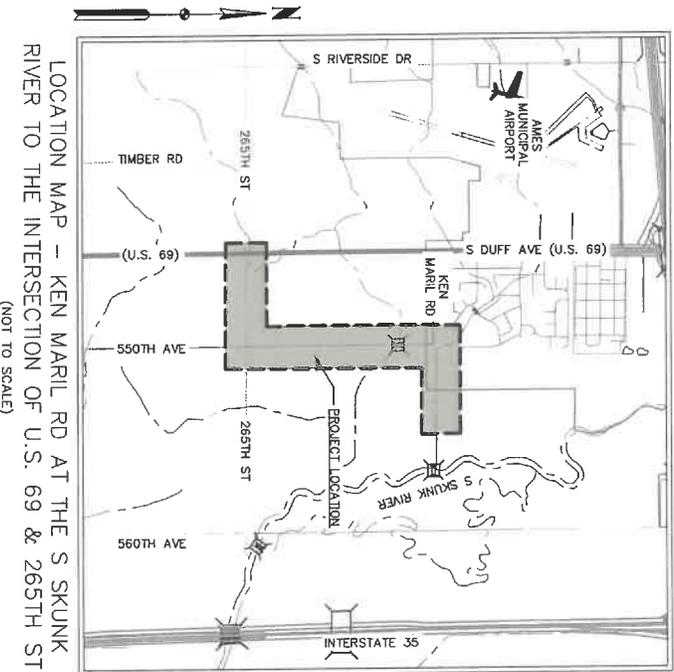
1. I hereby certify that the engineering document was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Iowa. My license number is 1838. My expiration date is 11/7/2024. My license is in good standing. My license is in good standing. My license is in good standing.

**LEGEND**

W	EXISTING WATERMAIN	●	PROPOSED MANHOLE
ST	EXISTING STORM SEWER	⊙	EXISTING MANHOLE
G	EXISTING GAS	▽	EXISTING HYDRANT
SM	EXISTING SANITARY SEWER	⊗	EXISTING VALVE
FB	EXISTING FIBER	⊕	EXISTING POWER POLE
---	PARCEL LINE	⊖	EXISTING GUY WIRE
---	PROPOSED SANITARY SEWER	⊘	EXISTING TELEPHONE
⊞	EXISTING ELECTRIC	⊚	EXISTING TELEPHONE
⊚	EXISTING PEDESTAL	☆	EXISTING LIGHTPOLE

**INDEX OF SHEETS**

NO.	DESCRIPTION
A.01	TITLE SHEET
A.02	PROJECT OVERVIEW AND SHEET REFERENCES
B.01	TYPICAL ROADWAY CROSS-SECTIONS
B.02	AS-BUILT CULVERT PROFILE
C.01	QUANTITIES
C.02-C.04	ESTIMATE REFERENCE INFORMATION (BASE BID)
C.05-C.07	ESTIMATE REFERENCE INFORMATION (ALTERNATE BID)
D.01-D.08	MAINLINE PLAN & PROFILE
G.01	SURVEY CONTROL
J.01-J.03	TRAFFIC CONTROL
M.01-M.08	SANITARY SEWER PLAN AND PROFILE
M.09	SANITARY PIPE AND STRUCTURE TABULATION
Q.01-Q.03	STORM SEWER PIPE TABULATION
U.01-U.02	SOIL BORINGS
W.01-W.18	DETAILS
	MAINLINE CROSS-SECTIONS



THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) PROGRAM URBAN SUPPLEMENTARY SPECIFICATIONS AND CONTRACT DOCUMENT SPECIFICATIONS SHALL APPLY TO CONSTRUCTION WORK ON THIS PROJECT UNLESS NOTED OTHERWISE.

2023/24 AMES PLAN 2040 SANITARY SEWER UTILITY INFRASTRUCTURE:  
265TH STREET EXTENSION

# CITY OF AMES

**GENERAL NOTES**

- LOCATIONS OF EXISTING MANHOLES, DRIVES, INTAKES, ETC. ARE APPROXIMATE. CONFIRM LOCATION AND DEPTHS OF ALL EXISTING UNDERGROUND UTILITIES AS REQUIRED BY IOWA ONE CALL PRIOR TO CONSTRUCTION. DO NOT INTERRUPT EXISTING UTILITIES OR INDIVIDUAL SERVICES UNLESS DIRECTED BY ENGINEER. PROTECT UTILITIES.
- MANHOLES ARE CONFINED SPACES. CONTRACTOR TO FOLLOW OSHA CONFINED SPACE ENTRY RULES AND ALL APPLICABLE SAFETY RULES. SAFETY OF WORKERS AND THE PUBLIC IS CONTRACTOR'S RESPONSIBILITY.
- PROVIDE TRAFFIC CONTROL ALONG PUBLIC STREETS AND INTERSECTIONS THROUGHOUT PROJECT TO PROTECT THE TRAVELING PUBLIC. REFER TO SHEETS J.01-J.03 FOR ADDITIONAL INFORMATION.
- TIMING RESTRICTIONS APPLY. REFER TO SHEET J.01 FOR MORE DETAILS.
- EXISTING CONTOURS WITHIN THE FLOOD PLAIN SHALL NOT BE CHANGED. REFER TO SHEETS D.07 & D.08 FOR FLOODPLAIN EXTENTS.

**UTILITY CONTACTS**

COMPANY	CONTACT NAME	PHONE NUMBER (EMAIL)	ALTERNATE	ALTERNATE FIELD	ALTERNATE PHONE NUMBER (EMAIL)
ATLANTIC ENERGY	ATLANTIC FIELD	800-285-4289	LOCATE_IP@ALLIANTENERGY.COM	EMERSON	515-286-3412
AVCOB ENERGY GAS	AVCOB CLARK	515-238-3412			
CITY OF AMES GIS	USA MONDT	515-238-5278	AMESGIS@CITYOFAMES.ORG		
CITY OF AMES	MARK IMHOFF	515-238-9175	MARK.IMHOFF@CITYOFAMES.ORG		
ELECTRIC SERVICES	BROD BECKER	515-231-3042	BROD.BECKER@CITYOFAMES.ORG		
CITY OF AMES WATER AND SANITARY SEWER	DALE WEBER	515-238-6551	DALE.WEBER@CITYOFAMES.ORG		
CITY OF AMES STREETS/STORM SEWER/RAIN TILE	DAVE COLE	515-238-6546			
CEMEX/CONCRETE	ROBINSON	503-440-0389			
WINDYBUSH COMMUNICATIONS	DEBRANNING	800-941-3430	LOCATE.DESIGN@WINDYBUSH.COM		
WINDYBUSH COMMUNICATIONS	LOUANE BEAR	800-941-3430	LOCATE.DESIGN@WINDYBUSH.COM		
CONSUMERS ENERGY	AM KOD	641-754-1642	ONECALL@CONSUMERSENERGY.NET		
XENIA RURAL WATER DISTRICT	LAMB VAN DEE	515-676-2117	LAMB@XENIAWATER.ORG		
HOULEY COMMUNICATIONS	TERRY FERRELLSON	515-599-2281	TERRY@HOULEY.COM		

RETURN TO and Prepared by: Darren R. Moon, Story County Engineers Office, 837 N Ave., Nevada, IA 50201 Phone 515-382-7355

### RESOLUTION TO TRANSFER PROPERTY

Story County  
Resolution No. 25-60

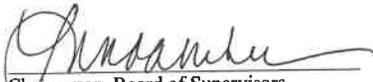
WHEREAS, on December 17th, 2024 at 10:00 a.m., a public hearing was held in the Board Room at the Story County Administration Building in Nevada, Iowa, on the proposed transfer of ownership of the Story County Secondary Roads maintenance building to the City of Maxwell, property described as follows:

LOTS 1 AND 2 OF BLOCK 11 OF THE ORIGINAL TOWN OF MAXWELL, IN SECTION 27 T82N, R22W, STORY COUNTY, IOWA. STORY COUNTY PARCEL ID 15-27-193-201. THE CURRENT ADDRESS IS 93 METCALF ST., MAXWELL, IA.

WHEREAS, there were no objections filed on or before December 17th, 2024.

NOW, THEREFORE BE IT RESOLVED by the Story County Board of Supervisors that they do hereby authorize the transfer of said property by Quit Claim Deed unto the City of Maxwell.

Adopted this 14th day of January, 2025.

