

The Board of Supervisors met on 9/22/20 at 10:00 a.m. in the Story County Administration Building. Members present: Linda Murken, Lisa Heddens, and Lauris Olson, with Murken presiding. (all audio of meetings available at storycountyiowa.gov). Murken read the special note to the public: due to recommendations to limit gatherings in order to help slow the spread of the COVID-19 virus, public access to the meeting will be provided via Zoom meeting originating from the Story County Administration Building.

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

UPDATES ON COVID-19 – Heddens reported the most recent statewide and county statistics.

PROCLAMATION IDENTIFYING OCTOBER 2020 AS WATERSHED AWARENESS MONTH – The Board read the proclamation. Olson moved, Heddens seconded the approval of the Proclamation Identifying October 2020 as Watershed Awareness Month. Roll call vote. (MCU)

MINUTES: none presented this week.

PERSONNEL ACTIONS: Murken added an action form: new hire, effective 9/28/20, in Auditor's Office for Skye Kretzinger @ \$15.00/hr; 1) pay adjustment, effective 9/27/20, in a) Engineer's Office for Darren Moon @ \$5,296.42/bw; 2) re-hire, effective 9/23/20, in a) Auditor's Office for Marylou Nelson @ \$15.00/hr. Heddens moved, Olson seconded the approval of Personnel Actions with addition. Roll call vote. (MCU)

Olson asked to remove item #5 for individual consideration. Olson moved, Heddens seconded approval of the Consent Agenda with noted change.

1. Contract for Highway Right-of-Way with Douglas A. and Julie A Klemme for the purchase of temporary easement for \$439.65(FM-C085(160)--55-85)
2. Resolution #21-23, Abatement of Property Taxes on a parcel owned by a political subdivision pursuant to *Code of Iowa* §445.63
3. Iowa Department of Transportation (IDOT) reimbursement for Transportation Alternatives Program (TAP) grant and a State Recreational grant as prepared by Snyder and Associates for the paving of the Heart of Iowa Nature Trail (HOINT) between Huxley and the South Skunk River Bridge
4. Fireworks Application to display fireworks for Malinda Boyko, 56317 300th Street, Cambridge, Iowa, on 9/23/20 from 8:30 pm to 9:30 pm

Roll call vote. (MCU)

5. Story County registering as a supporter of the United Way of Central Iowa's 21-Day Equity Challenge – Olson asked if employees would participate during working hours. Alissa Wignall, Internal Operations and Human Resources Director, reported the support is meant to spur public outreach and media coverage; it is not part of the County's Wellness program. Olson moved, Heddens seconded the approval of the Story County registering as a supporter of the United Way of Central Iowa's 21-Day Equity Challenge. Roll call vote. (MCU)

SECOND CONSIDERATION OF ORDINANCE NO. 289 AMENDING CERTAIN BOUNDARIES OF THE OFFICIAL ZONING MAP OF STORY COUNTY IOWA – B & L PROPERTIES, LLC, REZONING – Amelia

Schoeneman, County Planner, reported on background information, and current; no additional comments have been received. Schoeneman asked the Board to waive the third and final consideration. Murken opened the public hearing at 10:10 a.m., and, hearing none, she closed the public hearing at 10:10 a.m. Heddens moved, Olson seconded the approval of Second Consideration of Ordinance No. 289, Amending Certain Boundaries of the Official Zoning Map of Story County Iowa and to Waive Third and Final Consideration. Roll call vote. (MCU)

DIRECTING COUNTY STAFF WHO POST OPEN MEETING NOTICES PURSUANT TO CODE OF IOWA §21.4 TO POST SAID NOTICES SO THEY ARE VISIBLE FROM OUTSIDE THE MAIN DOORS OF THE COUNTY BUILDING WHICH IS THE PRINCIPAL OFFICE OF THE BODY HOLDING THE MEETING, OR IF NO SUCH OFFICE EXISTS, OF THE BUILDING IN WHICH THE MEETING IS TO BE HELD, IF SAID BUILDING IS CLOSED TO THE PUBLIC DUE TO THE COVID-19 PANDEMIC – Murken reported on background information; meetings are posted on the website, no complaints have been received, and formal direction is required to make changes. Heddens stated countywide consistency is needed. Olson stated this is a reminder to all that open meetings are a legal requirement. Murken stated to move this discussion to the building re-opening item. The Board concurred. (motion made in Re-Opening the Administration Building)

A \$100.00 GRANT TO THE STORY COUNTY HUNGER COLLABORATION TO BE USED TO PAY DUES FOR ONE YEAR TO THE IOWA HUNGER COALITION – Lauris Olson reported this is a one-time request from the Story County Hunger Collaboration. Heddens moved, Olson seconded the approval of a \$100.00 grant from the General Fund to the Story County Hunger Collaboration for a one-time payment to be used to pay dues for one year to the Iowa Hunger Coalition. Roll call vote. (MCU)

RE-OPENING THE ADMINISTRATION BUILDING AND/OR ALL COUNTY BUILDINGS – Murken reported on two memos from Facilities Management, and an email from the Treasurer's Office. She noted the Justice Center is currently open. Joby Brogden, Facilities Management Director, reviewed logistics: designated entry and exit doors; stanchions and roping; signage; appointment software; and front desk coverage. Treasurer Ted Rasmusson reported on tax season; since the building was not open at the beginning of September, he requested re-opening occur after September 30. Murken stated the Board needs to focus on what works moving forward. Olson reported on current COVID-19 statistics and stated she supports re-opening to the public. Heddens stated the Board needs to be clear about its discussion and to consider each building separately. Murken reported on Conservation; a phased opening based on COVID-19 case numbers is planned. Regarding the Administration Building, Murken suggested a 10/5/20 re-opening, based upon reasons given by the Treasurer. Olson moved to open the Administrative Building on 9/23/20. Motion dies for a lack of a second. Heddens mentioned the concerns stated by the Treasurer that his office cannot meet social distancing requirements, and how to address. Rasmusson stated that is part of his concern: remodeling is currently underway, and the public is being served. Murken moved to open the Administration Building on 10/5/20, with daily hours of 12:00-4:00 pm, no appointments, walk-ins allowed, and the main desk staffed. She directed the Directors of Internal Operations and External Operations to put together a staff schedule for the front desk. Heddens seconded for discussion. Discussion took place. Murken asked about downsides to a full day schedule. Facilities Management cannot provide cleaning throughout the day. Treasurer's Office will need to be closed for half the day to process the mail, and

will offer appointments. Murken stated the Board should decline the motion on the floor. Roll call vote. Heddens nay, Olson nay, and Murken nay. Motion fails. Murken suggested opening from 12:00-4:00 pm starting on 10/5/20 and then opening from 8:00 am-4:30 pm on 11/9/20. Discussion took place. Heddens asked what would trigger a second closing. Murken stated the rate of employee absenteeism and a spike in COVID-19 cases in Story County. All Board members recognized that elected officials may choose an option for their offices that is different from the Board's decision. Heddens moved to re-open the Administration Building on 10/5/20 with the regular hours of operation of 8:00 am-4:30 pm, Olson seconded. Roll call vote. (MCU) Murken directed Brogden and County Outreach and Special Projects Manager Leanne Harter to post needed signage. Murken directed staff to follow the Facilities Management plan. Harter was directed to provide the pertinent information on the website and via social media. Alissa Wignall and Sandra King were directed to provide a staffing schedule for the front desk.

Olson moved, Heddens seconded the approval to direct all County staff who post open meeting notices pursuant to *Code of Iowa* §21.4 to post said notices so they are visible from outside the main doors of the County building which is the principal office of the body holding the meeting, or, if no such office exists, of the building in which the meeting is to be held, if said building is closed to the public due to the COVID-19 Pandemic. Roll call vote. (MCU)

Alissa Wignall, Internal Operations and Human Resources Director, asked about other buildings. Heddens moved, Olson seconded the approval of opening the Secondary Roads building on 10/5/20 with hours of operation of 8:00 am-4:30 pm. Roll call vote. (MCU). Murken stated the Human Services Center (HSC) and the Animal Control building will remain closed as-is. The Board concurred.

HIRING FREEZE EXEMPTION REQUEST FOR THE DIRECTOR OF PLANNING & DEVELOPMENT – Sandra King, Director of External Operations and County Services, reported on the vacancy, and the need for the exemption. Discussion took place. Alissa Wignall, Internal Operations and Human Resources Director, reported on policies and processes. Discussion took place. Wignall clarified the request for an interim director is not part of the exemption request; that request will be on a later agenda. Olson moved, Heddens seconded the approval of the Hiring Freeze Exemption Request for the Director of Planning & Development. Roll call vote. (MCU)

POSSIBLE APPLICATION FOR BUILD GRANT TO FUND 150TH STREET SKUNK RIVER BRIDGE

REPLACEMENT -- Darren Moon, Engineer, reported on the federal grant process. Murken directed the Engineer to make the application. The Board concurred.

