

The Board of Supervisors met on 9/9/25 at 10:00 a.m. in the Story County Administration Building. Lisa Heddens, Linda Murken, and Latifah Faisal, with Heddens presiding. (all audio of meetings available at storycountyiowa.gov); any resolution is effective upon signature and can be inspected during business hours, Monday-Friday, 8-4:30, at 900 6th Street, Nevada, Iowa)

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

PROCLAMATION RECOGNIZING SEPTEMBER AS NATIONAL VOTER REGISTRATION MONTH AND 9/16/25 AS NATIONAL VOTER REGISTRATION DAY: The Board read the Proclamation in full. Faisal moved, Murken seconded the approval of the Proclamation Recognizing September as National Voter Registration Month and 9/16/25 as National Voter Registration Day. Roll call vote. (MCU) Auditor Lucy Martin reported on the League of Women Voters of Ames and Story County are doing multiple registration drives on the 16th; registration forms can be found on the Auditor's webpage.

MINUTES: 9/2/25 Minutes – Murken moved, Faisal seconded approving 9/2/25 Minutes as presented. Roll call vote. (MCU)

PERSONNEL ACTIONS: 1) new hire, effective 9/15/25, in a) Board of Supervisors for Joshua Oren @ \$28.24/hr; effective 9/16/25 in a) Attorney's Office for Ryan Cleverly @ \$15.00/hr; effective 9/29/25 in a) Facilities Management for Chad Affeldt @ \$26.23/hr. Faisal moved, Murken seconded approving the Personnel Actions as presented. Roll call vote. (MCU)

CLAIMS: 9/11/25 Claims of \$958,568.12 (run date 9/5/25, 33 pages, on file in the Auditor's Office) and authorize the Auditor to issue checks in payments of these claims and payment requests from CIDTF (\$2,276.89), Emergency Management (\$269.05), E911 (\$120,339.21), County Assessor (\$4,544.53), City Assessor (\$1,498.09), Central Iowa Community Services (\$53,343.57). Murken moved, Faisal seconded approving claims as presented. Roll call vote. (MCU).

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

1. Renewal Service Support between Story County and IP Pathways for SMARTnet, effective 11/16/25-11/15/26, for \$20,312.32
2. Story County's participation in the Healthiest State Walk on 10/1/25
3. Consideration of Change Order No. 5 for the Heart of Iowa Nature Trail (HOINT) Paving Project Phases 4-6 for \$3,907.80 from Wicks Construction, Inc.
4. Business Internet Service Order for Human Services Center (HSC) Internet Backup between Story County and Aureon (confidential)
5. Acknowledgement of Appointment to the Compensation Board for a term ending 6/30/28 by the following: County Attorney - Jessica Reynolds; Board of Supervisors - Jean Kresse; Sheriff - Tom Cahill
6. Letter to Congressman Feenstra regarding the Fixing Emergency Management for Americans (FEMA) Act (H.R. 4669)
7. Road Closure: #26-10
8. Utility Permits: #26-8528, #26-8534, #26-8535

Roll call vote. (MCU)

RESOLUTION #26-17, AMENDED WASTEWATER OUTFALL PIPE EASEMENT WITH THE CITY OF CAMBRIDGE: Michael Cox, Conservation Director, reported the amendment corrects an erroneous legal description for an easement. The Conservation Board and the City of Cambridge have approved it. Heddens opened the public hearing at 10:08 a.m., and, hearing none, she closed the public hearing at 10:08 a.m. Murken moved, Faisal seconded approving Resolution #26-17, Amended Wastewater Outfall Pipe Easement with the City of Cambridge. Roll call vote. (MCU)

A \$5,000.00 SPONSORSHIP FOR THE AMES REGIONAL ECONOMIC ALLIANCE'S 2025 BUILDING COMMUNITY BREAKFAST ON 11/12/25: Murken listed many benefits of the regional breakfast and recommended the Board sponsor the annual community-building event at the level requested. Murken moved, Faisal seconded approving a \$5,000.00 Sponsorship for the 2025 Building Community Breakfast on 11/12/25. Roll call vote. (MCU)

EVALUATION PROCESS FOR BOARD OF SUPERVISORS DIRECT REPORTS: Alissa Wignall, Director of Human Resources and Internal Operations, reported that, due to new standards adopted by the Iowa Court of Appeals in 2025 regarding when a closed session is permitted, she is requesting the Board change its evaluation process for direct reports. Currently, two positions report directly to the Board. Wignall reviewed the four options. Crystal Rink, Civil Attorney, Story County Attorney's Office, provided additional detail. Extensive discussion took place with the Board concurring on Option 4. Rink provided detail on the closed session process. Wignall stated all counties and cities in Iowa are re-evaluating the process in response to the new standards. Faisal moved, Murken seconded approving the Evaluation Process for Board of Supervisors Direct Reports, as described in Option 4: each Board Member will complete an individual evaluation of the direct report. Roll call vote. (MCU)

HEATING VENTILATION AND AIR CONDITIONING (HVAC) AND SURFACE CLEANING FOR THE ANIMAL SHELTER FOR \$16,181.58 (UNBUDGETED): Joby Brogden, Facilities Management Director, reported the requirement of large amount of outside air intake coupled with extreme humidity this summer has caused mold and mildew growth on some surfaces in the building and the HVAC equipment. Funds are requested to remediate the problem and ensure a safe environment for staff, visitors, and the animals. To ameliorate this in the future, dehumidification to all incoming outdoor air will be added as well as better ventilation. Brogden requested approval for \$16,181.58. Discussion took place. Brogden clarified surface areas only, not dry wall. He provided a timeline for remediation and the installation of additional measures. Murken moved, Faisal seconded approving HVAC and Surface Cleaning for the Animal Shelter for \$16,181.58 (unbudgeted). Roll call vote. (MCU)

FACILITIES MANAGEMENT QUARTERLY REPORT: Joby Brogden, Facilities Management Director, reported on projects, work orders, and staffing.

DIRECTION OF RED LION RENEWABLE ENERGY POWER PURCHASE AGREEMENT: Joby Brogden, Facilities Management Director, reported this discussion is being advanced prior to the completion of the Climate Action Plan in order to maximize grant funding. Terry Dvorak, Chief Executive Officer, Red Lion Renewables, reported on the existing Conservation solar array, solar possibilities at the Justice Center and the Administration Building, and federal grant funding. Discussion took place. Dvorak reported on Red Lion's power purchase agreement (PPA) which eliminates the County's financial risk. At the end of 20 years, the agreement can be renewed, the County can purchase the array, or it can be discontinued and removed. Brogden reported an array with a ballast system is appropriate for the Justice Center, and solar canopies would be used for the Administration Building. Additional discussion took place. Faisal questioned liability. Dvorak stated Red Lion insures them. Brogden asked about vandalism. Dvorak stated it's not a known problem to date, but fencing the array at the Justice Center is a good idea. Brogden stated the County has been discussing such an option and the space is appropriate. Dvorak reported on the process and timeline. He stated the batteries are made in China and cost estimates are based on 20% tariff. Brogden recommended the Board direct him to work with Crystal Davis and Terri Holmes from the Go Green Team to draw up an agreement. The Board concurred.

UPCOMING AGENDA ITEMS: Faisal stated a new 28E agreement with Central Iowa Juvenile Detention Center (CIJDC) is forthcoming. Heddens stated a request from Community Family Resource (CFR) will be considered next week.

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

Faisal moved, Murken seconded to adjourn at 11:15 a.m. Roll call vote. (MCU)

Story County Board of Supervisors
Tentative Agenda
Administration Building, 900 6th St., Nevada, IA
9/9/25

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?](https://us02web.zoom.us/j/84068041164?pwd=F8FOEWLWOCBJMLT38A4FCLRFM0H6GN.1)
[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. Consideration Of A Proclamation Recognizing September As National Voter Registration Month And 9/16/25 As National Voter Registration Day

Department Submitting Auditor

Documents:

2025 NATIONAL VR PROCLAMATION.PDF

7. AGENCY REPORTS:
8. CONSIDERATION OF MINUTES:
 - I. 9/2/25 Minutes

Department Submitting Auditor

9. CONSIDERATION OF PERSONNEL ACTIONS:

I. Action Forms

Department Submitting HR

Documents:

ACTION FORM.PDF

10. CONSIDERATION OF CLAIMS:

I. 9/11/25 Claims

Department Submitting Auditor

Documents:

CLAIMS 091125.PDF

11. CONSENT AGENDA:

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

I. Consideration Of Renewal Service Support Between Story County And IP Pathways For SMARTnet Effective 11/16/25 - 11/15/26 For \$20,312.32

Confidential

Department Submitting Information Technology

II. Consideration Of Story County's Participation In The Healthiest State Walk On October 1, 2025

Department Submitting Human Resources

Documents:

HEALTHIEST STATE WALK 2025.PDF

III. Consideration Of Change Order No. 5 For Heart Of Iowa Nature Trail Paving Project Phases 4-6 For \$3,907.80 From Wicks Construction Inc.

Department Submitting Conservation

Documents:

HOINT.PDF

IV. Consideration Of Business Internet Service Order For HSC Internet Backup Between Story County And Aureon

(confidential)

Department Submitting Information Technology

V. Acknowledgement Of Appointment To The Compensation Board For A Term Ending 6/30/28 For The Following:

Attorney - Jessica Reynolds; Board of Supervisors - Jean Kresse; Sheriff - Tom Cahill

Department Submitting Auditor

Documents:

ATTORNEY.PDF
BOARD.PDF
SHERIFF.PDF

VI. Consideration Of Letter To Congressman Feenstra Regarding The Fixing Emergency Management For Americans (FEMA) Act (H.R. 4669)

Department Submitting Board of Supervisors

Documents:

FEMA ACT SUPPORT LETTER.PDF

VII. Consideration Of Road Closure: #26-10

Department Submitting Engineer

Documents:

26 10.PDF

VIII. Consideration Of Utility Permit(S) #26-8528, #26-8534, #26-8535

Consent

Department Submitting Engineer

Documents:

26 8528.PDF
UT 26 8534.PDF
UT 26 8535.PDF

12. PUBLIC HEARING ITEMS:

I. Consideration Of Resolution #26-17, Amended Wastewater Outfall Pipe Easement With The City Of Cambridge - Michael Cox

Department Submitting Conservation

Documents:

RESOLUTION 26 17.PDF
CAMBRIDGE EASEMENT.PDF

13. ADDITIONAL ITEMS:

- I. Discussion And Consideration Of \$5,000 Sponsorship For The 2025 Building Community Breakfast November 12, 2025 – Linda Murken

Department Submitting Board of Supervisors

Documents:

2025 BUILDING COMMUNITY BREAKFAST.PDF

- II. Discussion And Consideration Of Evaluation Process For Board Of Supervisors Direct Reports - Alissa Wignall

Department Submitting Human Resources

Documents:

DIRECT REPORT EVALUATION.PDF

- III. Discussion And Consideration Of HVAC And Surface Cleaning For The Animal Shelter For \$16,181.58 (Unbudgeted) - Joby Brogden And Anna Henderson

Department Submitting Facilities Management

Documents:

AC HVAC MEMO.PDF
PUROCLEAN.PDF

14. DEPARTMENTAL REPORTS:

- I. Facilities Management Quarterly Report - Joby Brogden

Department Submitting Auditor

Documents:

FM QTR.PDF

15. OTHER REPORTS:

- I. Discussion And Direction Of Red Lion Renewable Energy Power Purchase Agreement - Red Lion Renewables And Joby Brogden

Department Submitting Facilities Management

Documents:

RED LION MEMO.PDF
RED LION SOLAR PROPOSAL.PDF

16. UPCOMING AGENDA ITEMS:

17. 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.