  
Chairperson, Board of Supervisors

Attest: 

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

ALLOWED BY VOTE OF THE BOARD	Yea <input checked="" type="checkbox"/>	Nay <input checked="" type="checkbox"/>	Absent <input type="checkbox"/>
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\_\_\_\_\_  
CHAIRPERSON Above tabulation made by 

**Return To:** Crystal W. Rink, 1315 South B. Ave., Nevada, IA 50201  
**Preparer:** Crystal W. Rink, 1315 South B. Ave., Nevada, IA 50201 (515) 382-7255  
**Taxpayer:** City of Maxwell, 107 Main Street, Maxwell, Iowa 50161  
**Grantor:** Story County, Iowa  
**Grantee:** City of Maxwell, Iowa

### QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, Story County, Iowa, a government entity, does hereby Quit Claim to City of Maxwell, Iowa, all our right, title, interest, estate, claim and demand in the following described real estate in Story County, Iowa:

LOTS 1 AND 2 OF BLOCK 11 OF THE ORIGINAL TOWN OF MAXWELL, IN SECTION 27 T82N, R22W, STORY COUNTY, IOWA.

STORY COUNTY PARCEL ID: 15-27-193-201  
CURRENT ADDRESS: 93 METCALF ST., MAXWELL, IA

This deed is exempt according to Iowa Code section 428A.2(6).

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 1/14/25 [Signature]

Story County, Iowa (Grantor)  
By: Lisa Heddens, Chair, Story County Board of Supervisors

STATE OF IOWA, COUNTY OF STORY

This record was acknowledged before me on January 14, 2025, by Lisa Heddens, Chair, Story County Board of Supervisors. Murken Vice-

[Signature]  
Signature of Notary Public



# INVOICE

WIL-EQUIPMENT  
16400 Highway 92  
Indianola, IA 50125

wileq@outlook.com  
+1 (515) 554-6396



**Bill to**  
Stacie Herridge  
STORY COUNTY - RECORDERS OFFICE  
900 6th St  
ATTN: Stacie Herridge  
Nevada, IA 50201

## Invoice details

Invoice no.: 1139  
Terms: Due on receipt  
Invoice date: 01/06/2025  
Due date: 01/06/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Preventative Maintenance	Annual Preventative Maintenance contract coverage for Kardex Kompakt library book storage system #1031 1 PM per year .Preventative maintenance is Labor Only- includes travel cost...Does not include parts or Emergency Service.	1	\$716.00	\$716.00

**Total** **\$716.00**

## Ways to pay



[View and pay](#)

A handwritten signature in blue ink, appearing to read 'Stacie Herridge'.

**View invoice online**  
Scan code or go to the link below to view the invoice online  
[View invoice](#)



**APPROVED**

**DENIED**

Board Member Initials: AM

Meeting Date: 1-14-25

Follow-up action: Before 7 day review

First Adopted: 2/2/16  
Last Revised: 1/26/16 12/16/24  
Effective Date: 2/2/16 1/14/25

## Story County Capital Asset Policy

### Introduction

The purpose of the Capital Asset Policy is to further codify the procedures for capital assets and physical inventory as required by Story County's Financial Policies and its Purchasing and Procurement Policy. This document shall provide a comprehensive and uniform method of maintaining and updating the capital asset and physical inventory records. The policy does not supersede existing budgeting or funding procedures in place. Principles and policies incorporated into this policy are in accordance with Generally Accepted Accounting Principles (GAAP).

On an annual basis, the procedures outlined herein should be audited to ensure their continued performance in providing factual asset data. If required, amendments shall be adopted and applied.

### Objectives

In addition to providing a point of reference for County officials, department heads, and employees relative to accounting for capital assets and physical inventory, this policy shall:

- assemble in one document the relevant policies, procedures and instructions
- identify the requirements and responsibilities of individual offices and departments
- provide examples and forms

### Benefits

Complete and accurate capital asset and physical inventory records offer the following:

- provide control and accountability
- ensure compliance with Generally Accepted Accounting Principles (GAAP)
- determine depreciation costs
- help identify surplus capital assets that can be sold or reassigned to more productive uses
- provide insurance information, when necessary, to determine current values, replacement cost and proof of loss
- identify the source of funds for purchases allowing for proper allocation
- create an audit trail of asset transactions
- aid in identifying budgetary needs for asset replacement

The integrity of the policy and its procedures relies on the comprehension and cooperation of its users. It is of great importance that all County employees are aware of this system and the steps necessary to maintain it. It is equally important for County employees to utilize the system, as it will provide them with useful and timely data. A copy of the current trackable asset listing should be maintained in each department or office and updated as appropriate.

## **Responsibility**

To maintain accurate capital asset and physical inventory records, the Auditor's Office is responsible for maintaining comprehensive asset information for the County as a whole. Individual offices and departments are responsible for maintaining accurate and up-to-date information about their assets and informing the Auditor of changes, additions, and deletions in a timely manner.

## **Related Documents**

Story County Financial Policies

Story County Purchasing and Procurement Policy

DRAFT

## Capital Assets

### General

All capital assets shall be maintained on the Capital Asset Database. The primary purpose of the Capital Asset Database is to maintain physical accountability over the assets owned by the County. The system shall be capable of providing records of capital assets obtained over the years that are still in service and identifying the funding source for the purchase and/or construction of those assets.

Capital assets are defined as tangible or intangible assets that are used in operations and have initial useful lives extending beyond a single reporting period. Story County will report all major categories of capital assets that have an estimated life of three years or more, and a historical cost of \$5,000 or more.

Major categories include land, improvements to land, easements, buildings, building improvements, vehicles and equipment, and infrastructure.

### Definitions

**Land** – Land is defined as the surface or crust of the earth, which can be used to support structures, and may be used to grow crops, grass, shrubs, and trees. Land is characterized as having an unlimited life. Land is recorded in the Capital Asset Database based on original cost and date of purchase. When the information is not readily available, it can be researched through County records kept in the Assessor's office. Occasionally, verifiable cost records will simply not exist. In such cases, land should be included based on the assessed value at the time of acquisition.

**Land Improvements** – Land Improvements consist of items such as paving, fencing, flag poles, outdoor lighting, etc.

**Buildings/Construction/Improvements** - A building is a structure that is permanently attached to the land, has a roof, and is partially or completely enclosed by walls. New construction which is completed within one fiscal year should be entered into the Capital Asset System at the time of completion. Often the final contractor's cost summary will supply the proper original cost figures; however, special care must be taken when analyzing these summaries as they occasionally include costs for purchases of equipment. In addition, a contractor's cost summary may not reflect fees associated with the design, engineering, and legal aspects of the project; these fees should be accounted for to reflect the total capitalized cost of the project. Building Improvements are capital events that materially extend the useful life of a building or increase the value of a building, or both. A building improvement should be capitalized as betterment and recorded as an addition of value to the existing building.

**Construction in Progress (CIP)** - The CIP account can be viewed as a "holding" account for accrued construction project costs where the project is sizable enough to continue more than one fiscal year prior to completion. Once such projects are completed and have been accepted by the County, the total cost will be transferred out of CIP and into appropriate fixed asset account(s).

**Machinery and Equipment** - Assets such as furniture, tools, machinery, heavy equipment, etc. will be considered machinery and equipment.

**Licensed Vehicles** - Licensed vehicles consist of all mobile assets requiring licensing by the State of Iowa.

**Infrastructure** - Assets that are long-lived capital assets that normally are stationary in nature and can be preserved for a significantly greater number of years than most capital assets. Examples of infrastructures include roads, bridges, sidewalks, dams, bike trails, etc.

**Personal Property** - Personal Property is portable equipment or items such as personal computers, desks, chairs, unattached shelving, etc. Personal property does not include real estate or fixed assets.

**Computer software** - Computer Software includes software that is purchased or is internally created.

## Accounting and Reporting

Assets should be recorded and reported at actual cost. If reporting actual cost is not feasible, assets should be reported at their estimated cost. Donated capital assets should be recorded and reported at their estimated fair value at the time received. The cost of a capital asset includes not only its purchase price or construction cost but also ancillary charges necessary to place the asset in its intended location and condition for use. Ancillary charges include costs such as freight and transportation, site preparation expenditures, and professional fees directly attributable to asset acquisition.

Useful life is that period of time which is estimated that the asset be used by the County in its anticipated capacity. It may become necessary to change the useful life of an asset as it becomes apparent that the asset's useful time period has increased or decreased because of actual usage.

Depreciation is computed on a capital asset's recorded cost and allocated over the asset's useful economic life. Depreciation should be recorded and reported as an operating expense for all depreciable capital assets. Any depreciation calculated for capital assets will be done using the straight-line method (acquisition cost divided by the expected life).