UPCOMING AGENDA ITEMS: Heddens stated that BooSt for Children will update the Board, and Central Iowa Community Services (CICS) may add counties to the region.

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

Heddens moved, Olson seconded to adjourn at 12:15 p.m. Roll call vote. (MCU)

Story County
Board of Supervisors Meeting
Agenda
9/22/20

1. Originating From Administration Building, Story County Public Access Provided Via "Zoom" Meeting

SPECIAL NOTE TO THE PUBLIC: Due to recommendations to social distance in order to help slow the spread of the COVID-19 virus, public access to the meeting will be provided via Zoom.

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

Due to limited access at the Story County Administration Building, meetings of the Story County Board of Supervisors are held via Zoom Web/ Teleconference.

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

Visit [HTTPS://WWW.ZOOM.US/](https://www.zoom.us/)

Click on "Join A Meeting" and use the Zoom Meeting ID 981 7092 0243 and Password 446094

To join the meeting by telephone:

Dial (312) 626-6799, then enter Webinar ID 981 7092 0243, Password 446094

Please visit WWW.STORYCOUNTYIOWA.GOV/92/BOARD-OF-SUPERVISORS

for more information on how to participate in meetings of the Story County Board of Supervisors.

2. CALL TO ORDER: 10:00 A.M.
3. PLEDGE OF ALLEGIANCE:
4. STATEMENT EXPLAINING WHY A MEETING IN PERSON IS IMPOSSIBLE OR IMPRACTICAL, PER CODE SECTION 21.8.1
5. ADOPTION OF AGENDA:
6. UPDATES ON COVID-19
 - a) Staff
 - b)Supervisors
7. PUBLIC COMMENT #1:

This comment period is for the public to address topics on today's agenda
8. DISCUSSION AND CONSIDERATION OF ITEMS BROUGHT BEFORE THE BOARD WITH REQUEST FOR IMMEDIATE ACTION:
9. Consideration Of Proclamation Identifying October 2020 As Watershed Awareness Month

Department Submitting Board of Supervisors

Documents:

PROCLAMATION WA MONTH.PDF

10. AGENCY REPORTS:

11. CONSIDERATION OF MINUTES:

I. 9/8/20, 9/10/20, And 9/15/20 Minutes

Department Submitting Auditor

12. CONSIDERATION OF PERSONNEL ACTIONS:

I. Action Forms

1)pay adjustment, effective 9/27/20, in a)Engineer's Office for Darren Moon @ \$5,296.42/bw; 2)re-hire, effective 9/23/20, in a)Auditor's Office for Marylou Nelson @ \$15.00/hr.

Department Submitting HR

13. 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 Contract For Highway Right Of Way With Douglas A & Julie A Klemme For The Purchase Of Temporary Easement For \$439.65(FM-C085(160)--55-85)

Department Submitting Engineer

Documents:

KLEMME ROW CTR.PDF

II. Consideration Of Resolution #21-23, Abatement Of Property Taxes On Parcel Owned By Political Subdivision

Department Submitting Auditor

Documents:

RES2123.PDF

III. Consideration Of Iowa DOT Reimbursement For Transportation Alternatives Program (TAP) Grant And A State Recreational Grant As Prepared By Snyder & Associates For The Paving Of The Heart Of Iowa Nature Trail Between Huxley And The South Skunk River Bridge.

Department Submitting Conservation

Documents:

HOINT P2 SRT AND CIRTPA REIMBURSEMENTS.PDF

IV. Consideration Of Fireworks Application To Display Fireworks For Malinda Boyko, 56317 300 St., Cambridge, IA, On 9/23/20 At 8:30 P.m. - 9:30 P.m.

Department Submitting Auditor

Documents:

FIREWORKS.PDF

V. Consideration Of Story County Registering As A Supporter Of The United Way Of Central Iowa's 21 Day Equity Challenge

Department Submitting Board of Supervisors

Documents:

21 DAY EQUITY CHALLENGE SUPPORTER FLYER.PDF

14. PUBLIC HEARING ITEMS:

I. Second Consideration Of Ordinance #289 Amending Certain Boundaries Of The Official Zoning Map Of Story County Iowa – B & L Properties, LLC, Rezoning – Amelia Schoeneman

Department Submitting Planning and Development

Documents:

STAFF REPORT.PDF
ORDINANCE NO 289.PDF
APPLICATION DOCUMENTS.PDF

15. ADDITIONAL ITEMS:

I. Discussion And Consideration Of Directing County Staff Who Post Open Meeting Notices Pursuant To Code Section 21.4 To Post Said Notices So They Are Visible From Outside The Main Doors Of The County Building Which Is The Principal Office Of The Body Holding The Meeting, Or If No Such Office Exists, Of The Building In Which The Meeting Is To Be Held, If Said Building Is Closed To The Public Due To The COVID-19 Pandemic - Linda Murken

Department Submitting Auditor

II. Consideration Of A \$100 Grant To The Story County Hunger Collaboration To Be Used To Pay Dues For One-Year To The Iowa Hunger Coalition - Lauris Olson

Department Submitting Board of Supervisors

Documents:

LETTER TO SCBS RE IOWA HUNGER COALITION DUES.PDF

III. Discussion And Consideration Of Reopening Administration Building And/Or All Buildings - Board Of Supervisors

Department Submitting Auditor

Documents:

LETTER.PDF
ADM.PDF
ALL.PDF

IV. Discussion And Consideration Of Hiring Freeze Exemption Request For The Director Of Planning & Development - Sandra King And Alissa Wignall

Department Submitting Human Resources

Documents:

PD.PDF

16. DEPARTMENTAL REPORTS:

17. OTHER REPORTS:

I. Discussion Of Possible Application For BUILD Grant To Fund 150th St Skunk River Bridge Replacement – Darren Moon

Department Submitting Engineer

Documents:

BUILD GRANT.PDF

18. UPCOMING AGENDA ITEMS:

19. PUBLIC FORUM #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.

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

21. 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.



PROCLAMATION

“WATERSHED AWARENESS MONTH”

WHEREAS, a water quality collaboration has been formed between the cities of Ames, Huxley, Nevada and Gilbert, Story County, Prairie Rivers of Iowa, Leopold Center for Sustainable Agriculture, Story County Community Foundation, Izaak Walton League, and Story County Soil & Water Conservation District; and,

WHEREAS, the purpose of the Story County Ten-Year Water Monitoring program is to collect and analyze water sampling data, to increase resident’s knowledge and understandings, and identify problems in our watershed to support and improve surface and groundwater quality; and,

WHEREAS, water quality and flooding issues in rivers, lakes, and streams cannot be mitigated without good stewardship of the private and public lands in the watersheds that drain to those waterways; and,

WHEREAS, implementing green infrastructure using native vegetation and improving soil health aids in absorbing and filtering out excess nutrients and pollutants through use of the land; and,

WHEREAS, educating about how we impact the health of watersheds, where, we live, through our everyday activities; and,

WHEREAS, keeping our watersheds healthy protects public health, water supply, fisheries, wildlife, agriculture, supports economic development and enhances recreation activities in our communities.

WHEREAS, The Story County Board of Supervisors, does hereby proclaim the month of October 2020, as “WATERSHED AWARENESS MONTH.” We urge every citizen within Story County to recognize the importance of the watershed in which you live and to commit to keep learning and identifying how you can make a difference, even in your own backyard.

Signed this 22nd day of September, 2020.

SIGNATURE

SIGNATURE

SIGNATURE



Prepared by: Darren R. Moon, Story County Engineer's Office, 837 N Ave., Nevada, IA 50201 515-382-7355

CONTRACT FOR HIGHWAY RIGHT OF WAY

PARCEL No: 16-07-300-100
 PROJECT No: FM-C085(160)--55-85
 ROAD No: (680th Ave.)

THIS AGREEMENT made and entered into this 4th day of September, A.D. 20 20 by and between
DOUGLAS A. AND JULIE A. KLEMME

Seller, and the Story County Secondary Roads Department, acting for the County of Story, Buyer.