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

19. 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

9/9/25

NAME

AGENCY

Mark DeW
Bob Brasler
Dana Henderson
Mike Cox
Crystal Rink
Chris Gleason
Terry Dvorak
Sunderby
Brewer Dan
Crystal D. Davis
Way Mark
Sarah Hurley

city of zealand
SCFM
ACI
Conservation
Co. Atty's Office
League of Women Voters
Red Lion Remodels
BOS
Alliance
BOS
Auditor
BMC, Alliance

PROCLAMATION

National Voter Registration Month – September 2025 *National Voter Registration Day – September 16, 2025*

WHEREAS, registering to vote empowers eligible citizens to exercise their right to vote; and

WHEREAS, while Iowa consistently maintains a high rate of voter registration, there are eligible citizens who are not currently registered to vote; and

WHEREAS, voter registration is maintained at the County level, and anyone moving into Story County is a new registrant, regardless of previous voter registration status; and

WHEREAS, Story County has a mobile population and registered voters who change residence within the County need to update their registration by completing a voter registration form in order to know their correct polling location; and

WHEREAS, Story County, as the home of Iowa State University, recognizes that many younger citizens participate in elections for the first time in Story County, and encourages all who are eligible to register to vote; and

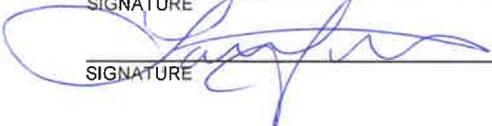
WHEREAS, Iowa's voter registration process is readily available, with online voter registration, Election Day registration, and applications available through government agencies across the state; and

WHEREAS, Story County provides its eligible residents with a postage-paid voter registration form, available on the County's website; and

WHEREAS, the need for public information and education regarding voter registration is crucial as Iowa voters prepare to take part in the upcoming 2025 City-School Election on November 4; and

WHEREAS, we encourage all interested citizens and all appropriate media outlets and civic organizations to participate in this non-partisan voter registration awareness campaign to encourage the maximum participation of qualified voters in Iowa;

NOW, THEREFORE, BE IT RESOLVED THAT we, the Story County Board of Supervisors, do hereby proclaim September 2025 as National Voter Registration Month and Tuesday, September 16, 2025, as National Voter Registration Day.

 SIGNATURE	<u>9-9-25</u> DATE
 SIGNATURE	<u>9-9-25</u> DATE
 SIGNATURE	<u>9/9/25</u> DATE





STORY COUNTY BOARD OF SUPERVISORS

900 6th Street • Nevada, IA 50201
Phone: (515) 382-7200 • Fax: (515) 934-3105
Website: <https://www.storycountyiowa.gov>

September 9, 2025

The Honorable Randy Feenstra
U.S. Representative
2434 Rayburn House Office Building
Washington, DC 20515

Dear Representative Feenstra:

On behalf of Story County, we write to express our strong support for the bipartisan *Fixing Emergency Management for Americans (FEMA) Act* (H.R. 4669). This legislation provides long-overdue reforms to streamline disaster recovery, increase transparency and efficiency, and make federal assistance more accessible to the communities we serve.

Counties are the nation's frontline responders during disasters – providing emergency services, clearing debris, operating shelters, and managing long-term recovery. Yet we often face an overly bureaucratic and delayed federal process that slows our ability to deliver timely support to residents and rebuild critical infrastructure. The FEMA Act directly addresses these barriers.

Specifically, we support key provisions in the FEMA Act that will have a transformative impact on county disaster response and recovery:

- **Universal Disaster Application:** Simplifies and unifies survivor applications across federal agencies, reducing confusion, duplication, and delays for disaster survivors during the most stressful times of their lives.
- **Public Assistance Program Reform:** Transitions from a reimbursement-based model to a grant-based model for FEMA Public Assistance, ensuring counties – many of which operate on tight budgets – can more quickly restore vital infrastructure without fronting millions of dollars.
- **Public Assistance Dashboard:** Increases transparency and visibility into the status of project approvals, obligations, and disbursements, helping counties plan better, hold partners accountable and identify bottlenecks.
- **Mitigation Program Reforms:** Modernizes FEMA's mitigation programs so counties can proactively address vulnerabilities before the next disaster strikes, better protecting lives, property and taxpayer dollars.

Lisa K. Heddens
Supervisor, Chair
LHeddens@storycountyiowa.gov
515-382-7201

Linda Murken
Supervisor, Vice Chair
LMurken@storycountyiowa.gov
515-382-7202

Latifah Faisal
Supervisor
LFaisal@storycountyiowa.gov
515-382-7203

At this critical moment – with growing disaster frequency, increased financial strain, and persistent recovery challenges – the FEMA Act offers counties a pathway to more timely, coordinated, and effective disaster assistance. The bill recognizes counties as essential partners in emergency management and reflects meaningful engagement with local officials across the country.

We thank you for your leadership and urge swift passage of the FEMA Act to better serve our residents and strengthen the nation’s disaster response and recovery framework.

Sincerely,



Lisa Heddens
Supervisor, Chair



Linda Murken
Supervisor, Vice Chair



Latifah Faisal
Supervisor



STORY COUNTY BOARD OF SUPERVISORS

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

September 9, 2025

Story County Board of Supervisors
900 6th Street
Nevada IA 50201

Re: 2025 Healthiest State Walk

Dear Board of Supervisors,

Physical activity is one of the most important things we can do to improve our health – and walking is a great and easy way to get moving while connecting with others.

The Iowa Healthiest State 15th Annual Walk on Wednesday, October 1st, asks Iowans to walk for 30 minutes. Please consider supporting the Healthiest State Walk Initiative by allowing employees to participate in the walk as part of their work hours.

The wellness committee strives to provide employees with the necessary tools to identify health risks and improve overall wellness and increase employee participation. Studies indicate that wellness programs help reduce healthcare costs and improve productivity by creating a healthier, happier workforce.

Thank you for your consideration.

Best Regards,

Sara Strottman

Sara Strottman
Human Resources Generalist

APPROVED DENIED
Board Member Initials: [Signature]
Meeting Date: 9-9-25
Follow-up action:

NOTICE OF APPOINTMENT

PERSON APPOINTED: Jessica Reynolds

BOARD COMMISSION OR COMMITTEE APPOINTED TO:

Compensation Board

LENGTH OF TERM: 4 years

(IS THIS APPOINTMENT TO FILL AN UNEXPIRED TERM? No

IF SO, WHOSE TERM? _____

WHO NEEDS TO BE NOTIFIED? Attorney

DATE APPOINTED: 9/09/25

DATE TERM EXPIRES: 6/30/28

Acknowledgement
APPROVED **DENIED**

Board Member Initials: JKH

Meeting Date: 9-9-25

Follow-up action: _____

NOTICE OF APPOINTMENT

PERSON APPOINTED: Jean Kresse

BOARD COMMISSION OR COMMITTEE APPOINTED TO:
Compensation Board

LENGTH OF TERM: 4 years

(IS THIS APPOINTMENT TO FILL AN UNEXPIRED TERM? No

IF SO, WHOSE TERM? _____

WHO NEEDS TO BE NOTIFIED? Board of Supervisors

DATE APPOINTED: 9/09/25

DATE TERM EXPIRES: 6/30/28

Acknowledgment
APPROVED **DENIED**
Board Member Initials: JKH
Meeting Date: 9-9-25
Follow-up action: _____

NOTICE OF APPOINTMENT

PERSON APPOINTED: Tom Cahill

BOARD COMMISSION OR COMMITTEE APPOINTED TO:
Compensation Board

LENGTH OF TERM: 4 years

(IS THIS APPOINTMENT TO FILL AN UNEXPIRED TERM? No

IF SO, WHOSE TERM? _____

WHO NEEDS TO BE NOTIFIED? Sheriff

DATE APPOINTED: 9/09/25

DATE TERM EXPIRES: 6/30/28

Acknowledgement
~~APPROVED~~ ~~DENIED~~

Board Member Initials: OKH

Meeting Date: 9-9-25

Follow-up action: _____

Closure No. 26-10

Date September 5, 2025

Resolution

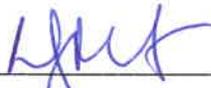
BE IT RESOLVED

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

Section 13 Richland Twsp Road Closure on 677th Ave between 180th St and 190th St



Chair, Board of Supervisors

Attest: 

County Auditor

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

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


CHAIRPERSON

Above tabulation made by 

STORY COUNTY UTILITY PERMIT

Date 9/2/25

To the Board of Supervisors, Story County, Iowa:

The Interstate Power & Light (Alliant Energy) Company, incorporated under the laws of Iowa, with its principal place of business at 1301 20th Street, Spirit Lake, IA 51360, 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 electric on secondary route 210th Street & 570th Avenue, from 210th Street south about .5 miles along 570th Ave to about .2 miles east of 570th Ave. along 210th Street. a distance of .7 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:

Please 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.

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 8-28-25

Interstate Power & Light (Alliant Energy)
Name of Company (Applicant - Permittee)

by Eric Munson 712-336-6006
Phone no.

Recommended for Approval:

Date 9-2-25

[Signature] 515-382-7355
County Engineer Phone no.

Approved:

Date 9-9-25

[Signature]
Chair, Board of Supervisors
Story County, Iowa

A plat shall be attached to the copy submitted.

Interstate Power & Light (Alliant Energy) is proposing work along 210th Street and 570th Avenue east of Ames. At Pt.10, feeding from existing pole along 210th Street south ROW, new 1PH #1 AL UG will continue west for roughly 15' to new J-box at Pt. 11. Also, at Pt.10, new anchor will be installed to existing pole. Cable will exit new J-box at Pt.11 and continue west along 210th Street south ROW, transition into 2" to cross under drain tile, and continue west to new 1PH pad mounted transformer at Pt's. 12 & 13 and continue west to new J-box at Pt.16. Cable will exit new J-box at Pt.16 and continue south along 570th Avenue east ROW (areas in 2" duct) to new 1PH pad mounted transformer at Pt.17 and new J-box at Pt.19. Exiting new transformer at Pt.12, new secondary 4/0 TPLX UG in 2" duct will continue north, transversely crossing under 210th Street via bore to existing pole at Pt.13 in north ROW. Exiting new transformer at Pt.17 along 570th Ave. east ROW, new secondary 4/0 TPLX UG in 2" duct will continue east and exit County ROW onto private easement. Please see plans for further details. New installations are in red, retirements are in blue.

STORY COUNTY UTILITY PERMIT

Date 9-5-25

To the Board of Supervisors, Story County, Iowa:

The Midland Power Cooperative Company, incorporated under the laws of Iowa, with its principal place of business at 2005 S. Story St Boone IA, does hereby make application requesting permission to occupy certain portions of public right-of-way and that the County Engineer be directed to establish the location of lines of transmission of Boice 1 7200v cable on secondary route 580th St, from East side of Road to West side of Road, a distance of 75 miles. ft

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:
2. The installation shall meet the requirements of county, state, and federal laws, franchise rules, and of the Iowa State Commerce Commission Regulations and Directives, Utilities Division, the Iowa State Department of Health, and any other laws or regulations applicable.
3. The Permittee shall be fully responsible for any future adjustments of its facilities within the established highway right-of-way caused by highway construction or maintenance operations.
4. Story County assumes no responsibility for damages to the Permittee's property occasioned by any construction or maintenance operations on said highways.
5. The Permittee shall take all reasonable precautions during the construction and maintenance of said installation to protect and safeguard the lives and property of the traveling public and adjacent property owners.
6. The Permittee, and its contractors, shall carry on the construction or repair of the accommodated utility with serious regard to the safety of the public. Traffic protection shall be in accordance with Part VI of the current Iowa Department of Transportation Manual on Uniform Control Devices for Streets and Highways.
7. The Permittee shall be responsible for any damage resulting to said highways because of the construction operation, or maintenance of said utility, and shall reimburse Story County for any expenditure the County may have to make on said highways because of said permittee's utility having been constructed, operated, and maintained thereon.
8. The Permittee shall indemnify and save harmless Story County from any and all causes of action, suits at law or in equity, or losses, damages, claims, or demands, and from any and all

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

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

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

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

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

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

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

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

Date 9/4/2025

Midland Power Cooperative
Name of Company (Applicant - Permittee)

Tom Leitch 515-370-5269
by Phone no.

Recommended for Approval:

Date 9-5-25

[Signature] 515-382-7355
County Engineer Phone no.