Story County will measure and recognize intangible assets as required by Governmental Accounting Standards Board Statement No. 51 (GASB 51). Examples of intangible assets include easements, rights-of-way, and computer software and license agreements. These intangible assets must be identifiable and possess the following characteristics:

- lack of physical substance;
- nonfinancial nature; and
- initial useful life extending beyond a single reporting period.

Furthermore, in accordance with the provisions of Governmental Accounting Standards Board Statement No. 96 (GASB 96), any subscription-based information technology agreement (SBITA) is recognized as a subscription liability and an intangible right-to-use subscription asset.

An SBITA is an intangible capital asset. The asset represents the right to use an underlying asset identified in an SBITA, as specified for a period of time. The County will recognize the SBITA when the following apply:

- (a) The contract conveys control of the right to use another entity's IT software, alone or in combination with tangible capital assets, as specified in a contract for a period of time in an exchange or exchange like transaction.
- (b) The minimum noncancelable contract term is greater than twelve months.
- (c) The contract does not transfer ownership of the underlying asset.
- (d) The underlying asset is used to conduct County business. (does not apply to custodial funds)

A SBITA should initially measure the asset as the sum of the following:

- (a) The amount of the initial measurement of the subscription right-to-use asset. (lessee should measure the subscription liability and right-to-use asset at the present value of payments expected to be made during the SBITA term)
- (b) SBITA payments made to the lessor at or before the commencement of the SBITA term, less any incentives received from the lessor at or before the commencement of the SBITA term.
- (c) Initial direct costs that are ancillary charges necessary to place the subscription asset into service

*The following SBITAs are excluded from this policy:*

- (a) Governments acting as SBITA vendors (no lessors)
- (b) Contracts that meet the definition of Public-Private and Public-Public Partnerships in GASB 94
- (c) Perpetual software licenses (if the software is paid up front for the license and can be used forever and updates don't have to be purchased)

All intangible assets subject to the provisions of GASB 51 and GASB 96 will be classified as capital assets, and existing authoritative guidance related to the accounting and financial reports, will be applicable. Story County will report all applicable intangible assets, and capitalize based on the following thresholds:

- Easements and rights-of-way \$50,000
- Internally generated software \$100,000
- Software licenses \$100,000
- SBITAs \$100,000

These thresholds apply to individual assets, not assets in aggregate. Intangible assets exceeding these thresholds will be recorded at the actual, historical cost, and the direct costs will be capitalized. Indirect costs will not be included for reporting or capitalization purposes. A useful life will be estimated for each individual intangible asset, and will not exceed the period to which the service capacity of the asset is limited by contractual or legal provisions. The asset will be amortized based on the estimated useful life using the straight-line method. If an intangible asset is determined to have an indefinite useful life, no amortization will be recorded. **The amount of subscription assets (and the related amortization) shall be disclosed separately from other capital assets.** This information will be included in Story County's Annual Financial Report.

## Physical Inventory

Tangible, individual assets with an initial cost of \$500-1,000 or more will be maintained on an inventory list for public accountability and insurance purposes. Intangible assets will not be maintained on the physical inventory list. Assets on the physical inventory list shall have an inventory card and a unique property tag. Physical inventory assets are subject to annual inventory inspection.

Examples include but are not limited to the following:

- Furniture
- Computers
- Mechanical Equipment
- Vehicles

## Inventory Cards

An inventory card for all applicable purchases shall be created by the purchasing department/office and submitted to the Auditor's Office with the claim for payment. As part of claims processing, the Auditor's Office will complete the information on the card and return a copy of the completed card to the department/office with a property tag.

## Property Tags

The purpose of property tags is to identify individual assets as belonging to Story County. Items shall be marked with a unique property tag provided by the Auditor's Office.

## Exceptions

The majority of assets to be monitored and recorded in physical inventory will follow the tagging procedures outlined below; however, there exist several categories of assets which will be assigned a capital asset number and will be entered in the Capital Asset Database, but they will not be physically tagged, due to their nature and/or their exposure to the weather. These categories include: Land, Land Improvements, and Buildings.

## Additional items

Controlled assets costing under \$500-1,000 may be included on the physical inventory list, and issued an inventory card and property tag if they are sensitive, portable, or prone to theft. Examples include laptops, tablets, cameras, and other portable electronics. Inclusion shall be at the discretion of the elected official or department head.

## Timing

All assets which qualify for the threshold shall be tagged upon receipt of the property tag.

## Special Considerations

There are circumstances where affixing a property tag directly to an item is impractical or impossible. Reasons include, but are not limited to, when the item:

- has a unique, permanent serial number usable for identification, security, and inventory control (e.g., firearms)
- is subject to weather and public use (e.g., recreational equipment)
- would lose significant historical or resale value if marked
- would have its warranty negatively impacted if permanently marked

In these cases, the item shall have an inventory card and a property tag. However, the tag shall be maintained on a spreadsheet or similar document which links it to the unique, permanent serial number. These items shall be verified during the annual physical inventory process.

## **Placement of Tags**

Placement of tags shall be at the discretion of the individual department or office.

### **General Guidelines:**

- Tag all like items in the same place
- Place tag where a minimum of grease, oil, vibration, or heat will be encountered
- Where possible, place tag near the manufacturer's identification plate or other identifying information
- Accessing and reading the tag should be easy and straight-forward without needing to move the item

## **Replacement of Defaced or Missing Tag**

If an asset is observed to have a tag defaced to the point where number recognition is impossible or the tag is missing, a replacement tag shall be issued. Notify the Auditor's Office immediately and provide unique, identifying information (serial number, etc.) of the asset.

## **Maintenance and Monitoring of Capital Assets and Physical Inventory**

### **Creation of a Capital Asset Record on Capital Asset Database**

Based on submitted claims and accurate capital asset documentation from departments and offices, the Auditor's Office shall create entries to the Capital Asset Database.

Any newly-created record must contain the following information:

- Fund
- Department
- Asset Type
- Expenditure Function for Depreciation
- Expenditure Function for Purchase
- Serial Number
- Property Tag Number (assigned by Auditor's Office)
- Warrant or Claim Number when purchased
- Date Purchased
- Fiscal Year Purchased
- Purchase Cost
- Grant Source (if applicable)
- Estimated Life

### **Maintenance of the Capital Asset Database**

Notice of transfers and/or dispositions of monitored assets will be made through written submittal sent to the Auditor's Office.

**Transfers – Asset in Use:** Transfers are to be recorded in the Capital Asset Database when the relocation of the item or the exchange of physical custody of the asset is considered permanent. If the equipment is to be temporarily loaned or relocated, and the intention is to reclaim the item or restore it to its original location in the near future, the asset record need not be changed.

**Disposal:** A disposal represents the physical removal of an asset from custody, accountability, or ownership. Assets may be removed from the Capital Asset Database, due to one or more of the following reasons:

- the asset is significantly altered
- the asset has been traded in
- the asset is either lost or destroyed
- the asset is sold
- the asset is salvaged
- the asset is donated to a qualified public service agency

Disposal of County property of any value should be handled in the following manner:

- Notify all departments and elected officials of availability of item(s) for continued County use
- Provide definitive timeframe of availability
- If in the given timeframe no internal interest for County use is expressed, the item/s is/are deemed available for disposal/individual use and shall be placed in a common area

**Disposition of assets having no value:** If a department head or elected official determines that a capital asset in the department/office's possession has no value and cannot be salvaged, then the asset should be disposed of in an appropriate disposition setting (such as a landfill or other authorized destruction process site) after documenting the absence of value.

### **Removal from Capital Asset Database**

Deletion of a capital asset requires the written approval of the applicable department head or elected official. Elimination of an intangible asset requires a written explanation by the applicable department head or elected official. All pertinent information will be forwarded to the Auditor's office for removal the Capital Asset Database.

### **Creation of Physical Inventory Card**

Based on submitted claims and inventory created from departments and offices, the Auditor's Office shall complete inventory cards and return to the department/office with a property tag.

Any newly-created record must contain the following information:

- Fund
- Department
- Description
- Purchase Cost
- Grant Source (if applicable)
- Vendor Name
- Model Number
- Serial Number
- Property Tag Number (assigned by Auditor's Office)
- Warrant or Check Number when purchased
- Date Purchased
- Date Card Issued
- Location
- Asset Type
- Fiscal Year Purchased

### **Removal from Physical Inventory**

A signed inventory card from the department head or elected official is required.

## **Annual Physical Inventory**

Prior to the end of each fiscal year, a physical inventory of capital assets will be conducted. This will be under the direction of the Auditor.