1. a SELLER AGREES to sell and Buyer agrees to buy the following real estate, hereinafter referred to as the premises, situated in parts of the following (1/4 1/4 Sec./Twp./Rge.):

The East 22.00 feet of the West 55.00 feet of the North 150.00 feet of the South 2,175.00 feet of the NW¼, SW¼ in Section 7, Township 82 North, Range 21 West of the 5th P.M., Story County, Iowa. Easement contains 0.19 acres of which 0.11 acres is existing R.O.W.

County of Story, State of Iowa, and more particularly described on Page 3 and which include the following buildings, improvements and other property:

See attached graphical representation

1. b SELLER ALSO GRANTS to Buyer a temporary easement as shown on the Temporary Easement Plot attached as Page 4, and as shown on the project plans for said highway improvement. Said temporary easement shall terminate upon completion of this highway project.

1. c The premises also include all estates, rights, title and interests, including all easements, and all advertising devices and the rights to erect such devices as are located thereon. SELLER CONSENTS to any change of grade of the highway and accepts payment under this contract for any and all damages arising therefrom. SELLER ACKNOWLEDGES full settlement and payment from the Buyer for all claims per the terms of this contract and discharges the Buyer from liability because of this contract and the construction of this public improvement project.

2. Possession of the premises is the essence of this contract and Buyer may enter and assume full use and enjoyment of the premises per the terms of this contract. Buyer may take immediate possession of premises upon the execution of the contract by both Seller and Buyer.

3. Buyer agrees to pay and SELLER AGREES to grant the right of possession, convey title, and to surrender physical possession of the premises as shown:

	Payment Amount	Agreed Performance
\$	<u>439.65</u>	on right of possession
\$		on conveyance of title
\$		on surrender of possession
\$		on possession and conveyance
\$	<u>439.65</u>	TOTAL LUMP SUM

BREAKDOWN:	ac.=acres	sq.ft.=square feet			
Land by Fee Title		ac./sq.ft.	\$	Buildings & Improvements	\$
Underlying Fee Title		ac./sq.ft.	\$	Fence _____ rods woven	\$
Permanent Easement	<u>0.08</u>	ac./sq.ft.	\$ <u>360.56</u>	Fence _____ rods barb	\$
Temporary Easement	<u>0.02</u>	ac./sq.ft.	\$ <u>54.09</u>		
Damages for:					\$
			Future Abstract Entry in the amount of <u>\$25.00</u>		

4. The Seller is responsible for any and all matters relating to any tenant on the land and hereby releases the Buyer from all tenant liabilities.

SELLER'S SIGNATURE AND CLAIMANT'S CERTIFICATION: Upon due approval and execution by the Buyer, we the undersigned claimants certify the total lump sum payment shown herein is just and unpaid.

X *Douglas Klumme*
X *Julie A. Klumme*

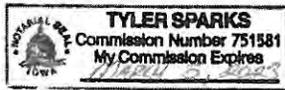
- 5. Each page and each attachment is by this reference made part hereof and the entire agreement consists of 4 pages.
- 6. In the event that said premises is burdened by the lien of a mortgage, judgement or other encumbrance, Sellers agree to fully cooperate with Buyer in securing a release of such lien from said premises, and if necessary and proper, Sellers agree that any part of the sum owing to them under this contract may be paid to the holder of such lien for such release.
- 7. Buyer agrees that any drain tile that is located within the premises and is damaged by highway construction shall be repaired at no expense to Seller. Where Buyer specifically agrees to construct and maintain fence, the fence shall be constructed and maintained for vehicle access control purposes only at no expense to the Seller. Buyer shall have the right of entry upon Sellers remaining property along the right of way line, if necessary, for the purpose of connecting said drain tile and constructing and maintaining said fence. Seller may pasture against said fence at his own risk. Buyer will not be liable for fencing private property of maintaining the same to restrain livestock.
- 8. If the Seller holds title to the premises in joint tenancy with full rights of survivorship and not as tenants in common at the time of this contract, Buyer will pay any remaining proceeds to the survivor of that joint tenancy and will accept title solely from that survivor, provided the joint tenancy has not been destroyed by operation of law or acts of the Seller.
- 9. These premises are being acquired for public purposes and this transfer is exempt from the requirements for the filing of a Declaration of Value by the Code of Iowa.
- 10. Seller states and warrants that, to the best of Seller's knowledge, there are no burial site, well, solid waste disposal site, hazardous substance, nor underground storage tank on the premises described and sought herein except,
- 11. This Written contract constitutes the entire agreement between Buyer and Seller and there is no agreement to do or not to do any act or deed except as specifically provided for herein.

Additional Right of Way Agreements:

SELLER'S ACKNOWLEDGMENT

STATE OF IOWA: ss On this 4th day of September, 2020, before me, the undersigned, personally appeared *Douglas Klumme and Julie Klumme*

Known to me to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



Tyler Sparks
Notary Public in and for the State of Iowa

BUYER'S APPROVAL

Darren Moon 9-8-20
Recommended by: Darren Moon P.E., Story County Engineer (Date)

Mudambee 9-22-2020
Approved by: Chairperson, Story County Board of Supervisors (Date)

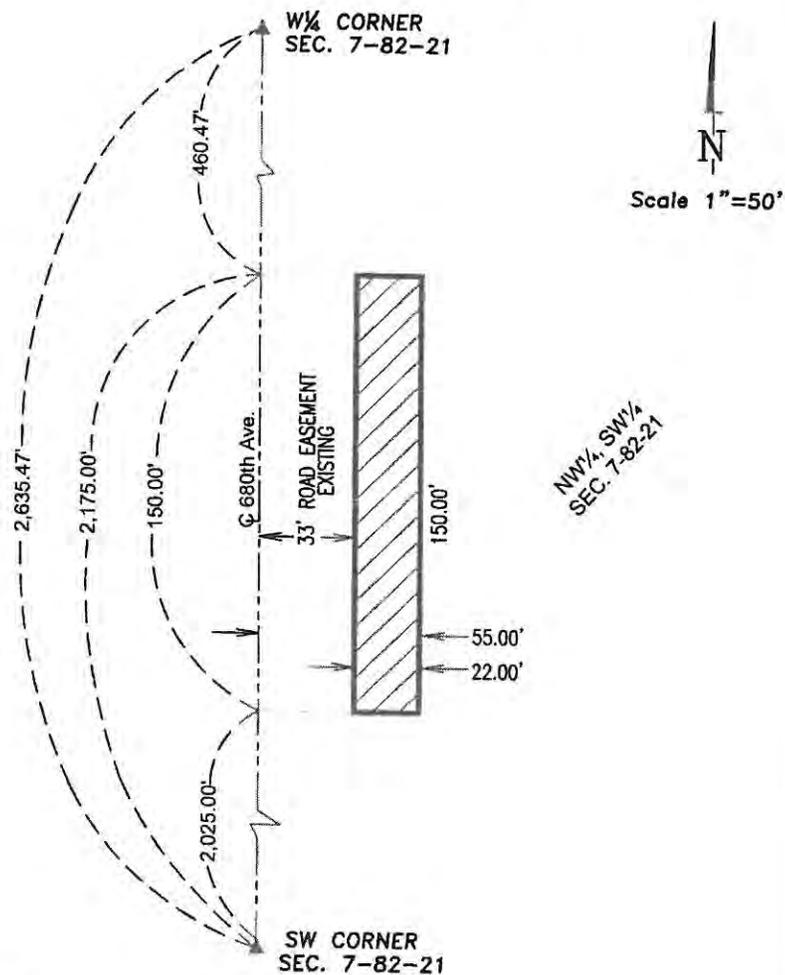
"Exhibit A"

STORY COUNTY SECONDARY ROADS EASEMENT ACQUISITION

PROJECT NO. FM-C085(160)--55-85 PARCEL NO. 16-7-300-100
SECTION 7, TOWNSHIP 82N, RANGE 21W, OF THE 5TH P.M., STORY COUNTY, IOWA.
ACQUIRED FROM DOUGLAS A. & JULIE A. KLEMME

EXISTING R.O.W. 0.11 ACRES NEW R.O.W. 0.08 ACRES TOTAL R.O.W. 0.19 ACRES

The East 22.00 feet of the West 55.00 feet of the North 150.00 feet of the South 2,175.00 feet of the NW $\frac{1}{4}$, SW $\frac{1}{4}$ in Section 7, Township 82 North, Range 21 West of the 5th P.M., Story County, Iowa. Easement contains 0.19 acres of which 0.11 acres is existing R.O.W.