Approved:

Date 9-9-25

[Signature]
Chair, Board of Supervisors
Story County, Iowa

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

Name Clara Ann Harris

Location #: 3078-04-6417

Address: 18079 580th ST

Phone#: 515-882-7490

30 Sub

7 Feeder

C Phase

County: Story
Township: Milford
School Dist.:

IOWA 93 MIDLAND POWER COOPERATIVE STAKING SHEET

WORK ORDER CODE
New Construction
System Improvement
Replacement
Replace No. Replace

WORK ORDER NO. 15885
 740# 101
 Staked By TR Date 7-3-25
 Sheet No. 1 of 1
 Compiled By _____ Date _____

SKETCH OF WORK

Map Reference

64

Twp. 84

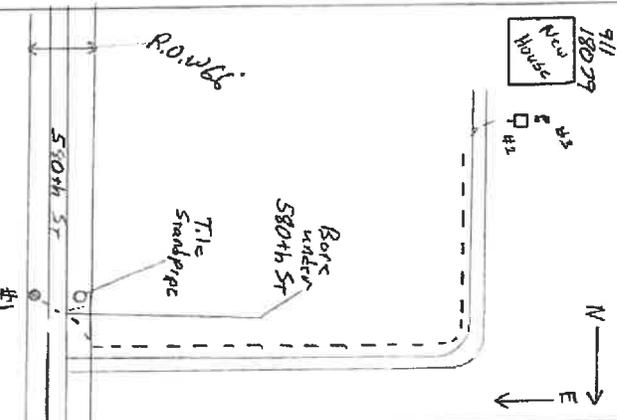
R 23

Sec. 17

Wire 1

Size 1/0

Kind JCL-220



Pole No.	Pri. (Back) Span.	Pole H & C		Pri. Unit	Line Trans. Angle	Ground	M2' Ohm No.	Unit No.	310	Lead	Anchor	SECONDARY		Mile. & Remarks	Unit	No. CONST.	RET.
		Misc.	Misc.									Unit	Backl Span				
#1	135'	1627	1481	1811	1.1	1.1											
#2	98'	115'	1452	1452		467	467										
#30	10'	1488															
Boring under 580th St 1700V Primary cable for new service to house 48" from lowest part of the ditch																	
3000'																	

JOB BRIEFING

_____	Nominal Voltage
_____	Fault Current Available
_____	Hazardous Induced Volt
_____	Presence Protective Gids
_____	Equipment Grounds
_____	Pole Condition
_____	Environmental Condition
_____	Loc of Line Protective Dvc
_____	Other Utilities in Area
_____	Personal Protective Equip
_____	Traffic Control
_____	Job Procedure
_____	Individual Job Duties
_____	Other Hazards

Crew Initials: 1 _____ 2 _____ 3 _____ 4 _____ 5 _____ 6 _____

CONSTRUCTION

Conductor	Pri. Sec.	O.H. URD	Pole Line Ft.	No. of Wires	Total Feet
1/0		X	838'	1	940'
2/0		X	10'	1	20'
TOTALS					

RETIREMENT

Conductor	Pri. Sec.	O.H. URD	Pole Line Ft.	No. of Wires	Total Feet
TOTALS					

Const. Complt _____
 Permt. Complt _____
 Material Ticker Complt _____
 500 BH 3-00

STORY COUNTY UTILITY PERMIT

Date 9-5-25

To the Board of Supervisors, Story County, Iowa:

The Interstate Power & Light (Alliant Energy) Company, incorporated under the laws of Iowa, with its principal place of business at 1301 20th Street, Spirit Lake, IA 51360, 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 electric on secondary route E 190th Street & Armsmith Trail, from _____ to _____, a distance of .48 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:

Please 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.

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 9-4-25

Interstate Power & Light (Alliant Energy) - Eric Munson
Name of Company (Applicant - Permittee)

Eric Munson 712-336-6006
by Phone no.

Recommended for Approval:

Date 9-5-25

[Signature] 515-382-7355
County Engineer Phone no.

Approved:

Date 9-9-25

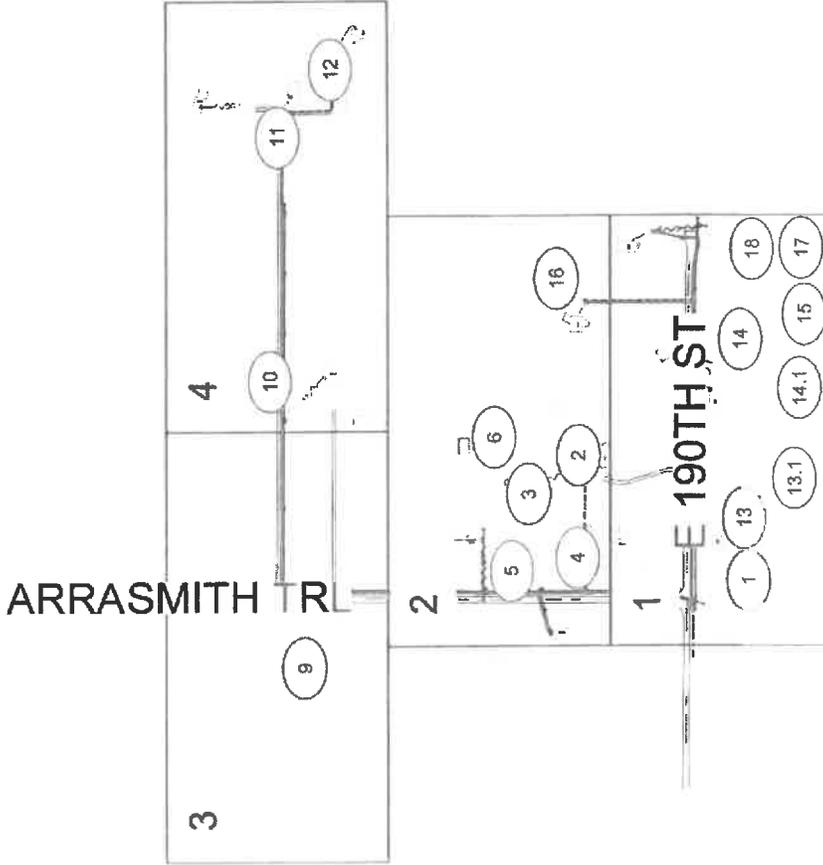
[Signature]
Chair, Board of Supervisors
Story County, Iowa

A plat shall be attached to the copy submitted.

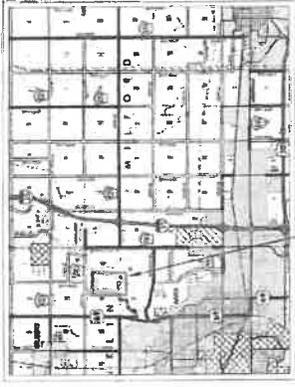
Interstate Power & Light (Alliant Energy) is proposing work along Arrasmith Trail and E 190th Street northeast of Somerset. Feeding from existing J-box along E 190th Street south ROW at Pt.1, new 1PH #1 AL UG in 2" duct will continue east to new 1PH pad mounted transformers at Pt.13, & 14, new J-box at Pt.15, and continue east. Cable will turn north, transversely crossing under E 190th Street via bore, and continue to new 1PH pad mounted transformer at Pt.17 in north ROW. New 4/0 TPLX UG will feed from new 1PH pad mounted transformers at Pt's. 13 & 14 and continue roughly 10' southwest to existing poles along south edge of ROW. Feeding from new J-box at Pt.15 in E 190th Street south ROW, new 1PH #1 AL UG in 2" duct will continue north, transversely crossing under E 190th Street via bore, and continue north exiting County ROW onto private easement. New 4/0 TPLX UG in 2" duct will exit new 1PH pad mounted transformer in E 190th Street north ROW and continue north, exiting County ROW onto private easement. New 1PH #1 AL UG in 2" duct will exit existing J-box along E 190th Street south ROW and continue northeast, transversely crossing under E 190th Street via bore to Arrasmith Trail east ROW and continue north to new J-box at Pt.2, new 1PH pad mounted transformer at Pt. 3 & 5, and new J-box at Pt.9. Cable will exit new J-box at Pt.9 and continue east, exiting County ROW onto private easement. Feeding from new 1PH pad mounted transformer along Arrasmith Trail east ROW, new secondary 4/0 TPLX UG in 2" duct will continue southwest, transversely crossing under Arrasmith Trail via bore to west ROW and southwest, exiting County ROW onto private easement. Feeding from new 1PH pad mounted transformer at Pt.5 along Arrasmith Trail east ROW, new secondary 4/0 TPLX UG in 2" duct will continue east and exit County ROW onto private easement. Cable will be installed at a depth no less than 48". Please see plans for further details. New installations are in red, retirements are in blue.

W01027863

UTILITIES SHOWN ON THIS PLAN ARE INDICATED IN ACCORDANCE WITH AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES FROM FIELD VERIFICATION AND CONTACT WITH UTILITY OWNERS. CONTRACTOR IS TO FOLLOW MESC CODE AND ALLIANT ENERGY IPL CONSTRUCTION STANDARDS AT ALL TIMES. BURNING, ANCHORING, POLE LOCATION AND CONDUCTION ARE SHOWN TO REFLECT GENERAL REAL WORLD LOCATIONS AND DIRECTION, AND SHOULD NOT BE INTERPRETED AS EXACT. SOME INTENDED STRUCTURE LOCATIONS AND DIRECTIONS ARE MANIPULATED FOR DRAWING NEATNESS AND CLARITY. FIELD VERIFICATION IS REQUIRED PRIOR TO CONSTRUCTION. RIGHT OF WAY AND PARCELS ARE DEPICTED IN ACCORDANCE WITH AVAILABLE COUNTY GIS DATA.



VICINITY MAP



PROJECT LOCATION

PROJECT CONTACTS

CONTRACT DESIGNER:
DYLAN VASSAR
(920) 392-2495 (CELL)

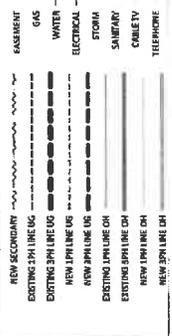
IOWA ONE CALL:
(800)-292-8989 OR 811

PERMITS REQUIRED:
STORY COUNTY



ALLIANT ENERGY HAS DIRECTED THAT IN INCREASING TO THE LEVEL OF PROFESSIONAL ENGINEERING IS NOT REQUIRED OR INTENDED FOR THIS PLAN. A M-TECH ENGINEER DOES NOT REVIEW THE PLAN SET, INCLUDING ALL CALCULATIONS OR ANALYSIS, FOR THE INTENT OF PROVIDING PROFESSIONAL ENGINEERING SERVICES. ALL PROFESSIONAL ENGINEERING OR DESIGN ISSUES OR QUESTIONS SHALL BE DIRECTED TO ALLIANT ENERGY. M-TECH WILL USE INDUSTRY STANDARDS FOR REVIEWS AND COMPLETION OF THE SCOPE OF SERVICES FOR ALLIANT ENERGY.

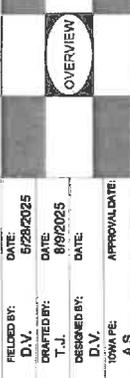
LINE TYPES



SYMBOL LEGEND



FIELD BY: 1027863
DATE: 6/28/2025
D.V. T.J.
DRAFTED BY: T.J.
DATE: 8/9/2025
DESIGNED BY: D.V.
DATE: APPROVAL DATE: A.S.



AMES, IA

LOCATION: AMES, IA

PROJECT: 1027863

DATE: 6/28/2025

DESIGNED BY: D.V.

APPROVAL DATE: A.S.

OVERVIEW



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

Memorandum

To: Story County Board of Supervisors
Through: Michael D. Cox, Director
From: Patrick Shehan, Special Projects Ranger
Date: September 9, 2025
Re: Consideration of Change Order No. 5 for Heart of Iowa Nature Trail Paving Project
Phases 4-6 for \$3,907.80 from Wicks Construction Inc.

The attached Change Order modifies the contract with Wicks Construction Inc. to rectify quantities and unit prices as needed to complete the work as planned. The Central Iowa Trails monument sign footing is included in this change order, but the sign is not included in order to assure contingency funds for the remainder of the project. The monument will be purchased at a later date if funding is available.

Funds for this Change Order are within the budgeted amount for the project.

The Story County Conservation Board recommends your approval.


Approval

Disapproval

9-9-25

Date

Date

CHANGE ORDER FORM



Project Title: HOINT-Phase 4, 5, 6 & 7A - 620th St to City of Collins
 Contractor: Wicks Construction, Inc.
 Address: 2201 State Hwy 9, PO Box 428, Decorah, IA 52101
 Original Contract Date: April 24, 2024

Change Order Number: 5

Change Order Date: August 25, 2025

Purpose of Change Order:

Revision to project quantities from preliminary plans used to obligate grant funding to construction documents.