**Step One:** The list of physical inventory shall be divided by departments/offices and given to the Department Heads/Elected Officials for verification. Each Department Head/Elected Official shall physically verify and sign the complete listing of the department/office's physical inventory.

**Step Two:** Auditor's Office staff will be assigned a certain number of offices/departments. Staff will check a random assortment of items from the verified and signed list.

The following procedures should be followed:

- Assets that are present shall be checked off
- Assets that are present but not on the report will be noted with the capital asset tag number, description and manufacture, model number, and serial number where applicable
- Assets that are on the report but no longer present shall be noted and commented on, and transfer/disposal procedures shall be followed, if applicable
- Assets that are present but not in the report and not tagged shall have the proper capital asset and physical inventory information prepared and documented

The Auditor's Office will review the results of the inventory, revise policies and procedures accordingly, and reconcile it with the appropriate account ledgers.

## Responsibilities

The Capital Asset Database and list of physical inventory will be centrally maintained by the Auditor's Office; however, the cooperation of elected officials and department heads is necessary for efficiency and success. Findings of the annual physical inventory will be reported to the Board of Supervisors as soon as feasible after the end of each fiscal year.

### The Auditor's Office is responsible for:

- Monitoring purchases for assets to be included in the Capital Asset Database and physical inventory
- Processing asset additions, transfers, and disposals based on information obtained from departments and elected offices
- Issuing physical inventory tags
- Conducting periodic verifications of the Capital Asset Database through review of claims and audits of purchases
- Overseeing annual physical inventory
- Annual review of this policy manual

### Department Heads/Elected Officials are responsible for:

- Monitoring capital assets and assigning responsibility to identified staff member(s) accordingly
- Forwarding all pertinent capital asset and physical inventory information to the Auditor's Office
- Preparing inventory cards with claims
- Applying property tags to physical inventory
- Timely reporting of transfers and disposals to the Auditor's Office
- Following proper procedures as provided in County policies
- Signing the annual physical inventory verification reports

A physical sampling of Story County's inventory with a cost threshold of ~~\$500~~1,000 will be done on an annual basis before the end of the fiscal year.



# STORY COUNTY

## Facilities Management

**JOBY BROGDEN**

Director  
515.382.7401

**JON EICKHOLT**

Assistant  
515.382.7402

Story County Administration  
900 6<sup>th</sup> St.

Nevada, Iowa 50201  
515.382.7404 FAX

**APPROVED** **DENIED**  
Board Member Initials: JMB  
Meeting Date: 1-14-25  
Follow-up action: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATE: January 9, 2025

TO: Board of Supervisors

FROM: Joby J. Brogden

RE: Bids for Story County Attorneys Nevada Office Remodel Furniture

Story County received three bids for the Story County Attorneys Nevada Office Remodel Furniture. The bids received are as follows.

- All Makes - Base bid is \$56,763.06, Alternate amount is \$10,458.17. Product bid is Hon 10500 Series.
- Workspace (formerly Storey Kenworthy) - Base bid is \$61,738.17. Alternate amount is \$10,893.03. Product bid is Hon 10500 Series.
- Triplett - Base bid is \$73,708.47. Alternate amount is \$12,420.50. Product bid is Lacasse 400E.

After reviewing the bidders and bids, Facilities Management would like to recommend the Board of Supervisors Accept the bid from All Makes including the Add for Alternative #1, for the amounts of \$56,763.06 and \$10,458.17, including a \$7,778.77 contingency. The total requested amount would be not to exceed **\$75,000.00**. The base bid is to outfit 10 new private offices, 4 shared workstations, 4 intern workstations, a copy area work surface, and a table with 4 chairs for the break area. Alternates add is to replace 3 existing offices furniture that is original to the building.

If furniture costs are approved, staff will begin work on the contract for services.

This project is budgeted for in the current FY-25 budget and the furniture cost would keep total project cost within budget.



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

**Road Department**  
**Quarterly Board Report**  
**1-14-2025**

**Maintenance Work Update:**

This winter has started out fairly mild and we have only had a couple of minor snow events to deal with. We missed the first major storm of the winter as it only hit far southern Iowa. Our overtime and salt budget are running below average at this point. When not plowing roads, our crews are keeping busy by cutting brush in the roadsides.

**Construction Project Updates:**

	<u>Cost</u>	<u>Status</u>
6 projects in 2025:		
E15 Asphalt Overlay	\$ 700,000 - FA funds	Feb. Let
E41 Asphalt Overlay	\$ 840,000 - FM	Feb. Let
150 <sup>th</sup> St. Skunk River Bridge	\$ 1,500,000 – FA	Mar. Let
325 <sup>th</sup> St. Maxwell Bridge	\$ 514,450 – Grant	Let
Milford 24 Bridge	\$ 750,000	Feb. Let
Stagecoach Rd Box Culvert	\$ 130,000	Feb. Let

**Construction Project Design:**

-The 325<sup>th</sup> St. Maxwell bridge replacement project was let and construction will take place in 2025. Letters were sent to landowners in the area informing them about the upcoming road closure and detour routes.

-The 150<sup>th</sup> St. bridge design over the Skunk River received all of the needed clearances and will be let in March. Construction will not start until the water temperatures are above 40 degrees in order to meet the DNR requirements for mussel relocation.

**Biennial Bridge Inspections:**

Our bridge inspections started last month and should be completed this winter. We did have to close one bridge on 150<sup>th</sup> St. when some deteriorated wood piling was found to be poor enough to be causing a safety issue. We are still determining if repairs are feasible or if we will need to replace or permanently close it.

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

-ICEA Grants Committee update:

--SS4A: (Safety) Story County Safety Action Plan should be complete in the next couple of months.

**DOT Construction:**

-The 580<sup>th</sup> Ave. interchange project is open to traffic and we have been maintaining the new frontage roads. We still need to finalize a pre-construction agreement with the DOT for this project to clarify responsibilities.

-The Hwy 210 bridge over I-35 is scheduled to close early this spring. The City of Huxley has been asking about the possibility of paving 560<sup>th</sup> Ave. south of Hwy 210. This is not currently in the 5-year program and could only be funded with local funds. This can be discussed in more detail during our 5-year program meeting in February.

**590<sup>th</sup> Ave. Level B Road South of Hwy 30:**

The DOT is planning to permanently close the access to Hwy 30 from 590<sup>th</sup> Ave. This could create access issues to the wind turbine south of Hwy 30. The DOT is still negotiating with the Jensen farm south of Hwy 30 as their current driveway access will also be closed. We will need to wait and see how the Jensen farm access issue is resolved with the DOT before we can decide on the future plans for 590<sup>th</sup> Ave.

**Level C Road Ordinance:**

Jasper County has requested that we work with them to reclassify 730th Ave. near the Jasper County line to a Level C roadway. Level C roadways can be established by ordinance or resolution. Level C roads allow for a gate to be installed and limit access to adjacent landowners only. Traffic on 730<sup>th</sup> Ave. is getting stuck when turning around due to the closed bridge on the Jasper County line.

**Maple St. Road Vacation in Fernald:**

We have removed the dead ash trees on Maple Ave. in Fernald and we plan to set a hearing on February 4th to vacate Maple St. which would turn the property ownership back to the adjacent landowners.

**City of Ames Sewer Line Projects:**

The City of Ames is proposing two sewer line projects in areas that they have not yet annexed due to some potential federal grants. The first location is south of Lincoln Way on the Boone County line gravel road. This will be just a road crossing but it could also impact some drainage district tile. Boone County controls DD#4 so we will use their DD utility crossing permit. The second location is on 550<sup>th</sup> Ave. and 265<sup>th</sup> St. southeast of Ames. Construction will start in late January 2025 and this will require some road closures.

**City of Ames Lincoln Hwy Intersection Improvements:**

The City of Ames is looking at some intersection improvements at Lincoln Highway and the Boone County line. We met last week to start talking about some initial plans and funding options and it will be discussed at the next Ames MPO meeting. We will discuss adding this project to the 5-year program at our workshop in late February.

**Drainage Districts:**

Bolton & Menk is working on the Boone-Story #8 project that will include the E23 road crossing. The new 36" tile boring under E23 has been completed and the contractor is now working on the rest of the 36" tile replacement that connects to this tile but there have been some delays.

**Main Shop Expansion Project:**

Our department has a main shop expansion project in the CIP for FY26. We have budgeted some funds for design work this FY and have starting talking to an architect. We hope to have some more accurate cost estimates for the project before we meet for our budget session where we can discuss how to fund the project. We currently do not have a meeting/lunch room or a heated truck wash bay for our maintenance department and this project would address those issues.