DATE DRAWN 6/17/2020

BOARD OF SUPERVISORS RESOLUTION 21-23

RESOLUTION TO ABATE PROPERTY TAXES ON PARCEL OWNED BY POLITICAL SUBDIVISION

WHEREAS, the following parcels of property are currently be purchased under contract by Story County, Iowa, and

WHEREAS, when Story County acquired this property there were property taxes then due and payable, and

WHEREAS, property held by Story County is exempt from taxation, and

WHEREAS, Section 445.63 Code of Iowa states that county boards of supervisors shall abate such taxes, and

WHEREAS, the Story County Board of Supervisors has determined that the above taxes should be abated;

NOW THEREFORE BE IT RESOLVED, that currently due and payable taxes and penalties on the following described real estate are hereby abated in the amount of \$458.67.

#10-32-100-100 Northwest Quarter (NW ¼) of Northwest Quarter (NW ¼) of Section Thirty-two (32) Township Eighty-three (83) North Range Twenty-three (23) West of the 5th P.M., Story County, Iowa

APPROVED THIS 22ND DAY OF SEPTEMBER, 2020 AT NEVADA, STORY COUNTY, IOWA.

Judith
Chairperson, Board of Supervisors

Attest:
Alicia
County Auditor

ROLL CALL Lauris Olson Yea Nay ___ Absent ___
FOR ALLOWANCE Lisa Heddens Yea Nay ___ Absent ___
 Linda Murken Yea Nay ___ Absent ___

ALLOWED BY VOTE
OF BOARD Yea 3 Nay 0 Absent 0

Judith Above tabulation made by *J*
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

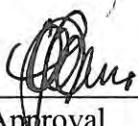
Memorandum

To: Story County Board of Supervisors
Through: Michael D. Cox, Director
From: Patrick Shehan, Special Projects Ranger
Date: September 22, 2020
Re: Consideration of Iowa DOT Reimbursement for Transportation Alternatives Program (TAP) Grant and a State Recreational Grant as prepared by Snyder & Associates for the paving of the Heart of Iowa Nature Trail between Huxley and the South Skunk River Bridge.

The attached forms serve as reimbursement requests to Iowa Department of Transportation for grants received for paving the Heart of Iowa Nature Trail. The grants are as follows:

- Transportation Alternatives Program Grant - \$200,000.00 - **\$190,000.00** reimbursement.
- State Recreational Trails Grant - \$530,000.00 - **\$288,194.41** reimbursement.

The next reimbursement payment will be for the remaining dollar amount to reach the 95% of both grants. The remaining five percent will be requested when the final field audit is completed.


Approval

Disapproval

Date 9/22/2020

Date



CLAIM FOR REIMBURSEMENT OF FEDERAL PROJECT COSTS (TAP, TE, FRT, ICAAP, NSB, Earmark)

Claim Number: 1 Check for Final Reimbursement Date: 09/11/20 Iowa DOT Project Number:
Local Public Sponsor: Story County Agreement Number:
City: Story County County: Story
Project Name: Heart of Iowa Nature Trail: Huxley to South Skunk River Bridge Hard Surfacing and Trail Improvements

- 1 Maximum federal-aid payable per the Iowa DOT project agreement: \$200,000.00
2 Maximum in-kind contribution authorized (if applicable):
3 Local Contribution (if applicable):
4 Total project cost: \$200,000.00

Table with 4 columns: Description, Cumulative Non-Eligible Cost of Approved Work [N] (if applicable), Eligible Amount Paid This Claim [A], Cumulative Eligible Amount Paid to Date [B]. Rows include Preliminary Engineering (PE), Construction Engineering (CE), Right of Way Acquisition (ROW), Construction (CONST), Local Forces (LF), Utility Relocation (UR), Railroad (RR), Non-Construction Project Costs (Non-Const), In-Kind (Third-Party Contribution), and Total dollar amount eligible for reimbursement (\$587,816.71).

I hereby certify that all eligible project activities for which reimbursement is requested have been paid in full and completed in compliance with the project plans, specifications, the project agreement, the laws of the State of Iowa and the ordinances of the CITY/COUNTY or Local Public Sponsor.

Story County Board of Supervisors Date: 9/22/2020
Local Public Sponsor Date

I certify that the items claimed for payment are proper and true and that no part of this claim has been paid by the Iowa DOT.

(Sign in Ink) Title

Make Check Payable to:

Local Public Sponsor: Story County Conservation
Mailing Address: 56461 180th Street, Ames, IA 50010

Email signed claim form and supporting documentation to: DOT.SPBClaims@iowadot.us

APPLICATION FOR PARTIAL PAYMENT NO. 01

PROJECT: Heart of Iowa Nature Trail - Phase 2
 OWNER: Story County Conservation
 CONTRACTOR: Howrey Construction, LLC.
 ADDRESS: 820 W High St
 Rockwell City, IA 50579
 DATE: July 27, 2020

S&A PROJECT NO.: 119.0985
 LATE START DATE: June 22, 2020
 START DATE: June 22, 2020
 PAYMENT PERIOD: June 22, 2020 - July 16, 2020

1. CONTRACT SUMMARY:

Original Contract Amount: \$ 1,006,054.06
 Net Change by Change Order: \$ 4,295.70
 Contract Amount to Date: \$ 1,010,349.76

CONTRACT PERIOD:

Original Contract Working Days: 75
 Working Days Added By Change Order: 1
 Total number of Working Days: 76
 Working Days Used to Date: 11

2. WORK SUMMARY:

Work Performed This Period: \$ 605,996.61
 Retainage: 3% \$ 18,179.90
 Subtotal This Period \$ 587,816.71
AMOUNT DUE THIS APPLICATION: \$ 587,816.71

Total Work Performed to Date: \$ 605,996.61
 Retainage: 3% \$ 18,179.90
 Total Earned Less Retainage: \$ 587,816.71
 Payment Summary
 Pay Application #1 \$ 587,816.71

Total \$ 587,816.71

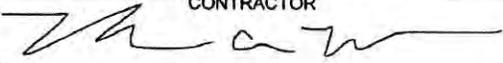
3. CONTRACTOR'S CERTIFICATION:

The undersigned CONTRACTOR certifies that:

- (1) all previous progress payments received from OWNER on account of Work done under the Contract referred to above have been applied to discharge in full all obligations of CONTRACTOR incurred in connection with the Work covered by prior Applications for
- (2) title to all materials and equipment incorporated in said Work or otherwise listed in or covered by this application for Payment are free and clear of all liens, claims, security interests and encumbrances.

Howrey Construction, LLC.

CONTRACTOR

By 

DATE: 7/27/20

4. ENGINEER'S APPROVAL:

Payment of the above AMOUNT DUE THIS APPLICATION is recommended:

Snyder & Associates, Inc.

ENGINEER

By 

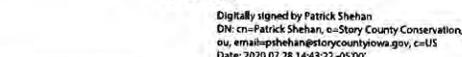
Digitally signed by Andy Burke
 DN: C=US,
 E=aburke@snyder-associates.com,
 O="Snyder & Associates, Inc"
 CN=Andy Burke
 Reason: I have reviewed this document
 Date: 2020.07.27 15:33:33-05'00'

DATE: _____

5. OWNER'S APPROVAL

Story County Conservation

OWNER

By 
 Digitally signed by Patrick Shehan
 DN: cn=Patrick Shehan, o=Story County Conservation,
 ou, email=pshehan@storycountyia.gov, c=US
 Date: 2020.07.28 14:43:22 -05'00'