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
2.02	Topsoil, On-Site	CY	871.00	\$ 8.00	\$ 6,968.00
2.03	Excavation Class 10	CY	(5,215.00)	\$ 8.50	\$ (44,327.50)
2.05	Subgrade Preparation, 12"	SY	1,185.30	\$ 1.50	\$ 1,777.95
2.07	Shoulder Finishing, Earth	STA	(14.75)	\$ 165.00	\$ (2,433.75)
4.01	Pipe Culvert, Trenched, RCP, 18"	LF	(16.00)	\$ 66.00	\$ (1,056.00)
4.07	Pipe Apron, RCP, 18"	EA	(2.00)	\$ 2,000.00	\$ (4,000.00)
7.03	Shared Use Path, PCC, 6"	SY	(426.00)	\$ 34.50	\$ (14,697.00)
7.07	Detectable Warning	SF	(20.00)	\$ 45.00	\$ (900.00)
8.03	Safety Closures	EA	(3.00)	\$ 150.00	\$ (450.00)
8008	Excavation, Class 20	CY	(780.00)	\$ 10.00	\$ (7,800.00)
8011	Contractor Furnished Fill	CY	482.00	\$ 20.00	\$ 9,640.00
8012	Concrete Roadway Pipe, 60" Dia	LF	(104.00)	\$ 330.00	\$ (34,320.00)
8028	Central Iowa Trail Sign	EA	(1.00)	\$ 60,000.00	\$ (60,000.00)
8030	Light Fixtures	EA	(12.00)	\$ 750.00	\$ (9,000.00)
8032	Mobilization	LS	(1.00)	\$ 55,000.00	\$ (55,000.00)
8034	Engineered Earth Armoring Solution	SF	(745.00)	\$ 5.50	\$ (4,097.50)
8035	Shoulder Finishing, Earth	STA	15.60	\$ 425.00	\$ 6,630.00
8036	Removals, As Per Plan	LS	1.00	\$ 4,000.00	\$ 4,000.00
8037	Pipe Culvert Trenched PVC 12"	LF	88.00	\$ 66.00	\$ 5,808.00
8038	Pipe Apron CMP 12"	EA	3.00	\$ 250.00	\$ 750.00
8039	Concrete Roadway Pipe, 60" Dia	LF	110.00	\$ 510.00	\$ 56,100.00
8040	Subdrain Cleanout Perforated Standpipe	EA	1.00	\$ 500.00	\$ 500.00
8041	Subdrain Outlets and Connections - Concrete Headwall 6"	EA	1.00	\$ 600.00	\$ 600.00
8042	Subdrain Type 2 - 6"	LF	35.00	\$ 25.00	\$ 875.00
8043	Intake SW-512, 24"	EA	1.00	\$ 2,800.00	\$ 2,800.00
8044	Shared Use Path, PCC, 5"	SY	81.00	\$ 77.00	\$ 6,237.00
8045	Shared Use Path, PCC, 6" - Hand Pour	SY	576.00	\$ 69.85	\$ 40,233.60
8046	Detectable Warning	SF	20.00	\$ 40.00	\$ 800.00
8047	Tunnel Lighting	LS	1.00	\$ 13,000.00	\$ 13,000.00
8048	Light Fixtures	EA	14.00	\$ 550.00	\$ 7,700.00
8049	Safety Closures	EA	1.00	\$ 350.00	\$ 350.00
8050	Temporary Traffic Control	1	1.00	\$ (400.00)	\$ (400.00)
8051	Central Iowa Trail Sign - Foundation Only	EA	1.00	\$ 10,000.00	\$ 10,000.00
8052	Filter Sock, 12"	LF	2,400.00	\$ 5.00	\$ 12,000.00
8053	Filter Sock, Removal	LF	2,400.00	\$ 1.00	\$ 2,400.00
8054	Revetment, Class E	TON	260.00	\$ 1.00	\$ 260.00
8055	Removal of Fence	LF	370.00	\$ 8.00	\$ 2,960.00
8056	Mobilization	LS	1.00	\$ 50,000.00	\$ 50,000.00
TOTAL					\$ 3,907.80

Change Order Number: 5 makes the following adjustments to the Contract:

Contractor Accepted: Wicks Construction, Inc.
 Signature: David Clark Title: Project Manager
 Date: 8/26/2025

Engineer Approved: Snyder and Associates, Inc.
 Signature: _____ Title: _____
 Date: _____

Owner Accepted: Story County Conservation Board
 Signature: [Signature] Title: Chair
 Date: 9-9-25

Attest for Owner: _____
 Signature: [Signature] Title: Auditor
 Date: 9-9-25

Record of Change Orders

#	Date	Amount
Original Contract Amount		\$ 3,236,354.93
1	June 5, 2024	\$ 10,553.00
2	September 3, 2024	\$ 3,601.74
3	October 23, 2024	\$ 6,628.60
4	December 12, 2024	\$ 539,949.25
5	August 25, 2025	\$ 3,907.80
6		
7		
8		
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13		
14		
15		

Revised Contract Amount **\$ 3,800,995.32**



August 26, 2025

Mr. Pat Shehan
Special Projects Ranger
Story County Conservation Board
56461 180th Street
Ames, IA 50010

RE: HEART OF IOWA NATURE TRAIL – PHASES 4,5,6 & 7A
CHANGE ORDER 5
S&A PROJECT NO. – 123.0806.01 & 124.1494.01

Dear Pat,

Enclosed is Change Order 05 which is a supplemental change order to the selected alternate #2 from Change Order 04. Change Order 04 was used to expand the scope of the project to complete stretch goals that the County had on the Heart of Iowa Nature Trail Corridor. Specifically expanding trail paving from U.S. 65 to Main Street in Collins, IA, adding lighting to the existing pedestrian tunnel under U.S. 65, Upgrading an existing water fountain in the City of Collins park, adding a Central Iowa Trail Sign in the City of Collins park, and installing two (2) field entrances for a property owner at 630th Avenue, completion of the access would redirect all agricultural traffic from the trail to the separate field entrances.

In order to leverage remaining Destination Iowa Grant funds an engineer's estimate from preliminary plans was used to quantify the desired improvements and obtain contractor pricing. This was completed in Change Order 04. Change Order 04 contained two alternates. Alternate 1 included items to install one (1) of the proposed field entrances via the extension of an existing Reinforced Concrete Box Culvert (RCBC). Alternate 2 included the abandonment of the existing RCBC and installation of a new 60" Diameter Reinforced Concrete Pipe (RCP). The total cost of Alternate 01 was \$562,569.25. The total cost of Alternate 02 was \$539,949.25. The property owner has signed easement documents that reflect the improvements in Alternate 02.

Since the execution of Change Order 04 the project has obtained all necessary permits, easements, topographic surveys, construction documents and has performed the work necessary to conform with state and federal environmental clearances (specifically removal of bat habitat trees before the nesting season of protected species). Due to additional construction details and variances in the quantities included in the issued construction documents, change order 05 is warranted. Change Order 05 rectifies quantities and unit prices as needed to complete the work as planned. It is noted that the CIT monument sign footing is included in this change order, but the sign is not included at this time due to current funding availability.

Please contact me should you have any questions or comments on this change order or desire additional information.

Change Order 05
Story County Conservation – HOINT 4,5,6 &7A
August 26, 2025
Page 2 of 2

Respectfully,

SNYDER & ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Spencer Wignall", written in a cursive style.

Spencer Wignall, P.E.
Project Manager

Enclosure: Change Order 05

DO NOT WRITE IN THE SPACE ABOVE, RESERVED FOR RECORDER
Prepared by Michael D. Cox, Conservation Director, 56461 180th Street, Ames, Iowa 50010 515-232-2516

STORY COUNTY IOWA
RESOLUTION OF THE BOARD OF SUPERVISORS
RESOLUTION #26-17

RESOLUTION #26-17, TO ENTER INTO FIRST AMENDMENT TO THE OUTFALL WASTEWATER PLANT DISCHARGE PIPE EASEMENT DATED MAY 19, 2020, IN SECTION 21, TOWNSHIP 82N RANGE 23W, STORY COUNTY, IOWA, WITH THE CITY OF CAMBRIDGE, IOWA

WHEREAS, the Story County Board of Supervisors of Story County, Iowa, entered the Outfall Wastewater Plant Discharge Pipe Easement between Story County, Iowa, and the City of Cambridge, Iowa, on May 19, 2020;

AND WHEREAS, said easement has an erroneous legal description describing an outfall location on private property.

AND WHEREAS, the First Amendment to the Outfall Wastewater Plant Discharge Pipe Easement corrects the legal description by placing that easement interest on county property.

AND WHEREAS, the associated Affidavit Disclaiming Interest in Property, removes the erroneous claim of interest on the private property.

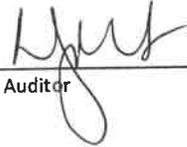
NOW THEREFORE BE IT RESOLVED that the Amendment to the Outfall Wastewater Plant Discharge Pipe Easement and associated Affidavit Disclaiming Interest in Property are approved.

IT IS FURTHER RESOLVED that the Chair of the Board of Supervisors and the County Auditor are authorized, and they are hereby directed to certify a copy of this Resolution upon its approval by the Board of Supervisors.

Dated this 9th day of September 2025.


Chairperson, Board of Supervisors

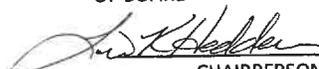
Attest:


County Auditor

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

ALLOWED BY VOTE
OF BOARD

Yea 3 Nay 0 Absent 0

 Above tabulation made by 
CHAIRPERSON



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

Memorandum

To: Story County Board of Supervisors
From: Michael D. Cox, Director
Date: September 9, 2025
Re: Consideration of Resolution #26-17 Amended Wastewater Outfall Pipe Easement with the City of Cambridge.

The attached resolution 1) disclaims erroneously placed property interest, and 2) corrects the easement which erroneously placed that property interest. The original easement granted to the City of Cambridge in 2020 was intended to allow the City to place a wastewater plant discharge pipe on county property. The legal description used on the easement erroneously described a location on adjacent private property.

The Conservation Board urges your approval.


Approval

9-9-25
Date

Disapproval

Date

AMENDED OUTFALL WASTEWATER PLANT DISCHARGE PIPE EASEMENT

KNOW ALL PERSONS: that the undersigned, Story County Board of Supervisors (hereinafter referred to as the "Grantor"), does hereby amend and restate the easement filed on June 29, 2020 as Instrument No. 2020-07069, to the CITY OF CAMBRIDGE, IOWA, a municipal corporation (hereinafter referred to as "the City").

Reason for amendment: Instrument No. 2020-07069, filed June 29, 2020, incorrectly recited the legal description of the parties' intended Easement Area.

Purpose of easement: for the construction of an outfall wastewater plant discharge pipe and to permit the City to enter at any time upon, over, under, through and across into the Easement Area herein described to use as much of the surface and sub-surface thereof to construct, replace, locate, rebuild, enlarge, reconstruct, patrol, repair, and to forever maintain the outfall wastewater plant discharge pipe constructed within the real property legally described as follows, and referred to herein as the "Easement Area":

A strip of land 30.00 feet in width lying entirely within the former railroad right of way, crossing part of the Southwest Quarter of the Southwest Quarter of Section 22, Township 82 North, Range 23 West of the 5th P.M., Story County, Iowa, being situated 15.00 feet on each side of the following centerline: Commencing at the Southwest Corner of said Section 22; thence N00°19'37"W, 1,075.04 feet along the west line thereof to the north line of said former railroad; thence following said line N88°35'25"E, 115.50 feet; thence easterly 472.31 feet along upon a curve having the radius of 5536.08 feet, concave northerly, a central angle of 4°53'17" and being subtended by a chord which bears N86°08'46"E, 472.17 feet to the point of beginning; thence S44°22'41"E, 44.63 feet; thence N88°01'33"E, 241.16 feet, thence S30°46'24"E, 183.42 feet, thence S30°46'24"E, 183.42 feet; thence S89°42'49"E, 41.58 feet, thence terminating, containing 15,324.29 s.f.

This Easement shall be subject to the following terms and conditions:

- (1) **Erection of Structures Prohibited:** Grantor and its successors and assigns shall not erect any structure, building or fence over or within the Easement Area without obtaining written consent of the City.
- (2) **Maintenance:** After the initial construction of the outfall discharge pipe, and acceptance by the City, the City agrees, as part of the reconstruction, maintenance and patrolling of the discharge pipe, to restore and replace the Easement Area to substantially the same condition as prior to the time of entry or as agree upon by the City and Grantor, except the City shall not be required to replace landscaping, trees, shrubs, bushes, landscape elements, structures, or underground water systems however the City shall be required to restore the Easement Area by reason of settlement, depression, or unknown conditions which arise subsequent to the restoration and/or replacing of the Easement Area. Any subsequent restoration by reason of settlement, depression or any unknown conditions shall be the sole responsibility of the City at the City's sole expense. Grantor shall be responsible for the seeding of the easement area(s) after construction is complete and the City shall reimburse Grantor for the reasonable costs related thereto.
- (3) **Change in Grade Prohibited:** Grantor and its successors and assigns shall not change the grade elevation or contour of any part of the Easement Area without obtaining the prior written consent of the City.
- (4) **Right of Access:** The City shall have the right of access to the Easement Area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement Area as herein described, including, but not limited to, the right to remove any unauthorized obstructions or structures placed or erected in the Easement Area.
- (5) **Access to Heart of Iowa Nature Trail:** Nothing in this easement shall be construed so as to prevent Grantor from operating and maintaining the Heart of Iowa Nature Trail, and its attendant recreational uses.
- (6) **Mineral Rights:** Grantor shall retain all the rights to oil, gas, and other minerals in, on and under the Easement; provided, however, that Grantor shall not be permitted to drill or operate equipment for the production or development of minerals on the Easements, but it will be permitted to extract the oil and other minerals from and under the Easements by directional drilling and other means, so long as such activities do not damage, destroy, injury, and/or interfere with the City's use of the Easement for the purposes for which the Easement is being sought by the City.