**Employment:**

Brian Moore, Design Engineer, retired on January 3rd after 12 years with our department. We have advertised for an Engineering Technician or an entry level Engineer, but these positions have become increasingly difficult to fill across the state.



Board of Supervisors

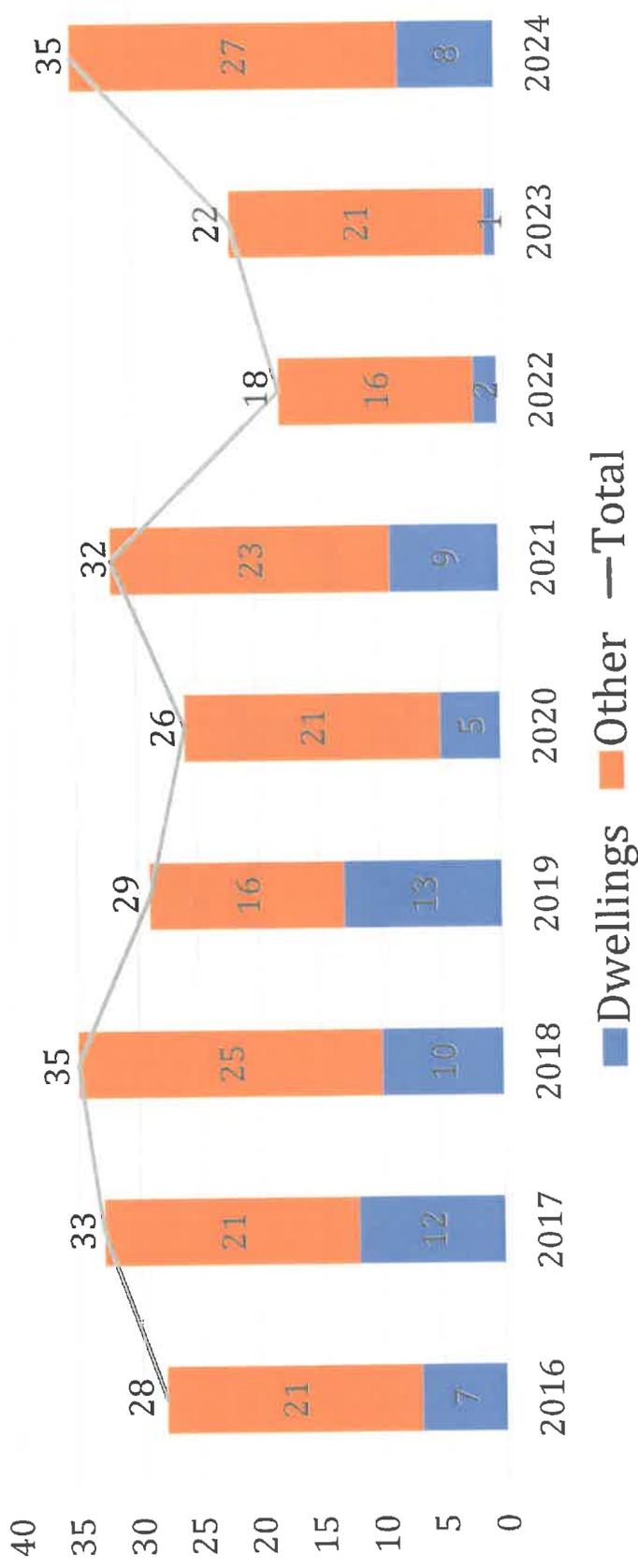
Planning and Development Department

# Quarterly Report - Fourth Quarter 2024

Tuesday, January 14, 2025

# Fourth Quarter Preliminary Zoning Permits

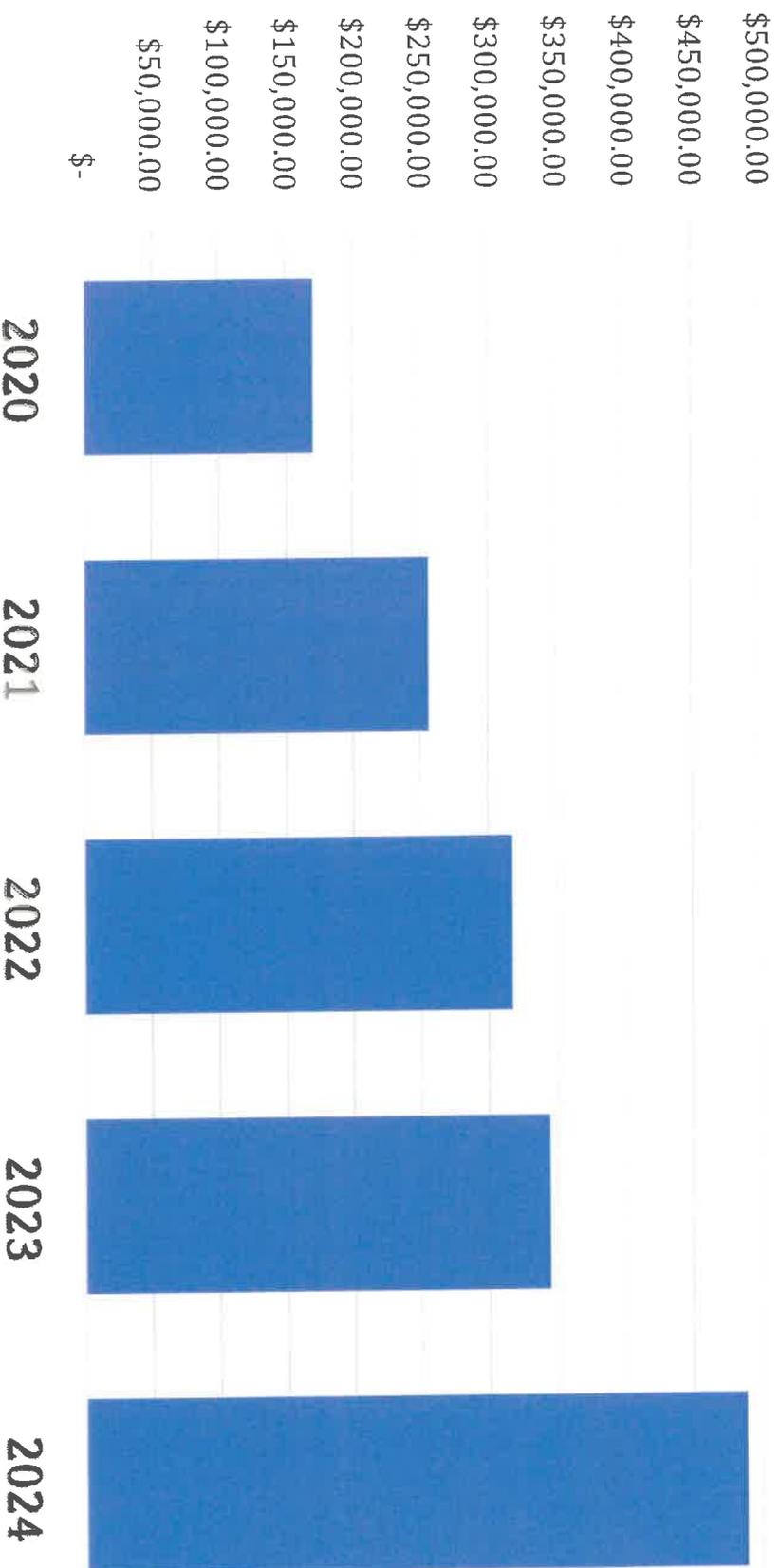
Compared by Year



Other includes administration building, sludge pumping building, grit handling building, poultry research building, commercial shop, dog boarding facility, range house, substation, solar, additions, accessory structures, fences, decks.

# Fourth Quarter Average Dwelling Value

## Compared by Year



# Average Dwelling Values

## 2022 - 2024

PERMIT TOTALS	YEAR		
	2022	2023	2024
All SFD (including Accessory Dwelling Units - ADU)	18	18	38*
ADU Totals	0	5	4
<b>Values (including ADUs)</b>			
Total for Year	\$5,234,330.00	\$4,937,050.00	\$14,421,341.90
Average	\$290,796.11	\$270,280.56	\$379,509.00
Median	\$275,750.50	\$274,246.00	\$367,140.00
Lowest Value	\$162,188.00	\$60,530.00	\$73,060.00
Highest Value	\$496,926.00	\$798,641.11	\$1,279,957.90
<b>Values (not including ADUs)</b>			
Total for Year	\$5,234,330.00	\$4,455,246.00	\$13,871,818.90
Median	\$290,796.11	\$342,711.23	\$408,082.91
*Only new dwelling construction issued permits.			