DATE: _____

6. DETAILED ESTIMATE OF WORK COMPLETED:

Item No.	BID ITEM	DESCRIPTION	CONTRACT ITEMS			COMPLETED WORK TO DATE			COMPLETED WORK THIS PERIOD			PERCENT COMPLETE THIS PERIOD	PERCENT COMPLETE TO DATE
			QUANTITY	UNIT	UNIT COST	TOTAL COST	QUANTITY	COST	QUANTITY	COST			
1		CLEARING AND GRUBBING	2,000	ACRE	\$4,100.00	\$ 8,200.00	1,001	\$ 4,100.00	1,001	\$ 4,100.00	50.00%	50.00%	
2		EXCAVATION, CLASS 10, ROADWAY AND BORROW	2718.900	CY	\$10.25	\$ 27,868.73	1372.60	\$ 14,069.15	1372.60	\$ 14,069.15	50.48%	50.48%	
3		EXCAVATION, CLASS 10, WASTE	934.500	CY	\$15.50	\$ 14,484.75	0.00	\$ -	0.00	\$ -	0.00%	0.00%	
4		EXCAVATION, CLASS 13, WASTE	118.500	CY	\$18.25	\$ 2,162.63	118.50	\$ 2,162.63	118.50	\$ 2,162.63	100.00%	100.00%	
5		CONSTRUCTION OF SOIL AGGREGATE SUBBASE	3,200	MILE	\$11,450.00	\$ 36,640.00	2,200	\$ 25,190.00	2,200	\$ 25,190.00	68.75%	68.75%	
6		SHOULDER FINISHING, EARTH	167.940	STA	\$237.50	\$ 39,895.75	23.67	\$ 5,621.63	23.67	\$ 5,621.63	14.09%	14.09%	
7		STANDARD/SKIP FORM PCC PAVEMENT, CLASS C, CLASS 2 DURABILITY, 8 IN.	533.300	SY	\$80.00	\$ 42,664.00	674.50	\$ 53,960.00	674.50	\$ 53,960.00	126.48%	126.48%	
8		SUBDRAIN LONGITUDINAL (SHOULDER) 6 IN. DIA.	5100.200	LF	\$11.50	\$ 58,652.30	967.00	\$ 11,120.50	967.00	\$ 11,120.50	18.96%	18.96%	
9		SUBDRAIN OUTLET, DR-306	4,000	EA	\$350.00	\$ 1,400.00	0.00	\$ -	0.00	\$ -	0.00%	0.00%	
10		ENGINEERING FABRIC	44,000	SY	\$5.00	\$ 220.00	0.00	\$ -	0.00	\$ -	0.00%	0.00%	
11		EROSION STONE	20,000	TON	\$65.00	\$ 1,300.00	0.00	\$ -	0.00	\$ -	0.00%	0.00%	
12		REMOVAL OF RECREATIONAL TRAIL	1513.300	SY	\$12.00	\$ 18,159.60	1513.30	\$ 18,159.60	1513.30	\$ 18,159.60	100.00%	100.00%	
13		RECREATIONAL TRAIL, PORTLAND CEMENT CONCRETE, 6 IN.	18535.200	SY	\$31.50	\$ 583,858.80	12331.67	\$ 388,447.61	12,331.67	\$ 388,447.61	66.53%	66.53%	
14		RECREATIONAL TRAIL, PORTLAND CEMENT CONCRETE, 8 IN.	56.700	SY	\$80.00	\$ 4,536.00	58.30	\$ 4,664.00	58.30	\$ 4,664.00	102.82%	102.82%	
15		DETECTABLE WARNINGS	200,000	SF	\$49.00	\$ 9,800.00	60.00	\$ 2,940.00	60.00	\$ 2,940.00	30.00%	30.00%	
16		SAFETY CLOSURE	10,000	EA	\$300.00	\$ 3,000.00	10,000	\$ 3,000.00	10,000	\$ 3,000.00	100.00%	100.00%	
17		FENCE, FIELD	627,000	LF	\$6.50	\$ 4,075.50	0.00	\$ -	0.00	\$ -	0.00%	0.00%	
18		FIELD FENCE BRACE PANELS	12,000	EA	\$275.00	\$ 3,300.00	0.00	\$ -	0.00	\$ -	0.00%	0.00%	
19		REMOVAL OF FENCE, FIELD	627,000	EA	\$2.00	\$ 1,254.00	627,000	\$ 1,254.00	627,000	\$ 1,254.00	100.00%	100.00%	
20		REMOVE AND REINSTALL SIGN AS PER PLAN	15,000	EA	\$275.00	\$ 4,125.00	7.50	\$ 2,062.50	7.50	\$ 2,062.50	50.00%	50.00%	
21		CONSTRUCTION SURVEY	1,000	LS	\$10,000.00	\$ 10,000.00	1,000	\$ 10,000.00	1,000	\$ 10,000.00	100.00%	100.00%	
22		PAINTED PAVEMENT MARKING, WATERBORNE OR SOLVENT-BASED	1,920	STA	\$900.00	\$ 1,728.00	0.00	\$ -	0.00	\$ -	0.00%	0.00%	
23		TRAFFIC CONTROL	1,000	LS	\$18,000.00	\$ 18,000.00	0.75	\$ 13,500.00	0.75	\$ 13,500.00	75.00%	75.00%	
24		MOBILIZATION	1,000	LS	\$40,000.00	\$ 40,000.00	1.00	\$ 40,000.00	1.00	\$ 40,000.00	100.00%	100.00%	
25		(EACH ITEM) 6 INCH SUBDRAIN CLEANOUT	13,000	EA	\$150.00	\$ 1,950.00	5.00	\$ 750.00	5.00	\$ 750.00	38.46%	38.46%	
26		(EACH ITEM) PERFORATED STANDPIPE	2,000	EA	\$275.00	\$ 550.00	0.00	\$ -	0.00	\$ -	0.00%	0.00%	
27		(LUMP SUM ITEM) SIGNING	1,000	LS	\$12,000.00	\$ 12,000.00	0.00	\$ -	0.00	\$ -	0.00%	0.00%	
28		MULCHING, BONDED FIBER MATRIX	11,800	ACRE	\$2,530.00	\$ 29,854.00	0.00	\$ -	0.00	\$ -	0.00%	0.00%	
29		SEEDING AND FERTILIZING (RURAL)	5,900	ACRE	\$850.00	\$ 5,015.00	0.00	\$ -	0.00	\$ -	0.00%	0.00%	
30		STABILIZING CROP - SEEDING AND FERTILIZING	5,900	ACRE	\$450.00	\$ 2,655.00	0.00	\$ -	0.00	\$ -	0.00%	0.00%	
31		PERIMETER AND SLOPE SEDIMENT CONTROL DEVICE, 9 IN. DIA.	4490.000	LF	\$3.00	\$ 13,470.00	0.00	\$ -	0.00	\$ -	0.00%	0.00%	
32		REMOVAL OF PERIMETER AND SLOPE SEDIMENT CONTROL DEVICE	4490.000	LF	\$0.50	\$ 2,245.00	0.00	\$ -	0.00	\$ -	0.00%	0.00%	
33		MOBILIZATIONS, EROSION CONTROL	4,000	EA	\$500.00	\$ 2,000.00	0.00	\$ -	0.00	\$ -	0.00%	0.00%	
34		MOBILIZATIONS, EMERGENCY EROSION CONTROL	1,000	EA	\$1,000.00	\$ 1,000.00	0.00	\$ -	0.00	\$ -	0.00%	0.00%	

TOTAL ORIGINAL CONTRACT:

\$ 1,006,054.06

\$ 601,001.61

\$ 601,001.61

59.74%

CHANGE ORDER #1

13	RECREATIONAL TRAIL, PORTLAND CEMENT CONCRETE, 6 IN.											
8001	TRAIL APPROACH PAVEMENT	-22.200	SY	\$31.50	\$ (699.30)	22.20	\$ 4,995.00	22.20	\$ 4,995.00	0.00	\$ -	0.00%

TOTAL CHANGE ORDER(S)

\$ -

\$ -

\$ -

#DIV/0!

TOTAL CONTRACT & CHANGE ORDER

\$ 1,010,349.76

\$ 605,996.61

\$ 605,996.61

59.98%

CHANGE ORDER SUMMARY

\$ 1,006,054.06

\$ 601,001.61

\$ 601,001.61

59.74%

STORY COUNTY AUDITOR

900 6th STREET
NEVADA, IOWA 50201

STATE BANK & TRUST
NEVADA, IOWA

DATE
08/06/2020

CHECK NUMBER
181665

PAY

Five Hundred Eighty Seven Thousand Eight Hundred Sixteen
Dollars and 71/100*****

AMOUNT
\$587,816.71

TO THE ORDER OF:

Howrey Construction LLC
316 Austin St.
Rockwell City IA 50579


Story County Auditor

VOID AFTER 12 MONTHS
BY ORDER OF BOARD OF SUPERVISORS

⑈ 18 1665 ⑈ ⑆ 073921831⑆ ⑈ 39 583 8⑈

ENDORSE
X CREDITED TO THE ACCOUNT OF
The Within Named Payee
In Accordance With Payee's Instructions
Absence of Endorsement Guaranteed
CITIZENS BANK
SAC CITY, IOWA
DEPOSIT
LINE

0910415211
2020-08-11

CITIZENS BANK ⑆ 073921848⑆ 08/18/28 818183528

CLAIM FOR REIMBURSEMENT OF STATE GRANT PROGRAM (RISE, RT) PROJECT COSTS

Claim Number: 1 Check for Final Reimbursement Date: 9/14/2020 Project Number: RT-C085(156)-9H-85
 Sponsor: Story County Agreement Number: 2020-RT-001
 Contract / Agreement with: Story County City / County: Story
 Project Description: Heart of Iowa Nature Trail: Huxley to South Skunk River Bridge Hard Surfacing and Trail Improvements