- (7) Hold Harmless: The City hereby agrees to indemnify and hold harmless from and against any claim or liability or loss from personal injury, property damage resulting from or arising out of the use of the Easement by the City, its servants, agents or invitees, excepting, however, such claims, liabilities or damages as may be due to or caused by the acts of Grantor, or its servants, agents or invitees. Grantee's obligation to indemnify and hold Grantor harmless under this Section explicitly includes but shall not be limited to: (i) any claim or liability related to any and all liens filed against or attaching to Grantor's Property resulting from or arising out of Grantee's use of the Easement or construction activities and not caused by Grantor; and (ii) any claim or liability brought by third parties such as neighboring landowners resulting from or arising out of Grantee's use of the Easements and not caused by Grantor.
- (8) Easement Runs with the Land: This Easement shall be deemed to run with the land and shall be binding on Grantor and on Grantor's heirs, successors and assigns.
- (9) Jurisdiction and Venue: The City and Grantor agree the District Court in and for the State of Iowa shall have exclusive jurisdiction over the subject matter and enforcement of the terms and conditions of this Easement and said parties consent to the jurisdiction of the persons being in Story County, Iowa.
- (10) Attorney's Fees: The City may enforce this Easement by appropriate action, and should they prevail in such litigation they shall recover as part of their costs the reasonable attorney's fees incurred in such litigation.

Grantor does HEREBY COVENANT with the City that (i) Grantor holds said real estate described in this Easement Area by title in fee simple; (ii) that Grantor has good and lawful authority to convey the same; and (iii) said Grantor covenants to WARRANT AND DEFEND the said Easement Area against the claims of all persons whomsoever.

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

Signed this 9th day of September, 2025.



Story County Board of Supervisors

(Grantor)



City of Cambridge

(Grantee)

State of Iowa)
)
County of Story) ss.

On the 8th day of September, 2025, before me, the undersigned, a Notary Public in and for said County and the State of Iowa, personally appeared Robert Chubbic, to me personally known, who being first sworn, did say that the person is _____ executing the foregoing instrument, that the seal affixed to said instrument is the real seal of the board (or no seal has been procured by the board), and that the instrument was signed (and sealed) on behalf of the Story County Board of Supervisors, by it and by her voluntarily executed.

Amanda Aust

Notary Public for the State of Iowa

State of Iowa)
)
County of Story) ss.

AMANDA AUSTIN
Notarial Seal, Iowa
Commission Number 863172
My Commission Expires 3/18/20 23

On the 9th day of September, 2025, before me, the undersigned, a Notary Public in and for said County and the State of Iowa, personally appeared Lisa K. Heddens, to me personally known, who being first sworn, did say that the person is Lisa K. Heddens, that the instrument was signed and executed on behalf of the City of Cambridge, Iowa, a municipal corporation, and that such execution is knowing and voluntary.

Michelle L Bellile

Notary Public for the State of Iowa



AFFIDAVIT DISCLAIMING INTEREST IN PROPERTY

This affidavit is executed by the undersigned STORY COUNTY BOARD OF SUPERVISORS and the CITY OF CAMBRIDGE, IOWA, a municipal corporation (hereinafter referred to as “the Parties”).

The Parties, being first duly sworn (or affirmed) and placed under oath, state the following of their own personal knowledge, in respect to Instrument No. 2020-07069 filed on June 29, 2020 (hereinafter referred to as “the Instrument”):

The Instrument, which conveyed an easement to accommodate an outfall wastewater plant discharge pipe, contained an erroneous legal description of the intended easement area. The parties have executed and filed an amended easement to correct the error.

The Parties specifically disclaim any right or claim to the property described as follows:

All that part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-two (22), Township Eighty-two (82) North, Range Twenty-three (23) West of the 5th P.M., Story County, Iowa, lying South of the Right-of-Way of the Chicago, Milwaukee and St. Paul Railway Company, except the West 110 feet in width thereof, AND Commencing at a point 100 feet East of the Center of Iowa Falls, Des Moines & Northern Railway Company’s track (now known as the Chicago, Rock Island and Pacific Railway Company) and 2 rods North of the South line of Section Twenty-one (21), Township Eighty-two (82) North, Range Twenty-three (23) West of the 5th P.M., Cambridge, Story County, Iowa, thence East 40 rods parallel with the line of said Sec. 21, thence Northerly 43 rods and 12 feet to the Right-of-Way of the Chicago, Milwaukee & St. Paul Railway Company, thence West 53 rods and 11 feet to the East line of the Iowa Falls,

AMES REGIONAL ECONOMIC
Alliance 

515.232.2310

AmesAlliance.com

304 Main Street, Ames, Iowa 50010

September 4, 2025

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

Chair Heddens and the Story County Board of Supervisors,

I write to you respectfully requesting a \$5,000 sponsorship for the 2025 Building Community Breakfast. The event will be held on Wednesday, November 12 at Reiman Gardens.

This will be our seventh year of hosting the event focused on uplifting community members in the workplace and organizations. We are very excited about the agenda that is being assembled, with partners that have assisted us with previous events.

I hope that you will join the Ames Regional Economic Alliance and numerous other partners in financially sponsoring this terrific event.

I appreciate your consideration and look forward to hearing from you very soon.

Sincerely,



Daniel A. Culhane
President & CEO
Ames Regional Economic Alliance

CC:
Supervisor Linda Murken, Vice Chair
Supervisor Latifah Faisal

APPROVED **DENIED**

Board Member Initials: AKH

Meeting Date: 9-9-25

Follow-up action: _____



STORY COUNTY BOARD OF SUPERVISORS

900 6th Street • Nevada, IA 50201
Phone: (515) 382-7200 • Fax: (515) 934-3105
Website: <https://www.storycountyiowa.gov>

September 3, 2025

Story County Board of Supervisors
900 6th Street
Nevada, IA 50201

Re: Direct Report Performance Evaluations

Dear Board of Supervisors,

The Iowa Court of Appeals adopted a new standard for determining when a closed session is permitted to “evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered” - Iowa Code sec. 21.5(1)(i). Because of this, I am requesting the Board of Supervisors consider changing the evaluation process for direct reports. Below are options for the Board to discuss:

1. Complete the evaluation in open session. The employee may request a closed session, but the Board would need to evaluate the facts and determine that it is necessary to have a closed session. The closed session would only be for the portion of the evaluation where the Board has determined that it is necessary to have a closed session to prevent needless and irreparable injury to the employee’s reputation.
2. The Board of Supervisors Chair complete the annual evaluation.
3. The Board of Supervisors Chair complete the annual evaluation and place the evaluation on the consent agenda for Board approval. The evaluation will be considered a confidential personnel record.
4. Each Board Member complete an individual evaluation of the direct report.

Sincerely,

Alissa Wignall
Director of Internal Operations and Human Resources

APPROVED

DENIED

Board Member Initials: LKH
Meeting Date: 9-9-25
Follow-up action: option #4



STORY COUNTY Facilities Management

JOBY BROGDEN

Director
515.382.7401

MATT MILLER

Assistant
515.382.7402

Story County Administration
900 6th St.

Nevada, Iowa 50201
515.382.7404 FAX

DATE: September 4, 2025
TO: Board of Supervisors
FROM: Joby J. Brogden
RE: Animal Shelter HVAC cleaning

Facilities Management and Animal Control are requesting to have the HVAC system and surfaces thoroughly cleaned and treated for possible biological growth.

Due to the untypical humid outdoor conditions this summer has brought us, this caused very humid conditions indoors at the Animal Shelter. This facility requires a large amount of outdoor air brought into the facility. Some of this air is unconditioned and this created a wet environment insider the facility in some areas. Facilities tried to remedy this by running additional dehumidifiers to help dry the air, however this became ineffective as time went on longer than normal for humid weather.

There is evidence of possible mold and mildew growth on some surfaces of the building.

We are requesting to treat the surfaces and interior of the HVAC equipment to ensure a safe environment for staff and the Animals.

Moving forward we plan to address the issue at the source by adding dehumidification to all incoming outdoor air and add better attic ventilation.

Total request to perform the cleaning/remediation is \$16,181.58

APPROVED

DENIED

Board Member Initials: AKH

Meeting Date: 9-9-25

Follow-up action: _____

 **PuroClean of Des Moines - Central**

PuroClean of Des Moines - Central
201 SE Shurfine Dr #7
Ankeny, IA 50021
515-943-3155
Jalessio@puroclean.com
99-4676799

Insured: Story_County_Ducts
Property: 975 West Lincoln Highway
Nevada, IA 50201

Claim Rep.: John Alessio
Company: PuroClean of Des Moines - Central
Business: 201 SE Shurfine DR #7
50021

Business: (515) 943-3155
E-mail: jalessio@puroclean.com

Estimator: John Alessio
Company: PuroClean of Des Moines - Central
Business: 201 SE Shurfine DR #7
50021

Business: (515) 943-3155
E-mail: jalessio@puroclean.com

Claim Number:

Policy Number:

Type of Loss:

Date of Loss:
Date Inspected:

Date Received:
Date Entered: 8/29/2025 11:31 AM

Price List: IADM8X_MAR25
Restoration/Service/Remodel
Estimate: STORY_COUNTY_DUCTS

PuroClean of Des Moines - Central
 201 SE Shurfine Dr #7
 Ankeny, IA 50021
 515-943-3155
 Jalesio@puroclean.com
 99-4676799

STORY_COUNTY_DUCTS

STORY_COUNTY_DUCTS

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
8. ERV Cleaning	6.00 EA	0.00	475.00	0.00	2,850.00
15. Heat/AC register - Mechanically attached - Detach & reset	96.00 EA	0.00	16.33	0.00	1,567.68
13. Furnace or A/C - check, hvy cln, replace filters & service	6.00 EA	0.00	305.47	0.00	1,832.82
11. Apply plant-based anti-microbial agent to the surface area	8,000.00 SF	0.00	0.34	0.00	2,720.00
9. Equip. setup, take down & monitoring - after hrs	5.00 HR	0.00	111.08	0.00	555.40
7. Clean furnace - forced air - Large	6.00 EA	0.00	116.28	0.00	697.68
6. Clean evaporator coil	6.00 EA	0.00	83.72	0.00	502.32
5. Clean register - heat / AC	96.00 EA	0.00	7.71	0.00	740.16
3. Clean ductwork - Interior - Heavy clean (PER REGISTER)	96.00 EA	0.00	49.12	0.00	4,715.52
Total: STORY_COUNTY_DUCTS				0.00	16,181.58
Line Item Totals: STORY_COUNTY_DUCTS				0.00	16,181.58

Coverage	Item Total	%	ACV Total	%
Dwelling	13,331.58	82.39%	13,331.58	82.39%
Other Structures	0.00	0.00%	0.00	0.00%
Contents	2,850.00	17.61%	2,850.00	17.61%
Total	16,181.58	100.00%	16,181.58	100.00%

PuroClean of Des Moines - Central
201 SE Shurfine Dr #7
Ankeny, IA 50021
515-943-3155
Jalessio@puroclean.com
99-4676799

Summary for Dwelling

Line Item Total	13,331.58
Replacement Cost Value	\$13,331.58
Net Claim	\$13,331.58

John Alessio

PuroClean of Des Moines - Central
201 SE Shurfine Dr #7
Ankeny, IA 50021
515-943-3155
Jalessio@puroclean.com
99-4676799

Summary for Contents

Line Item Total	2,850.00
Replacement Cost Value	\$2,850.00
Net Claim	\$2,850.00

John Alessio

PuroClean of Des Moines - Central
201 SE Shurfine Dr #7
Ankeny, IA 50021
515-943-3155
Jalessio@puroclean.com
99-4676799

Recap of Taxes

PuroClean of Des Moines - Central
 201 SE Shurfine Dr #7
 Ankeny, IA 50021
 515-943-3155
 Jalessio@puroclean.com
 99-4676799