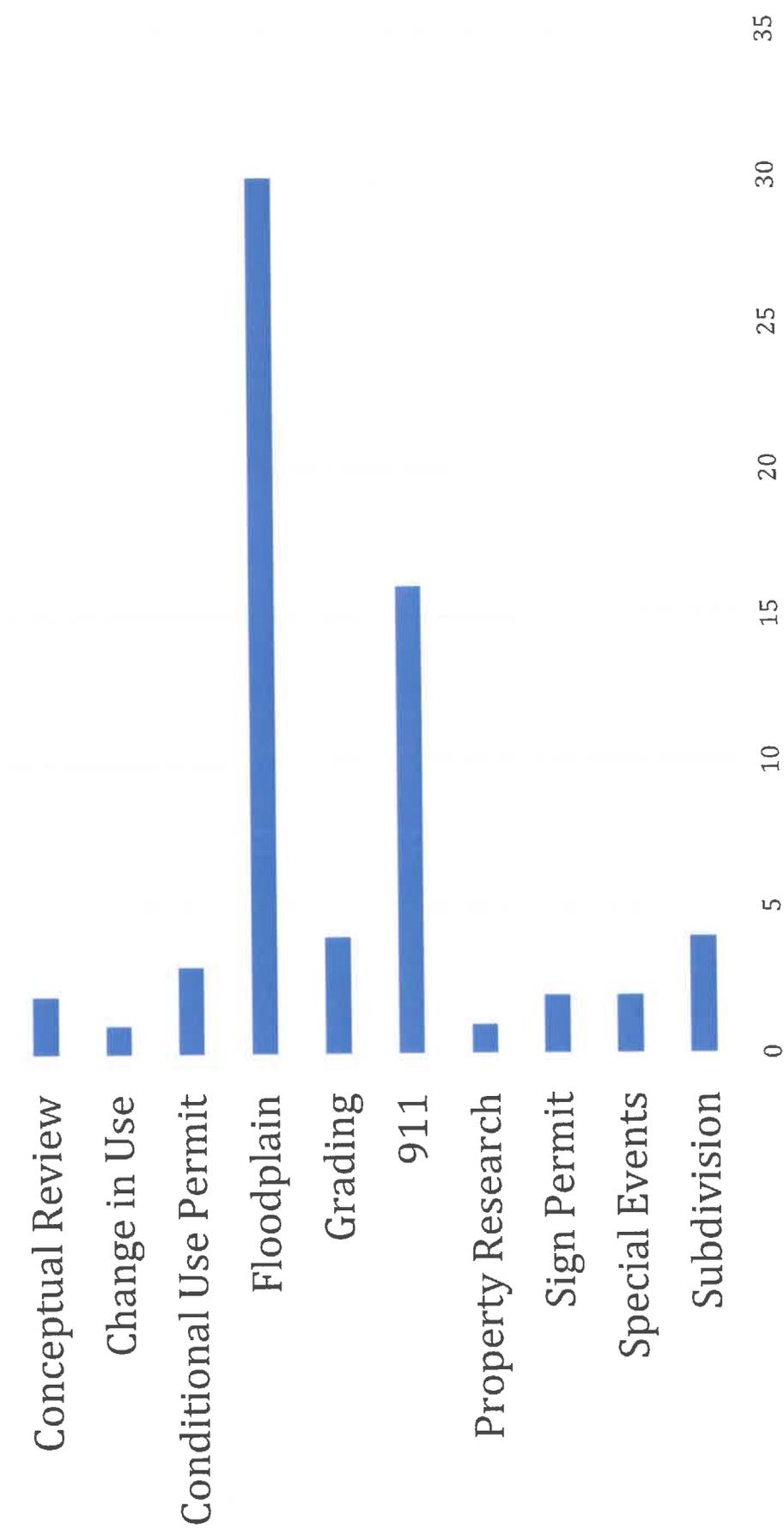
# Average Dwelling Sizes

## 2022 - 2024

Year	Size (Square Footage)				
	Total for Year	Average	Median	Smallest	Largest
2022	57,504	3,195	3,215	1,224	5,215
2023	56,087	3,116	2,853	772	9,779
2024	112,942	2,972	2,711	600	11,065

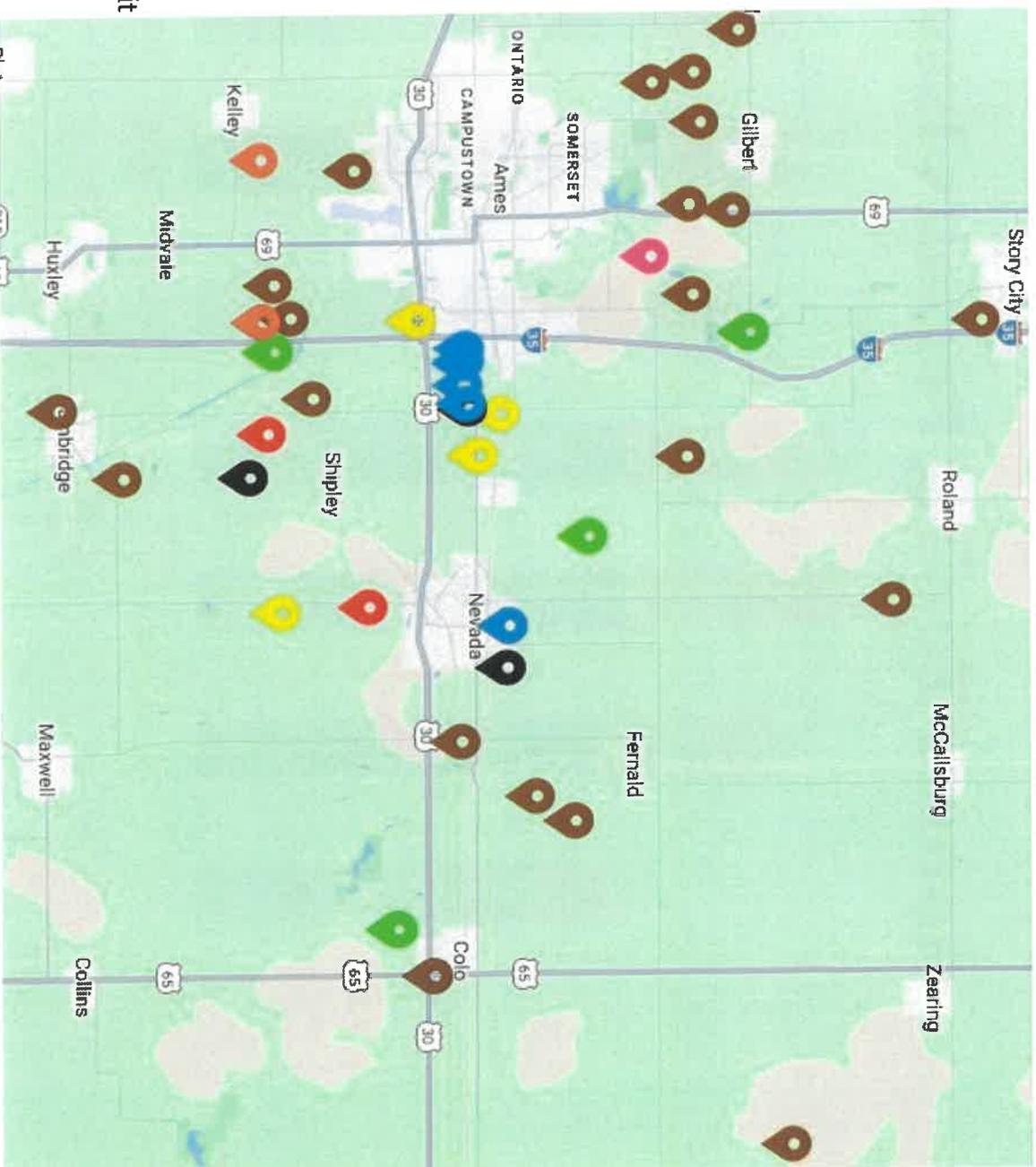
Year	Number of Bedrooms			
	Total for Year	Average	Lowest to Highest	
2022	62	3	1 to 6	
2023	61	3.4	1 to 6	
2024	142	3.7	1 to 6	