- 1 Maximum payable per the Iowa DOT project agreement: \$530,000.00
- 2 Cash match: _____
- 3 Total project cost: \$530,000.00

	Cumulative Non-Eligible Cost of Approved Work Paid to Date [N], (if applicable)	Eligible Amount Paid This Claim [A]	Cumulative Eligible Amount Paid to Date [B]				
Engineering (Preliminary and Construction)							
4 Total dollar amount of Engineering costs paid: _____	_____	_____	_____				
Administration							
5 Total dollar amount of Administration costs paid: _____	_____	_____	_____				
Right of Way Acquisition (ROW)							
6 Total dollar amount of ROW costs paid: _____	_____	_____	_____				
Construction (CONST)							
7 Total dollar amount of CONST costs paid: _____	_____	\$404,483.38	\$404,483.38				
Railroad and/or Utility (RR/Utility) (if IA DOT approved)							
8 Total dollar amount of RR/Utility costs paid: _____	_____	_____	_____				
Local Forces (LF - In-House Services or Local Agency Forces Work)							
9 Total dollar amount of LF costs paid: _____	_____	_____	_____				
10 Total dollar amount eligible for reimbursement			\$404,483.38				
11 Reimbursement rate per the Iowa DOT project agreement: _____		75%					
12 Dollar amount eligible for reimbursement (line 9 multiplied by line 10) or the maximum payable per the Iowa DOT project agreement, whichever is less: _____			\$303,362.54				
13 Dollar amount reimbursed by the Iowa DOT prior to this claim: _____			_____				
14 Less 5% Iowa DOT Withholding of State portion of CONSTRUCTION cost until final field audit is completed (5% of the product of line 7 Cumulative Amount [B] multiplied by line 10) <u>OR</u> 5% of maximum funding, whichever is less: _____		<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">5% of Constr Grant Funds</td> <td style="width: 50%; text-align: center;">5% of Maximum Funding</td> </tr> <tr> <td style="text-align: center;">\$15,043.13</td> <td style="text-align: center;">\$26,500.00</td> </tr> </table>	5% of Constr Grant Funds	5% of Maximum Funding	\$15,043.13	\$26,500.00	\$15,168.13
5% of Constr Grant Funds	5% of Maximum Funding						
\$15,043.13	\$26,500.00						
15 Dollar amount due this payment/final payment (line 11 minus line 12 and minus line 13): _____			\$288,194.41				

I hereby certify that all eligible project activities for which reimbursement is requested have been paid in full and completed in compliance with the project plans, specifications, the project agreement, the laws of the State of Iowa and the ordinances of the CITY/COUNTY.

Story County Board of Supervisors
Project Sponsor

9/22/2020
Date

I certify that the items claimed for payment are proper and true and that no part of this claim has been paid by the Iowa DOT.

[Signature]
(Sign in Ink)

Chair, Bd of Supvs
Title

Make Check Payable to:

City/County of Story County Conservation
Mailing Address: 56461 180th Street, Ames, IA 50010

Email signed claim form and supporting documentation to: DOT.SPBClaims@iowadot.us

APPLICATION FOR PARTIAL PAYMENT NO. 01

PROJECT: Heart of Iowa Nature Trail - Phase 2
 OWNER: Story County Conservation
 CONTRACTOR: Howrey Construction, LLC.
 ADDRESS: 820 W High St
 Rockwell City, IA 50579
 DATE: July 27, 2020

S&A PROJECT NO.: 119.0985
 LATE START DATE: June 22, 2020
 START DATE: June 22, 2020
 PAYMENT PERIOD: June 22, 2020 - July 16, 2020

1. CONTRACT SUMMARY:

Original Contract Amount: \$ 1,006,054.06
 Net Change by Change Order: \$ 4,295.70
 Contract Amount to Date: \$ 1,010,349.76

CONTRACT PERIOD:

Original Contract Working Days: 75
 Working Days Added By Change Order: 1
 Total number of Working Days: 76
 Working Days Used to Date: 11

2. WORK SUMMARY:

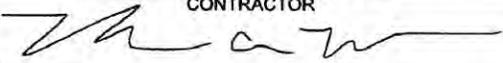
Work Performed This Period: \$ 605,996.61
 Retainage: 3% \$ 18,179.90
 Subtotal This Period \$ 587,816.71
AMOUNT DUE THIS APPLICATION: \$ 587,816.71

Total Work Performed to Date: \$ 605,996.61
 Retainage: 3% \$ 18,179.90
 Total Earned Less Retainage: \$ 587,816.71
 Payment Summary
 Pay Application #1 \$ 587,816.71

Total \$ 587,816.71

3. CONTRACTOR'S CERTIFICATION:

The undersigned CONTRACTOR certifies that:
 (1) all previous progress payments received from OWNER on account of Work done under the Contract referred to above have been applied to discharge in full all obligations of CONTRACTOR incurred in connection with the Work covered by prior Applications for
 (2) title to all materials and equipment incorporated in said Work or otherwise listed in or covered by this application for Payment are free and clear of all liens, claims, security interests and encumbrances.

Howrey Construction, LLC.
 CONTRACTOR

 By _____ DATE: 7/27/20

4. ENGINEER'S APPROVAL:

Payment of the above AMOUNT DUE THIS APPLICATION is recommended:

Snyder & Associates, Inc.
 ENGINEER

 By _____ DATE: _____
 Digitally signed by Andy Burke
 DN: c=US,
 E=aburke@snyder-associates.com,
 O="Snyder & Associates, Inc"
 CN=Andy Burke
 Reason: I have reviewed this document
 Date: 2020.07.27 15:33:33-05'00'

5. OWNER'S APPROVAL

Story County Conservation
 OWNER

 By _____ DATE: _____
 Digitally signed by Patrick Shehan
 DN: cn=Patrick Shehan, o=Story County Conservation,
 ou, email=pshehan@storycountyia.gov, c=US
 Date: 2020.07.28 14:43:22 -05'00'