Recap by Room

Estimate: STORY_COUNTY_DUCTS		16,181.58	100.00%
Coverage: Dwelling	82.39% =	13,331.58	
Coverage: Contents	17.61% =	2,850.00	
<hr/>		<hr/>	<hr/>
Subtotal of Areas		16,181.58	100.00%
Coverage: Dwelling	82.39% =	13,331.58	
Coverage: Contents	17.61% =	2,850.00	
<hr/>		<hr/>	<hr/>
Total		16,181.58	100.00%

PuroClean of Des Moines - Central
 201 SE Shurfine Dr #7
 Ankeny, IA 50021
 515-943-3155
 Jalessio@puroclean.com
 99-4676799

Recap by Category

Items			Total	%
CLEANING			6,655.68	41.13%
Coverage: Dwelling	@	100.00% =	6,655.68	
HAZARDOUS MATERIAL REMEDIATION			555.40	3.43%
Coverage: Dwelling	@	100.00% =	555.40	
HEAT, VENT & AIR CONDITIONING			3,400.50	21.01%
Coverage: Dwelling	@	100.00% =	3,400.50	
USER DEFINED ITEMS			2,850.00	17.61%
Coverage: Contents	@	100.00% =	2,850.00	
WATER EXTRACTION & REMEDIATION			2,720.00	16.81%
Coverage: Dwelling	@	100.00% =	2,720.00	
Subtotal			16,181.58	100.00%

Work Orders:

Q3 2024, our numbers were:

Location	Work Orders Opened	Work Orders Closed	On-Call
Admin	142	127	1
Group Homes	66	65	3
McFarland	18	19	0
HSC	67	75	1
Justice Center	113	115	5
Animal Control	23	23	0
S. 11 th Storage	2	2	0
Engineer	15	15	0
Equip/Vehicles	65	62	0
West Ames Shed	1	1	0
Total	512	504	10

Q3 2025, our numbers are:

Location	Work Orders Opened	Work Orders Closed	On-Call
Admin	179	156	4
Group Homes	61	53	3
McFarland	25	26	0
HSC	80	76	0
Justice Center	111	108	9
Animal Control	23	20	0
S. 11 th Storage	6	6	0
Engineer	19	18	0
Equip/Vehicles	139	129	0
West Ames Shed	2	2	0
Total	645	594	16

General Information:

- Hired Jesse Tatman for 1st shift Maintenance Technician position
- Working on filling 1 open Maintenance Assistant position, 2 open 1st shift Maintenance Technician positions and 1 2nd shift Maintenance Technician
- Transition to new work order software seems to be going well

Administration Building:

- Remedied leak in SW corner of building
- Additional panic buttons were installed

Animal Control:

- Additional panic buttons were installed
- Added insulation and sheet rock on outside walls

Engineer's building:

- Additional panic buttons were installed

Group Homes:

- Nothing to report

Human Services Center:

- First six of the new heat pumps have been installed
- Additional panic buttons were installed
- New interior camera installed

Justice Center:

- Remodel of County Attorney's office is still in the punch list stage

McFarland Park:

- New door opener installed



STORY COUNTY

Facilities Management

JOBY BROGDEN

Director
515.382.7401

MATT MILLER

Assistant
515.382.7402

Story County Administration
900 6th St.

Nevada, Iowa 50201
515.382.7404 FAX

DATE: September 2, 2025
TO: Board of Supervisors
FROM: Joby J. Brogden
RE: Red Lion Renewables

Facilities Management is seeking direction and discussion on possible battery power storage and solar array options for the Justice Center and Administration buildings.

Red Lion Renewables will be presenting some options for the two aforementioned properties. We looked at multiple County owned sites and these two properties were the ones that potentially could meet the requirements for a power purchase agreement, with Red Lion.

Solar and other renewables energy sources are areas being discussed with the County's Climate Action Plan that is currently being developed.

Ideally, we would be discussing this after the CAP is completed, later this year, however with certain grant programs being eliminated soon, we felt there was some urgency to at least have a discussion about our options.

Red Lion is the owner/operator of the Dakins Lake solar array, that Conservation has a PPA with.

Direction
~~APPROVED~~ ~~DENIED~~

Board Member Initials: AKH

Meeting Date: 9-9-25

Follow-up action: work with Terri Drorak



Joby Brogden
Story County
Nevada, IA

August 28, 2025

RE: Preliminary Solar Proposal – Story County

Joby,

We are excited to help Story County continue to reduce its energy costs by integrating battery storage and solar in similar fashion as we have with Story County Conservation, Dallas Center, Perry, and other counties, schools, and municipalities throughout the state. Based on our assessment, we should be able to reduce your energy costs by approximately **\$9,400/yr** in energy costs and **\$282,000** over the next 30 years with **\$0** upfront costs through a customized Red Lion Renewables power purchase agreement (PPA) in similar fashion as we have with Story County Conservation. With help from a USDA grant we could expand the savings to \$19,000/yr and \$2,155,000 lifetime. Not only will you be reducing current energy costs and adding predictability to your energy budget, you will be doing so in a fiscally responsible manner and hedging against future utility rate increases.

Two (2) meters were evaluated for solar integration at the Administration Building and Justice Center. Although adding solar without help does not save the County on its budget, adding **412kWh** of battery storage systems should reduce your Alliant Energy costs by up to **\$45,000/yr** of electrical demand charges at those facilities. With a USDA grant we could add 456kW of solar canopies at the Administration Building and 1,018kW of ballasted ground solar array at the Justice Center producing a combined 1,956,000 kWh/yr to offset 99% of historical energy usage and offset an additional \$107,000/yr in Alliant Energy costs.

Traditional financing could take 15-45 years or more to payback from energy alone on a 30+ year asset without tax credits available to others and not accounting for maintenance, insurance, and production risk as long as you have cash available. However, we propose a better solution.

Red Lion Renewables proposes to finance, own, and operate the solar project through our standard power purchase agreement (PPA) just like the ones we have for Story County Conservation, Dallas Center, Albia Schools, Perry, and other Iowa counties, cities, and school districts that would save **\$9,400/year initially** in energy costs and over **\$282,000** over the 30 year life of the array without **\$0 out of pocket** capital spend. With a USDA grant we could increase that savings to \$19,200/yr and \$2,155,000 lifetime.

With the recent “big beautiful bill” changes and the USDA evaluation times, we have a short window to gain such savings. We suggest moving forward with review contracting, permitting, and grant submittal. Let’s get started toward predictable fiscally responsible energy that inspires other communities to control their energy future.

Sincerely,

Terry Dvorak, CEO



Financing Solar

Several finance options are available to Customers for solar projects. Red Lion Renewables' innovative power purchase agreements (PPAs) provide Customers a no-down, low-cost option to traditional financing.

Power Purchase Agreement (PPA) Relationship Map



Through our PPA, the Customer simply agrees to purchase the electricity produced by the solar array located on their property. Red Lion Renewables and Investors fund the project. Red Lion Renewables develops and constructs the array, maintains it, insures it, takes on production risk, and is the long-term owner. Investors receive tax benefits and are short-term owners.

Compared to Traditional Financing

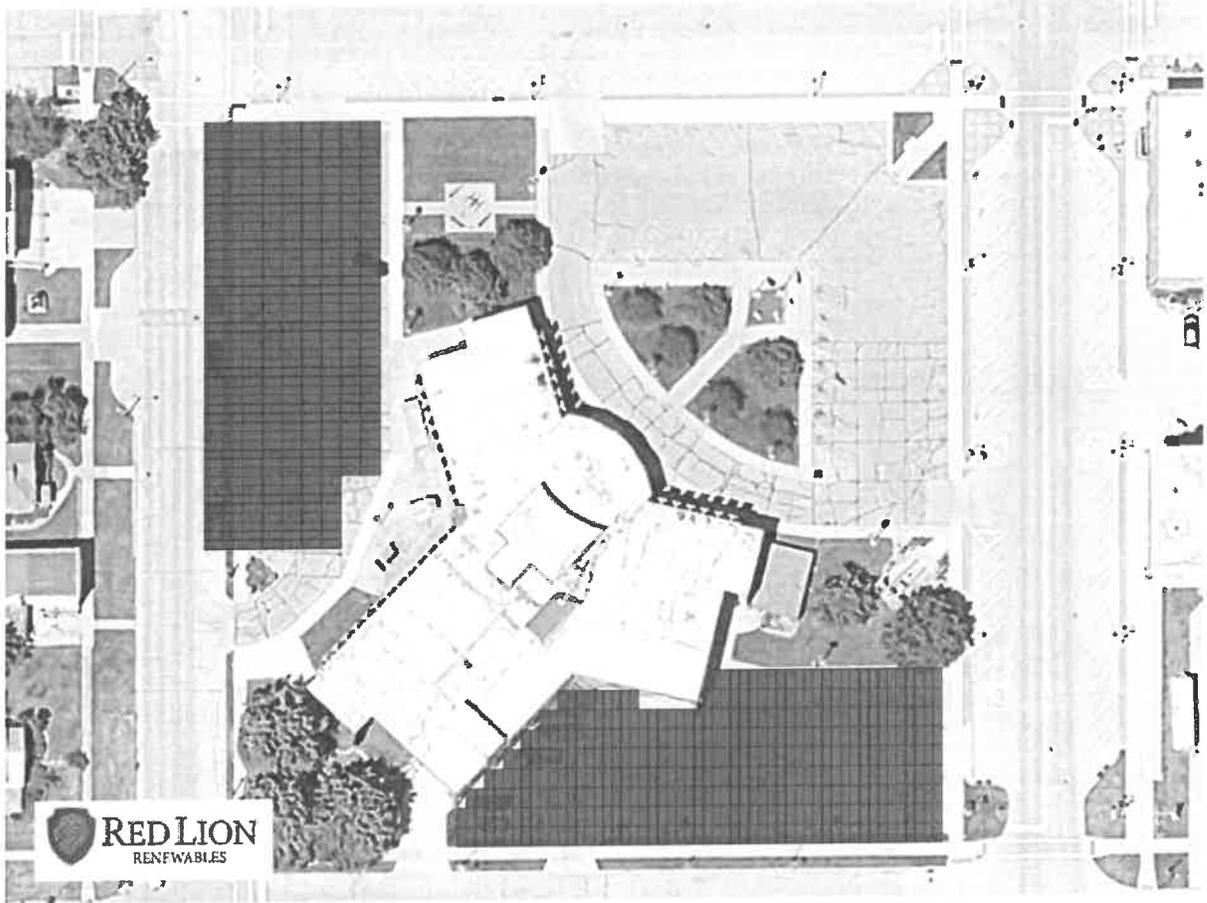
Traditional means, such as loans, bonds, or leases, don't allow schools, churches, or cities to take advantage of available tax incentives. However, by utilizing a Red Lion Renewables PPA, Customers indirectly benefit from federal and state tax incentives and can gain solar-produced electricity at a lower rate than fossil-fueled electricity. With no upfront costs required, lower electricity rates, and long-term predictability, the Customer gains more control over its energy costs for years to come.

	Loan / Bond	Lease	PPA
Down Payment / Upfront Costs	Yes	Yes	No
Maintenance	Yes	Yes	No
Insurance	Yes	Yes	No
Production Risk	Yes	Yes	No
Warranty Risk	Yes	Yes	No
End of Term Options	No	No	Yes

Story County- Solar Layout Options

Administration Building

- The Administration Building usage can be offset with solar canopies as shown below.
- A battery storage system would be integrated to manage demand costs.