# Other Permits for Fourth Quarter 2024

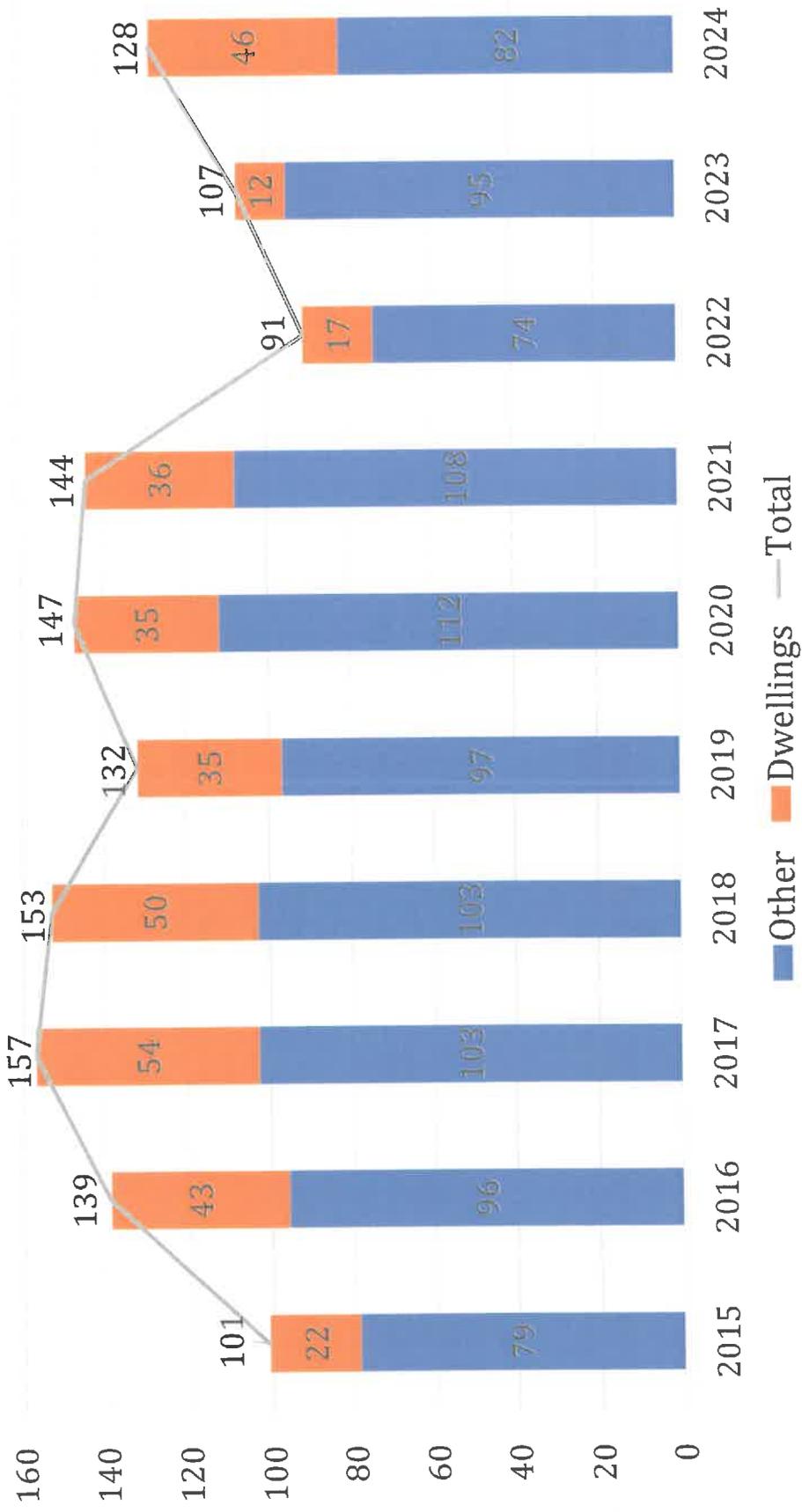


# Map of 2024 Fourth Quarter Permits

- Residential Parcel Plat
- Commercial
- Conditional Use Permit Modification
- Commercial 7wpre-approved site plan
- 911 Permit
- All Others
- Floodplain Development Non-Structural Permit
- Residential