6. DETAILED ESTIMATE OF WORK COMPLETED:

BID ITEM	DESCRIPTION	CONTRACT ITEMS			COMPLETED WORK TO DATE			COMPLETED WORK THIS PERIOD			PERCENT COMPLETE THIS PERIOD	PERCENT COMPLETE TO DATE
		QUANTITY	UNIT	UNIT COST	TOTAL COST	QUANTITY	COST	QUANTITY	COST	QUANTITY		
1	CLEARING AND GRUBBING	2,000	ACRE	\$4,100.00	\$ 8,200.00	1,000	\$ 4,100.00	1,000	\$ 4,100.00	50.00%	50.00%	
2	EXCAVATION, CLASS 10, ROADWAY AND BORROW	2718,900	CY	\$18.25	\$ 27,868.73	1372,600	\$ 14,069.15	1,372,600	\$ 14,069.15	50.48%	50.48%	
3	EXCAVATION, CLASS 10, WASTE	934,500	CY	\$19.50	\$ 14,484.75	0.00	\$ -	0.00	\$ -	0.00%	0.00%	
4	EXCAVATION, CLASS 13, WASTE	118,500	CY	\$19.25	\$ 2,162.63	118,500	\$ 2,162.63	118,500	\$ 2,162.63	100.00%	100.00%	
5	CONSTRUCTION OF SOIL AGGREGATE SUBBASE	3,200	MILE	\$11,450.00	\$ 36,640.00	2.20	\$ 25,190.00	2.20	\$ 25,190.00	68.75%	68.75%	
6	SHOULDER FINISHING, EARTH	167,940	STA	\$237.50	\$ 39,885.75	23.67	\$ 5,621.63	23.67	\$ 5,621.63	14.09%	14.09%	
7	STANDARD/SLIP FORM PCC PAVEMENT, CLASS C, CLASS 2 DURABILITY, 8 IN.	533,300	SY	\$80.00	\$ 42,664.00	674,500	\$ 53,960.00	674,500	\$ 53,960.00	126.46%	126.46%	
8	SUBDRAIN, LONGITUDINAL, (SHOULDER) 6 IN. DIA.	5100,200	LF	\$11.50	\$ 58,652.30	967,000	\$ 11,120.50	967,000	\$ 11,120.50	18.96%	18.96%	
9	SUBDRAIN OUTLET, DR-306	4,000	EA	\$350.00	\$ 1,400.00	0.00	\$ -	0.00	\$ -	0.00%	0.00%	
10	ENGINEERING FABRIC	44,000	SY	\$5.00	\$ 220.00	0.00	\$ -	0.00	\$ -	0.00%	0.00%	
11	EROSION STONE	20,000	TON	\$65.00	\$ 1,300.00	0.00	\$ -	0.00	\$ -	0.00%	0.00%	
12	REMOVAL OF RECREATIONAL TRAIL	1513,300	SY	\$12.00	\$ 18,159.60	1513,300	\$ 18,159.60	1,513,300	\$ 18,159.60	100.00%	100.00%	
13	RECREATIONAL TRAIL, PORTLAND CEMENT CONCRETE, 6 IN.	18535,200	SY	\$31.50	\$ 583,858.80	12331,671	\$ 388,447.61	12,331,671	\$ 388,447.61	66.53%	66.53%	
14	RECREATIONAL TRAIL, PORTLAND CEMENT CONCRETE, 8 IN.	56,700	SY	\$80.00	\$ 4,536.00	58,300	\$ 4,664.00	58,300	\$ 4,664.00	102.82%	102.82%	
15	DETECTABLE WARNINGS	200,000	SF	\$49.00	\$ 9,800.00	60,000	\$ 2,940.00	60,000	\$ 2,940.00	30.00%	30.00%	
16	SAFETY CLOSURE	10,000	EA	\$300.00	\$ 3,000.00	10,000	\$ 3,000.00	10,000	\$ 3,000.00	100.00%	100.00%	
17	FENCE, FIELD	627,000	LF	\$6.50	\$ 4,075.50	0.00	\$ -	0.00	\$ -	0.00%	0.00%	
18	FIELD FENCE BRACE PANELS	12,000	EA	\$275.00	\$ 3,300.00	0.00	\$ -	0.00	\$ -	0.00%	0.00%	
19	REMOVAL OF FENCE, FIELD	627,000	EA	\$2.00	\$ 1,254.00	627,000	\$ 1,254.00	627,000	\$ 1,254.00	100.00%	100.00%	
20	REMOVE AND REINSTATE SIGN AS PER PLAN	15,000	EA	\$275.00	\$ 4,125.00	7,500	\$ 2,062.50	7,500	\$ 2,062.50	50.00%	50.00%	
21	CONSTRUCTION SURVEY	1,000	LS	\$10,000.00	\$ 10,000.00	1,000	\$ 10,000.00	1,000	\$ 10,000.00	100.00%	100.00%	
22	PAINTED PAVEMENT MARKING, WATERBORNE OR SOLVENT-BASED	1,920	STA	\$900.00	\$ 1,728.00	0.00	\$ -	0.00	\$ -	0.00%	0.00%	
23	TRAFFIC CONTROL	1,000	LS	\$18,000.00	\$ 18,000.00	0.75	\$ 13,500.00	0.75	\$ 13,500.00	75.00%	75.00%	
24	MOBILIZATION	13,000	LS	\$40,000.00	\$ 40,000.00	1,000	\$ 40,000.00	1,000	\$ 40,000.00	100.00%	100.00%	
25	(EACH ITEM) 6 INCH SUBDRAIN CLEANOUT	2,000	EA	\$150.00	\$ 1,950.00	5,000	\$ 750.00	5,000	\$ 750.00	38.46%	38.46%	
26	(EACH ITEM) PERFORATED STANDPIPE	2,000	EA	\$275.00	\$ 550.00	0.00	\$ -	0.00	\$ -	0.00%	0.00%	
27	(LUMP SUM ITEM) SIGNING	1,000	LS	\$12,000.00	\$ 12,000.00	0.00	\$ -	0.00	\$ -	0.00%	0.00%	
28	MULCHING, BONDED FIBER MATRIX	11,800	ACRE	\$2,530.00	\$ 29,854.00	0.00	\$ -	0.00	\$ -	0.00%	0.00%	
29	SEEDING AND FERTILIZING (RURAL)	5,900	ACRE	\$650.00	\$ 5,015.00	0.00	\$ -	0.00	\$ -	0.00%	0.00%	
30	STABILIZING CROP - SEEDING AND FERTILIZING	5,900	ACRE	\$450.00	\$ 2,655.00	0.00	\$ -	0.00	\$ -	0.00%	0.00%	
31	PERIMETER AND SLOPE SEDIMENT CONTROL DEVICE, 9 IN. DIA.	4490,000	LF	\$3.00	\$ 13,470.00	0.00	\$ -	0.00	\$ -	0.00%	0.00%	
32	REMOVAL OF PERMETER AND SLOPE SEDIMENT CONTROL DEVICE	4490,000	LF	\$0.50	\$ 2,245.00	0.00	\$ -	0.00	\$ -	0.00%	0.00%	
33	MOBILIZATIONS, EROSION CONTROL	4,000	EA	\$500.00	\$ 2,000.00	0.00	\$ -	0.00	\$ -	0.00%	0.00%	
34	MOBILIZATIONS, EMERGENCY EROSION CONTROL	1,000	EA	\$1,000.00	\$ 1,000.00	0.00	\$ -	0.00	\$ -	0.00%	0.00%	

TOTAL ORIGINAL CONTRACT: \$ 1,006,054.06

CHANGE ORDER SUMMARY

13	RECREATIONAL TRAIL, PORTLAND CEMENT CONCRETE, 6 IN.			\$ 31.50	\$ (699.30)						
8001	TRAIL APPROACH PAVEMENT	-22,200	SY	\$225.00	\$ 4,995.00	22,200	\$ 4,995.00	22,200	\$ 4,995.00	100.00%	100.00%
TOTAL CHANGE ORDER(S)				\$ -	\$ -		\$ -		\$ -	#DIV/0!	#DIV/0!
TOTAL CONTRACT & CHANGE ORDER				\$ -	\$ 1,010,349.76		\$ 605,996.61		\$ 605,996.61	59.98%	59.98%

STORY COUNTY AUDITOR

900 6th STREET
NEVADA, IOWA 50201

STATE BANK & TRUST
NEVADA, IOWA

DATE
08/06/2020

CHECK NUMBER
181665

PAY
Five Hundred Eighty Seven Thousand Eight Hundred Sixteen
Dollars and 71/100*****

AMOUNT
\$587,816.71

TO THE ORDER OF:

Howrey Construction LLC
316 Austin St.
Rockwell City IA 50579


Story County Auditor

VOID AFTER 12 MONTHS
BY ORDER OF BOARD OF SUPERVISORS

⑈ 18 1665 ⑈ ⑆ 073921831⑆ ⑆ 39 583 8⑈

ENDORSE TO THE ACCOUNT OF
X CREDITED TO THE ACCOUNT OF
The Within Named Payee
In Accordance With Payee's Instructions
Absence of Endorsement Guaranteed
CITIZENS BANK
SAC CITY, IOWA DEPOSIT
LINE

0910415211
2020-08-11

⑆ 18 1665 ⑈ ⑆ 073921831⑆ ⑆ 39 583 8⑈

STORY COUNTY APPLICATION FOR PERMIT TO USE OR EXPLODE DISPLAY FIREWORKS

APPLICANT INFORMATION

Name: Malinda Boyko
 Address: 56317 300th St. Cambridge, Iowa 50246
 Phone: Day: 515-330-9590 Evening: 515-330-9590
 Operator's name and address (if different from applicant):

*for 20th anniversary surprise
small - just a few light off*

DESCRIPTION OF OPERATOR'S COMPETENCY

average - reg. 4th light off

EVENT INFORMATION

Date: 9-23-20 Time: 8:30 to 9:30 Location: 56317 300th St Cambridge
 Rain Date: —

INSURANCE INFORMATION

Are you insured?
 Yes USAA Homeowners + umbrella No
 Name, address, and phone number of insurance company and agent: pl- 800-292-8454

USAA
 A certificate of insurance shall accompany the application.