Story County

Solar

	Admin Battery	Admin Building
Solar Array Size (kW-DC)	-	456
Solar Annual Production (kWh)	-	566,725
Current Annual Usage (kWh)	568,750	568,750
Electrical Usage Offset	0.0%	99.6%

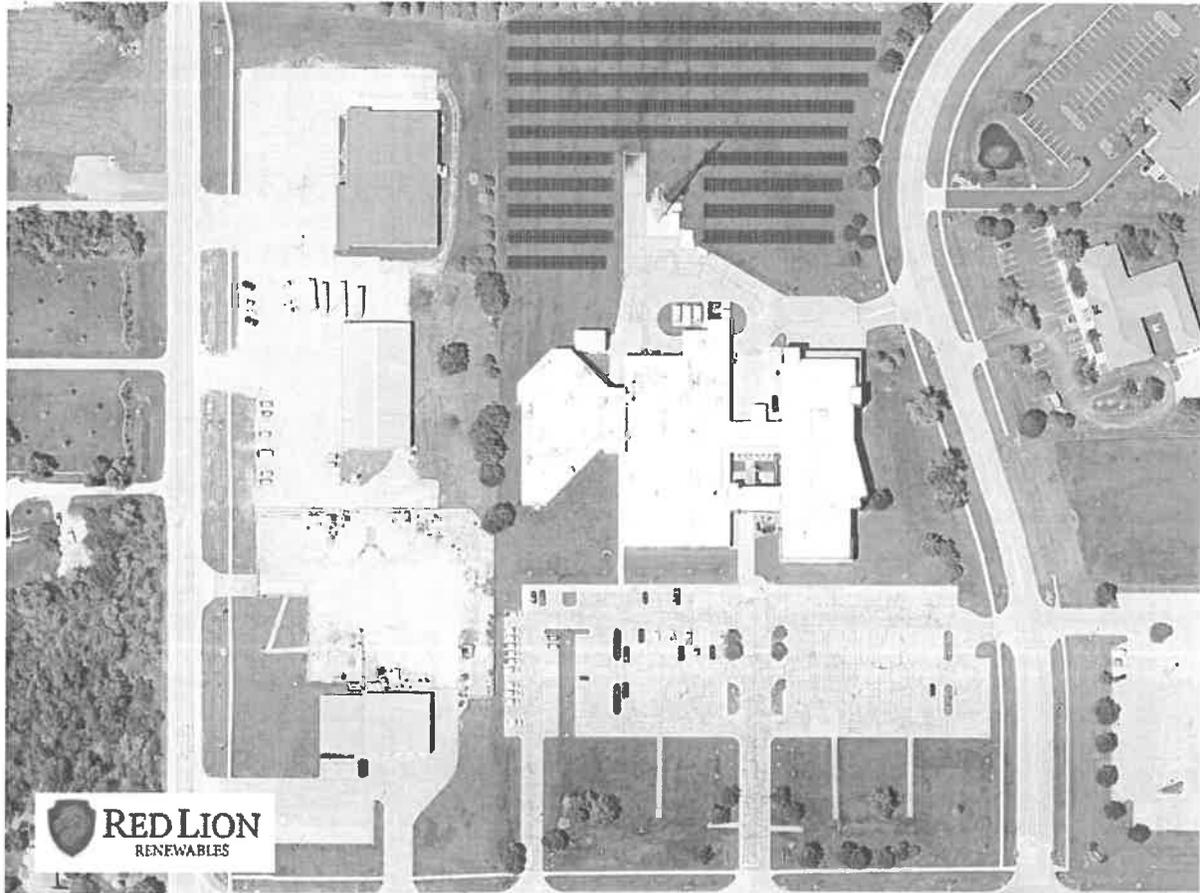
Battery Storage

Battery inverter size (kW)	50
Battery storage (kWh)	206



Justice Center

- The Justice Center usage can be offset with a ground array as shown below. A ballasted system would be utilized to avoid the geothermal system.
- A battery storage system would be integrated to manage demand costs.



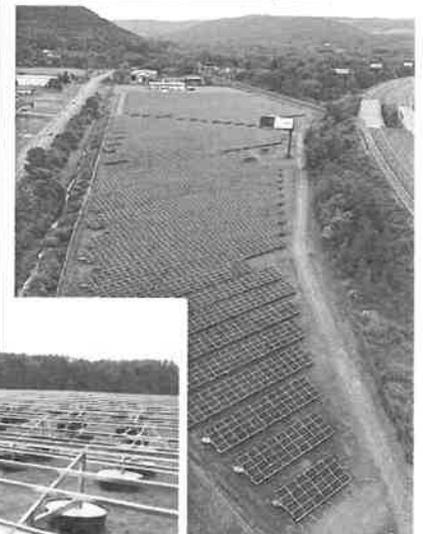
Story County

Solar

	Justice Battery	Justice Center
Solar Array Size (kW-DC)	-	1,018
Solar Annual Production (kWh)	-	1,389,434
Current Annual Usage (kWh)	1,394,400	1,394,400
Electrical Usage Offset	0.0%	99.6%

Battery Storage

Battery inverter size (kW)	100
Battery storage (kWh)	206





RED LION RENEWABLES

Financial Option Summary

Story County	Phase 1			Phase 2			Combined
	Admin Battery	Justice Battery	Total Solar	Admin Building	Justice Center	Total Solar	
Solar							
Solar Array Size (kW-DC)	-	-	-	456	1,018	1,474	1,474
Solar Annual Production (kWh)	-	-	-	566,725	1,389,434	1,956,158	1,956,158
Current Annual Usage (kWh)	568,750	1,394,400	1,963,150	568,750	1,394,400	1,963,150	1,963,150
Electrical Usage Offset	0.0%	0.0%	0.0%	99.6%	99.6%	99.6%	99.6%
Current Annual Energy Cost (\$)	\$51,188	\$139,440	\$190,628	\$51,188	\$139,440	\$190,628	\$190,628
Average Blended Electrical Rate (\$/kWh)	\$0.090	\$0.100	\$0.097	\$0.090	\$0.100	\$0.097	\$0.097
Savings/Revenue							
Effective Offset Rate				\$0.055	\$0.055	\$0.055	\$0.055
Energy offset				\$31,170	\$76,419	\$107,589	\$107,589
Demand charges savings	\$14,280	\$31,142	\$45,422				\$45,422
Subtotal Electricity Cost Savings	\$14,280	\$31,142	\$45,422	\$31,170	\$76,419	\$107,589	\$153,011
Battery Storage							
Battery inverter size (kW)	50	100	150				150
Battery storage (kWh)	206	206	412				412
Blended Demand Rate (\$/kW-month)	\$28.280	\$28.280	\$28.280				\$25.280
Cash Purchase Option							
Installed Cost/Budget (Solar)	\$252,162	\$257,932	\$510,094	\$1,355,211	\$2,060,230	\$3,415,441	\$3,415,441
Simple Payback year	17.7	8.3	11.2	43.5	27.0	31.7	31.7
PPA - no money down option							
PPA Price - 20-year, 2.5% annual escalator	\$0.0000	\$0.0000	\$0.0000	\$0.1650	\$0.1050	\$0.1050	
Year 1 PPA energy payments	\$0	\$0	\$0	(\$93,510)	(\$145,891)	(\$145,891)	
Battery price, 20-year 2.5% escalator (/mc)	\$1,000	\$2,000	\$1,500				
Year 1 Battery lease payments	(\$12,000)	(\$24,000)	(\$36,000)	(\$93,510)	(\$145,891)	(\$145,891)	
Subtotal	(\$12,000)	(\$24,000)	(\$36,000)	(\$93,510)	(\$145,891)	(\$145,891)	
Annual Savings / Net Revenue	\$2,280	\$7,142	\$9,422	(\$62,340)	(\$69,472)	(\$69,472)	
30-yr Life Savings - end term buy	\$68,400	\$214,260	\$282,660				
Alternate 1 - PPA - w/ USDA Grant							
PPA Price - 20-year, 2.5% annual escalator*				\$0.0500	\$0.0500	\$0.0500	\$0.0500
Year 1 PPA energy payments				(\$28,336)	(\$69,472)	(\$97,808)	(\$97,808)
Battery price, 20-year 2.5% escalator (/mc)	\$1,000	\$2,000	\$1,500.00			\$0.00	\$1,500.00
Year 1 Battery lease payments	(\$12,000)	(\$24,000)	(\$36,000)	(\$28,336)	(\$69,472)	(\$97,808)	(\$133,808)
Subtotal	(\$12,000)	(\$24,000)	(\$36,000)	(\$28,336)	(\$69,472)	(\$97,808)	(\$133,808)
Annual Savings / Net Revenue	\$2,280	\$7,142	\$9,422	\$2,834	\$6,947	\$9,781	\$19,203
30-yr Life Savings - end term buy			\$ 282,660			\$ 1,872,390	\$ 2,155,050

Notes:

Preliminary pricing. Additional utility info and site walks required.

Expected system life beyond 30 years.

30-yr Life Savings based on 20-years of savings under PPA, purchase in year 20, and 10 years of full energy savings.

Pricing based on full portfolio of sites to gain economies of scale. Pricing may adjust with a smaller scope of sites.

Alliant Energy may require upgrades or size limitations. If so, revisions may be necessary.

Pricing above based on Administration with canopies and Justice Center with a ballasted ground array.

Phase 1 to install battery systems.

Phase 2 to install solar arrays. Contingent upon receiving USDA grant or other finance incentives.

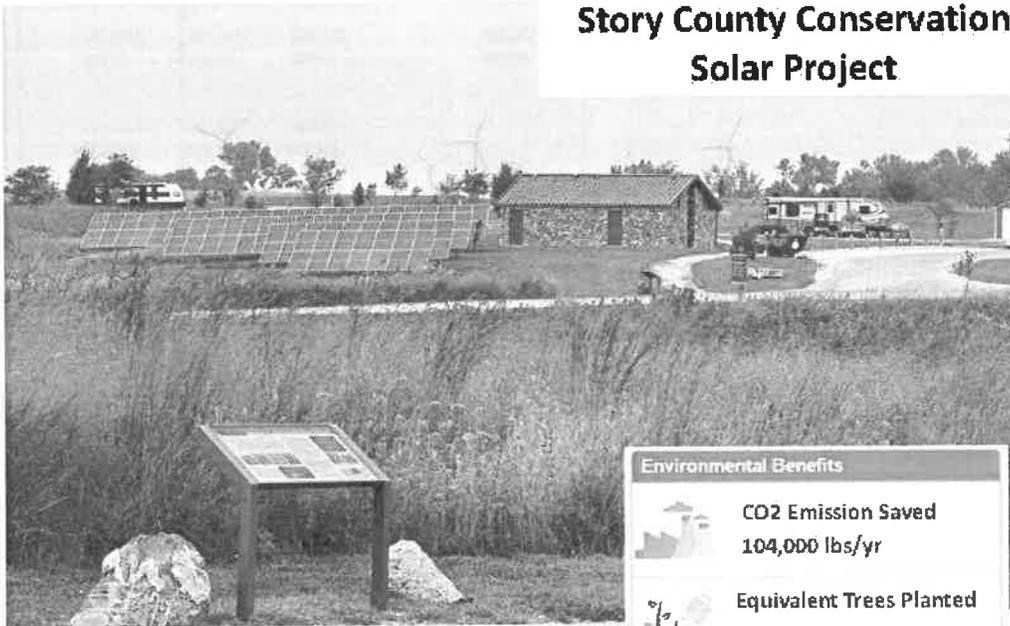
Requires Letter of Intent contingent upon receipt of grant before applying for the grant.

Contracting for Phase 1 to proceed and Phase 2 to proceed once and if receive grant approval.

Based on current tariffs on equipment. A change in tariffs may require a change in pricing.



Story County Conservation Solar Project



Environmental Benefits



CO2 Emission Saved
104,000 lbs/yr

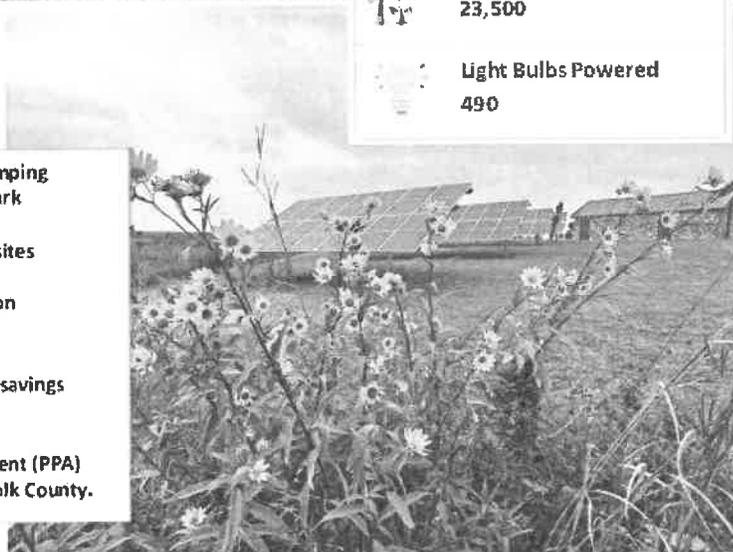


Equivalent Trees Planted
23,500



Light Bulbs Powered
490

- Using clean energy for camping facilities at Dakins Lake Park
- Combined solar field for
 - 3 meters for 37 campsites
 - Shower house
 - Picnic / fishing pavilion
- 49 kW-dc
- 67,000 kWh/yr
- \$3,000/yr, \$250k lifetime savings
- Financed through a Red Lion Renewables power purchased agreement (PPA) with no upfront cost to Polk County.



Thank you to the Story County community for making a difference!

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Perry Solar Project

- Helping Perry achieve 100% renewable energy.
- Solar Pavillion
- Solar Parking Canopies
- Solar Bike Path Canopies
- Solar Rooftops
- Solar on 9 Facilities
 - City Hall
 - Police/Fire Station
 - Library
 - Dale Carnegie Library
 - Towncraft
 - Public Services
 - Recycling Center
 - McCreary Community Recreation Center
- 933 kW-dc
- 1,100,000 kWh/yr
- \$14,000/yr, \$4.2MM+ lifetime savings
- Financed through a Red Lion Renewables power purchased agreement (PPA).