# Annual Zoning Permits Issued 2015-2024



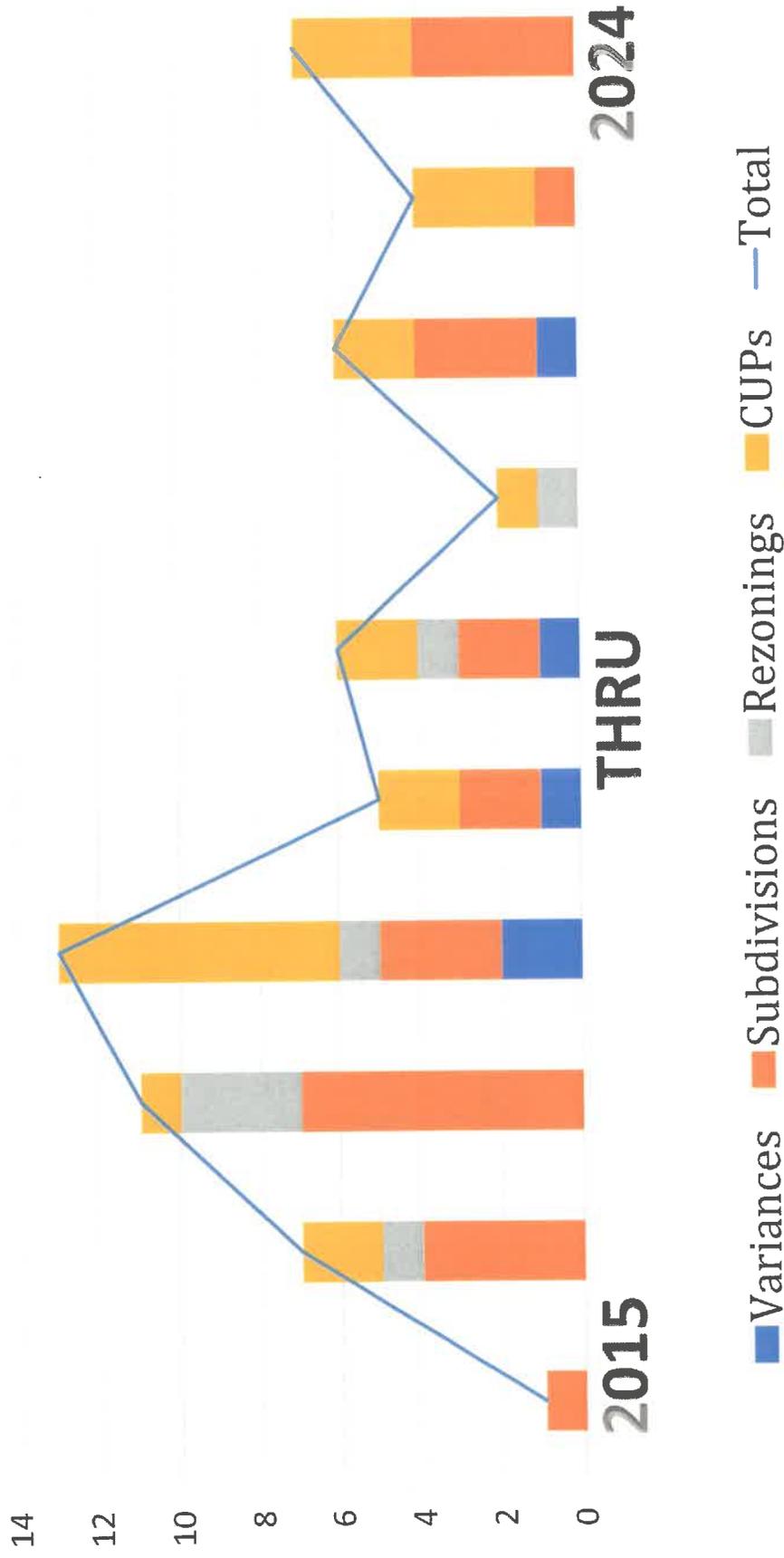
# Zoning Permit Valuations

2022-2024

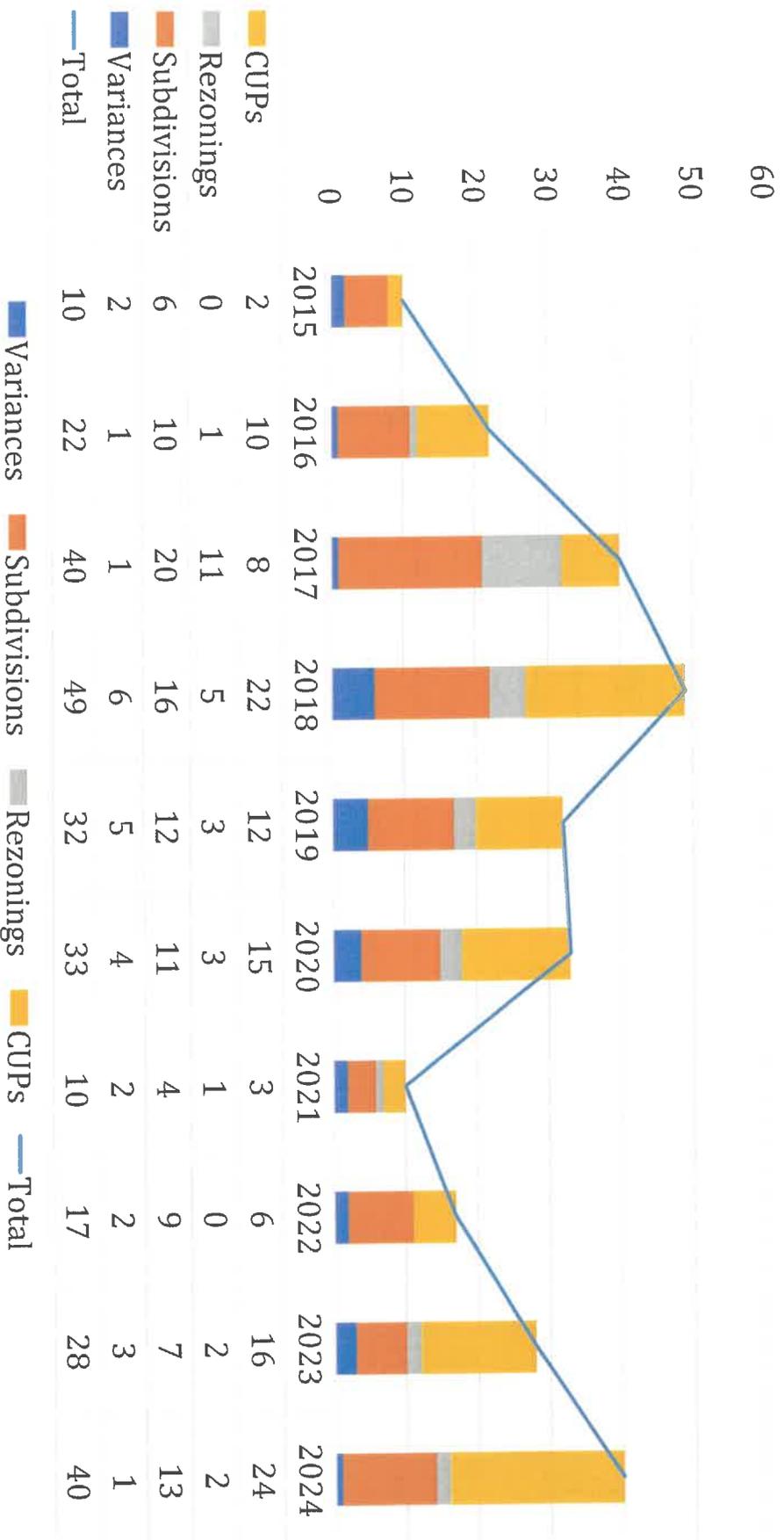
Permit Type	Year		
	2024	2023	2022
Residential Zoning Permit	\$18,792,702.32	\$7,233,614.23	\$7,498,353.15
Commercial Zoning Permit	\$2,257,066.30	\$5,474,678.00	\$225,940.20
<b>TOTAL</b>	<b>\$21,049,768.62</b>	<b>\$12,708,292.23</b>	<b>\$7,724,293.35</b>

# Development Review Cases

Fourth Quarter Compared



# Annual Development Cases by Type 2015-2024



# All Case Types from 2022-2024

Case Type	Year		
	2024	2023	2022
Appeal of Director's Decision	0	1	0
Conceptual Review	10	9	3
Conditional Use Permit (New, Major, and Minor Modification)	10	8	7
Conditional Use Permit Insignificant Modification	14	9	10
Conditional Use Permit Revocation	1	0	0
C2C Plan Amendment	1	1	0
Rezoning	2	1	0
Road Renaming	1	0	0
Special Event Permit	2	2	1
Text Amendment	6	7	2
Vacation	1	1	0
Variance	1	2	1
Agricultural Subdivision Plat	2	1	1
Minor Subdivision Plat	0	1	0
Residential Parcel Subdivision	9	3	6
Major Subdivision Plat - Preliminary	1	1	0
Major Subdivision Plat - Final	1	0	0
<b>TOTAL CASES</b>	<b>62</b>	<b>47</b>	<b>31</b>

# Modifications to Conditional Use Permits

Type	Year		
	2022	2023	2024
Insignificant	6	8	12
Minor	0	1	2
<b>Total</b>	<b>6</b>	<b>9</b>	<b>14</b>

# Floodplain Management

- Community Assistance Visit (CAV) with IDNR follow-up items
- CRS Annual Cycle
- Repetitive Loss Properties Notice
- Comments on 2D BLE Mapping

Story County, Iowa  
Floodplain Management Program

## Legend



Map created on December 13, 2024  
For more information, please contact:  
Leanne Lawrie Harter, AICP CFM  
Story County, Iowa  
Floodplain Management Director  
900 8th Street  
Nevada, Iowa 50201

816-382-7247  
lharter@storycountyia.gov  
www.storycountyia.gov

## POTENTIAL AREA OF REPETITIVE LOSS PROPERTIES Unincorporated Story County



# Enforcement

## Active Enforcement Cases

- Construction without permits – 5 structures
- Junk/Salvage Yard (without permits) – 4 active
  - 1 with citation from court
  - 1 waiting court decision
  - 2 working on voluntary compliance

## Pending Enforcement

- Expired conditional use permit and temporary permits
- Uses of property without permits – following up on all conceptual reviews since 2020.

# Board of Supervisors

## October

- Site plan for Kolln Ag Services (Consent)
- Ordinance 320 – Amending Chapter 8
- Ordinance 321 – Road (re)Naming
- Amending the URA Plan

## November

- Ordinance 321 – Road (re)Naming
- GeoPermits
- Amending the URA Plan
- Ordinance Amending Chapter 8 – Urban Renewal
- Cell phone request
- Residential Parcel Subdivision – Black Pike Subdivision
- Funding for Climate Action Plan

## December

- Walnut Creek Crossing Residential Parcel Subdivision
- Midwest Livestock Commercial Zoning Permit
- Fees/Fines Schedules
- AV and Technology Equipment for Conference Room
- County-Funded Weatherization Repair Program



# Planning and Zoning Commission

## October

- TA24-000002 Amending sections of Chapter 85 and Chapter 90, Conditional Uses of the Story County Code of Ordinances for a text Amendment to Allow Truck, Trailer, and RV Garages as Conditional Uses in the A-1 Zoning District

## November

- Meeting was canceled due to lack of Agenda Items.

## December

- Election of Officers for the 2025 Calendar Year
- Approval of 2025 Meeting Schedule

ANNUAL CASES (2024)						
18 AGENDA ITEMS IN TOTAL						
C2C PLAN AMENDMENT	REZONING	CUP	TEXT AMENDMENT	SUBDIVISION	OTHER	
1	2	6	3	1	5	



# Board of Adjustment

## October

- Meeting was canceled due to lack of Agenda Items.

## November

- Meeting was canceled due to lack of Agenda Items.

## December

- Election of Officers for the 2025 Calendar Year
- Approval of 2025 Meeting Schedule

ANNUAL CASES (2024)				
16 AGENDA ITEMS IN TOTAL				
VARIANCE	APPEAL	CUP (INCLUDING MODIFICATIONS)	FLOODPLAIN VARIANCE	OTHER
1	0	11	0	5



# Other Activities

- 26 Plats of Survey and Retracement Plats (121 for the year)
- 54 Inspections
- Housing Action Plan
  - Resource Fair - Manufactured Home Communities
  - Communities of Excellence Meetings
  - Manufactured Housing Communities Pilot Program
- Online Permitting Transition to GeoPermits Approved
- Road Renaming - US Highway 30 improvements
- Urban Renewal Area Plan amendments/Chapter 8
- modifications
- Budget work
- CIP Project Scoring
- HZ Wind Turbine De-Commissioning Issue
- Debris Site Project
- Climate Action Plan RFPs
- NextEra Meeting
- Fines/Fees Schedules Approved
- Conference Room Technology Improvements
- Vacation request by Slater withdrawn
- 13 Tornado Reconstruction Permits