Environmental Benefits



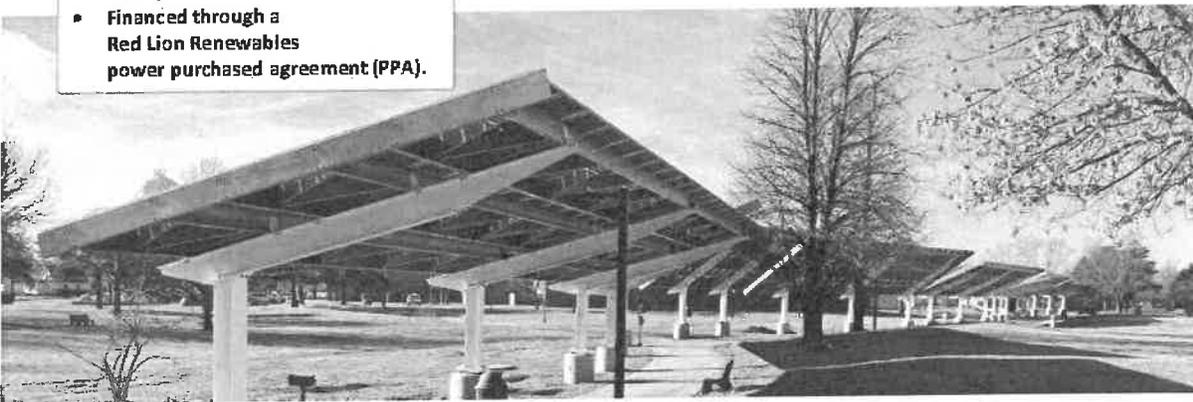
CO2 Emission Saved
1,718,000 lbs/yr



Equivalent Trees Planted
387,000



Light Bulbs Powered
9,330,000



Thank you to the community of Perry for making a difference!

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Albia Schools Solar + Battery Project

- Solar on 7 Facilities
 - High School
 - Lincoln Elementary
 - Grant Elementary
 - Mick Center
 - Mordan Wrestling Center
 - Kendall Center
 - Bus Barn
- Battery storage at High School
- Outdoor classroom canopy
- 24% energy offset
- 200 kW-dc; 236,000 kWh/yr
- 90 Tons coal avoided/yr
- 54,500 Equivalent trees planted
- \$3,500/yr, \$400,000 lifetime savings
- Financed through a Red Lion Renewables power purchased agreement (PPA).



Environmental Benefits



CO2 Emission Avoided
366,000 lbs/yr



Equivalent Trees Planted
54,500



Light Bulbs Powered
200,000

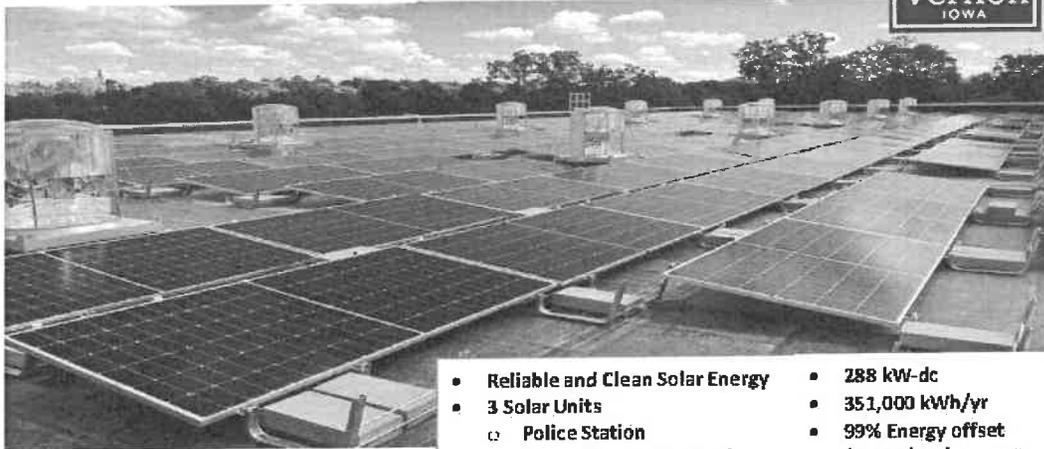
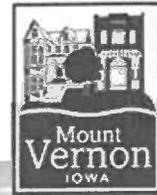
Thank you for making a difference!

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Red Lion Renewables



Mt. Vernon Solar Project

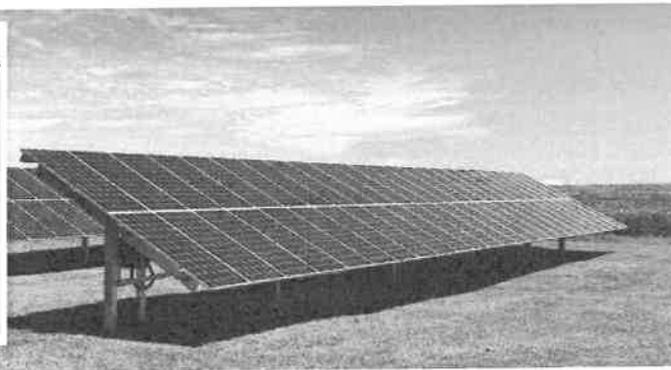


- **Reliable and Clean Solar Energy**
- **3 Solar Units**
 - Police Station
 - Recreation Center Roof
 - Recreation Center Carport
- **288 kW-dc**
- **351,000 kWh/yr**
- **99% Energy offset**
- **\$5,000/yr, \$865,000+ lifetime savings**
- **Financed through a Red Lion Renewables power purchased agreement (PPA) with no upfront cost to Mt. Vernon.**



Environmental Benefits

-  **CO2 Emission Saved**
335,000 lbs/yr
-  **Equivalent Trees Planted**
50,200
-  **Light Bulbs Powered**
2,880



Thank you to the Mt. Vernon for making a difference!

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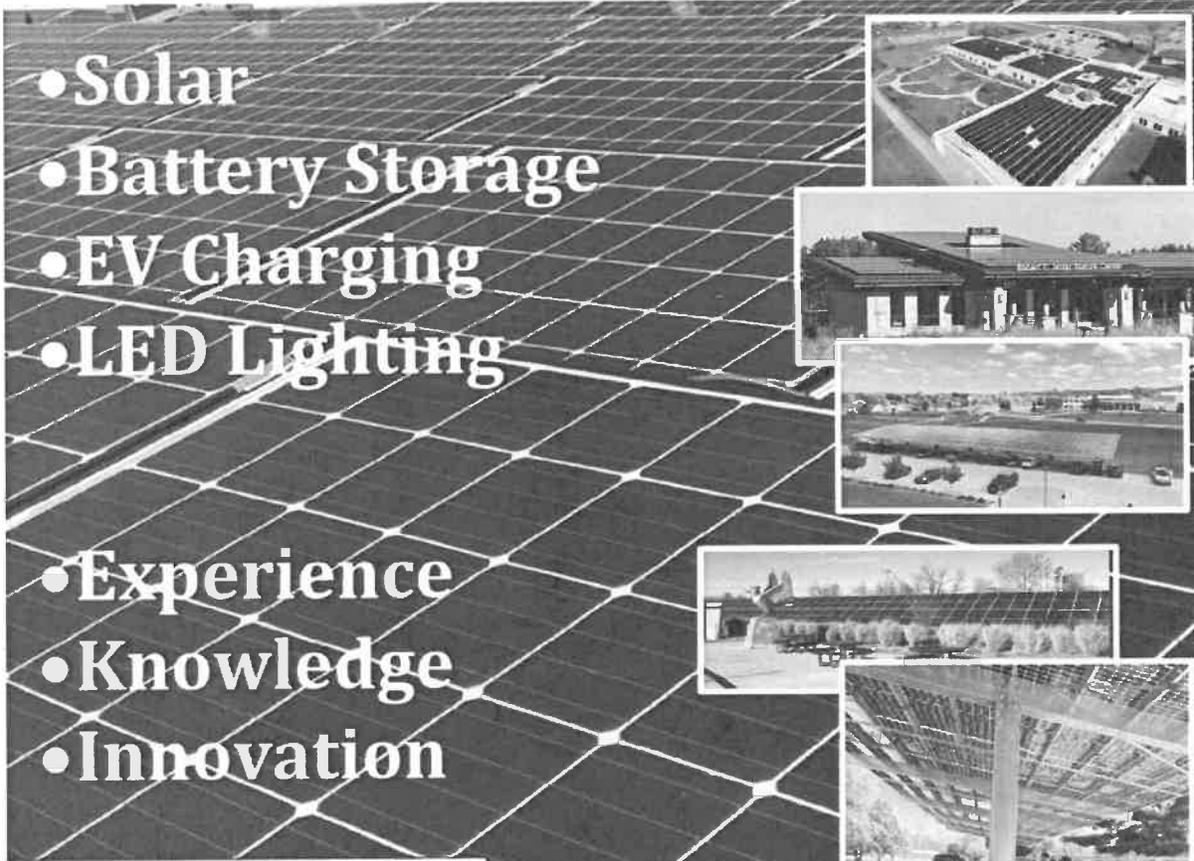


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**Making Solar
Savings Possible**



- Solar
- Battery Storage
- EV Charging
- LED Lighting

- Experience
- Knowledge
- Innovation

Solar Arrays at 150 customer facilities

- 13,500 kW-dc
- 17,100,000 kWh/yr
- 26,336,000 lbs CO2 avoided/yr
- 4,000,000 trees planted equiv/20 yrs.
- \$26,300,000 30-yr savings
-and counting



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Solar Savings Challenge

How much can you save?
 What impact will you make?
 What will your children be inspired to do?

	# Sites	kW-dc	kWh/yr	Annual Savings	Lifetime Savings	Environmental Impact
School District						
Albia	7	200	236,000	\$3,600	\$442,000	33,000 trees
Keokuk	6	603	739,000	32,600	\$2,887,000	103,000 trees
Knoxville	11	1,232	1,583,000	\$8,500	\$370,000	550,000 trees
Mediapolis	3	300	366,000	\$7,600	\$600,000	128,000 trees
Notre Dame	1	276	377,000	\$6,500	\$612,000	176,000 trees
Pekin	3	233	304,000	\$12,000	\$640,000	150,000 trees
Perry	5	185	253,000	\$11,100	\$1,200,000	36,000 trees
Sigourney	3	275	321,000	\$12,000	\$385,000	160,000 trees
Wapello	4	678	840,000	\$16,000	\$1,460,000	197,000 trees
W Burlington	4	576	707,000	\$8,500	\$1,680,000	350,000 trees
City						
Dallas Center	9	430	577,000	\$ 8,800	\$ 120,000	82,000 trees
Ft Madison	8	439	579,000	\$ 20,000	\$ 2,400,000	136,000 trees
Knoxville	8	1,630	2,108,000	\$ 8,000	\$ 1,560,000	740,000 trees
Lisbon	4	108	139,000	\$ 8,000	\$ 350,000	60,000 trees
Mt Vernon	3	315	383,000	\$ 6,500	\$ 865,000	65,000 trees
Palo	3	232	350,000	\$ 15,300	\$ 650,000	120,000 trees
Perry	10	1,809	2,223,000	\$ 20,800	\$ 5,220,000	780,000 trees
Wapello	9	437	564,000	\$ 14,000	\$ 1,630,000	198,000 trees
Williamsburg	5	303	400,000	\$ 3,300	\$ 264,000	140,000 trees
County						
Hamilton	6	177	242,000	\$ 3,500	\$ 311,000	68,000 trees
Lee	5	155	205,000	\$ 2,000	\$ 758,000	58,000 trees
Louisa	5	374	502,000	\$ 6,000	\$ 1,140,000	141,000 trees
Polk	11	374	470,000	\$ 3,800	\$ 1,000,000	165,000 trees
Pottawattamie	6	130	171,700	\$ 3,500	\$ 316,000	60,000 trees
Story	5	49	67,000	\$ 3,000	\$ 250,000	24,000 trees
Wapello	1	22	30,000	\$ 600	\$ 57,000	8,000 trees
Warren	3	57	78,000	\$ 800	\$ 139,000	11,000 trees
Other	16	2,100	2,641,000	\$53,000	\$ 1,424,000	742,000 trees
Total	164	13,699	17,455,700	\$299,300	\$28,730,000	5,481,000 trees

Environmental impact as equivalent number of trees planted.