Malinda Boyko
 SIGNATURE OF APPLICANT

9-17 2:20pm
 DATE

"Pursuant to Iowa Code §331.304(8) and §727.2, the Story County Board of Supervisors may grant a permit for the use or explosion of display fireworks upon a written application when the display fireworks will be handled by a competent operator. The operator shall handle and discharge the display fireworks according to applicable law and manufacturer's recommendations, and shall operate safely under all circumstances. The permittee/operator certifies that s/he has authority to operate display fireworks on and over the location listed in the permit where the display is to occur. Any such permit shall be void if the use occurs when a 'burn ban' is in effect or if conditions are conducive to fire. Any permit is valid only in the unincorporated areas of Story County, Iowa, and this permit is immediately void if any display fireworks are operated over any part of a city, airport, airstrip or outside of Story County (except non-annoyance airborne smoke that may drift from the display location). Any permit so issued does not immunize the applicant or operator from complying with all laws and regulations concerning the purchase, transportation, possession, storage, firing, and discharge of explosives and fireworks. The permittee/operator shall comply with lawful directives of any peace officer and emergency services worker and the permittee/operator shall produce the permit upon request of any peace officer or emergency services worker. The applicant/permittee and/or operator shall assume all liability and risk of loss, injury or death to any entity or person associated with the handling and/or discharge of the display fireworks, and agrees to indemnify and hold Story County, its agents and employees, harmless from any and all liability associated with the use or explosion of display fireworks. The permittee/operator specifically and voluntarily agrees to the foregoing and understands the granting or denial of this application is a matter of discretion resting solely with the Story County Board of Supervisors, its agents and/or assigns."

- Attach certificate of insurance to the application
- Submit completed application and insurance information to the following:

Story County Auditor's Office
 900 6th St.
 Nevada, Iowa 50201

The deadline for the Board of Supervisors' weekly meeting agenda is Thursday at 3 pm. Completed applications received by the deadline shall be placed on the agenda for the following Tuesday.

OFFICIAL USE ONLY

APPLICATION APPROVED

APPLICATION DENIED

Malinda Boyko
 CHAIRPERSON, BOARD OF SUPERVISORS

9-22-2020
 DATE



Malinda Sue Boyko

USAA
NUMBER:

1 6 1 1 9 2 1 0

Member Since: 2000

Auto & Property Insurance

(800) 531-8111

Auto & Property Claims

(800) 531-8222

Roadside Assistance

(800) 531-8555

Banking

(800) 531-2265

Investments

(800) 531-8181

Life Insurance

(800) 531-8000

Financial Advice

(800) 292-8031

Shopping & Discounts

(800) 531-8430

usaa.com

Application
Please provide information to the following:
County Auditor's Office
900 E 5th St.
Nevada, Iowa 50201
Nickelle
myrtle@storycountyia.gov
Supervisors' weekly meeting agenda is Thursday at 3 pm. Completed
deadline shall be placed on the agenda for the following Tuesday.



Help thousands of central lowans unite to learn and grow together.

United Way of Central Iowa is excited to present the 21 Day Equity Challenge!

APPROVED DENIED
 Board Member Initials *JM*
 Meeting Date: 9/22/2020

Follow-up action:

The 21 Day Equity Challenge is a powerful opportunity for shared learning and growth and invites central lowans to develop a deeper understanding of how inequity and racism affect our lives and community.

The self-guided learning journey examines the history and impact of racism, and how it shapes people's lived experience.

WHAT IS THE CHALLENGE?

- Thousands of central lowans will sign up to participate
- From October 5 through November 2, participants will receive a daily email with readings, videos, podcasts, and ways participants can take action!
- Anyone can participate, and learning can be individual or in groups. Discussion guides are available.
- Participation is free. All you need is email.
- Participants will be invited to attend the Equity Challenge Summit in November

Your Organization is invited to **Become A Supporter**

Sign up on our website at www.EquityChallenge.org

- Add your organization's name to our growing list of Supporters
- Encourage your employees and constituents to sign up for the challenge
- Amplify our message and help promote the challenge in our community

DO NOT WRITE IN THE SPACE ABOVE, RESERVED FOR RECORDER

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

**Please return to:
Planning & Development**

**STORY COUNTY IOWA
ORDINANCE NO. 289**

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF STORY COUNTY, IOWA; AND CHANGING THE BOUNDARIES OF THE DISTRICTS ESTABLISHED AND SHOWN ON SAID MAP AS PROVIDED IN CHAPTER 92 OF THE CODE OF ORDINANCES, STORY COUNTY, IOWA.

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

WHEREAS; at their September 2, 2020, meeting, the Story County Planning and Zoning Commission recommended approval (vote 4-0) of the Official Zoning Map Amendment request submitted by B & L Properties, LLC, PO Box 466, Slater, Iowa, 50244, as referenced in the Official Zoning Map of Story County, Iowa, and identified under the process to change the boundaries of the districts established and authorized by Section 92.06 of the *Code of Ordinances, Story County, Iowa, and as referenced* as follows:

The following described property, under the ownership of B & L Properties, LLC, PO Box 466, Slater, Iowa, 50244, be amended from the from the C-LI Commercial/Light Industrial District with the condition that "the uses shall be limited to a warehouse for the storing and distribution of seed, research plots with an associated office building and commercial storage" to the C-LI Commercial/Light Industrial District, removing the use restriction.

GENERAL PROPERTY LOCATION:

Parcel B in the Northeast Quarter of the Northeast Quarter of Section 10 of Lafayette Township (parcel 01-10-200-275), 11261 US Highway 69, Story City, Iowa, and as described on Attachment A and shown on Attachment B, and;

WHEREAS: all other ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict; and

WHEREAS: if any section, provision, or part of this ordinance shall be adjudged invalid or

unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional; and

WHEREAS: this ordinance shall be effective after its final passage, approval and publication of the ordinance or a summary thereof, as provided by law.

Action upon FIRST Consideration: Approved
DATE: September 15, 2020

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

Action upon SECOND Consideration: Approved
DATE: September 22, 2020

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

Action upon THIRD Consideration: Waived
DATE: September 29, 2020

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

ADOPTED THIS 22 day of Sept., 2020.



Chairperson, Board of Supervisors

Attest:

Ducy Martin by lku
County Auditor

ROLL CALL	Lauris Olson	Yea <u>X</u>	Nay ___	Absent ___
FOR ALLOWANCE	Lisa Heddens	Yea <u>X</u>	Nay ___	Absent ___
	Linda Murken	Yea <u>X</u>	Nay ___	Absent ___

ALLOWED BY VOTE
OF BOARD

Yea 3 Nay 0 Absent 0

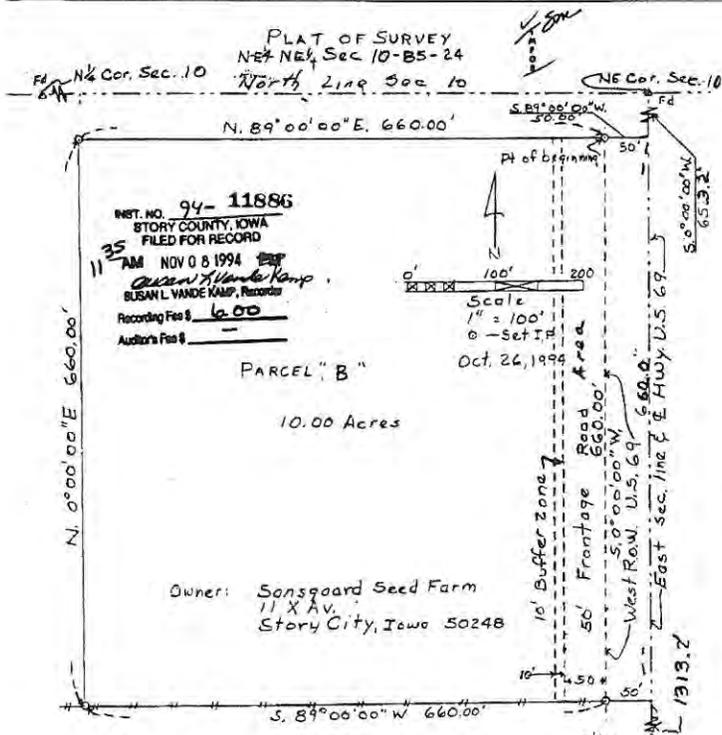
Mudakher Above tabulation made by R
CHAIRPERSON

ATTACHMENT "A"

Legal Description of Rezoning Area

Parcel B in the Northeast Quarter of the Northeast Quarter of Section 10 of Lafayette
Township

ATTACHMENT "B"



I hereby certify that this Plat of Survey is in accord with the Survey made under my direction on October 22, 1994 of the following described real estate.

PARCEL "B"
 Commencing at the NE Corner of Section 10, Township 85 North, Range 24 West of the 5th P.M., Story County, Iowa, thence S. 0° 00' 00" W. 653.80 feet, thence S. 89° 00' 00" W. 50.00 feet to point of beginning. Thence S. 0° 00' 00" W. along the West R.O.W. line of U.S. 69 660.00 feet, thence S. 89° 00' 00" W. 660.00 feet, thence N. 0° 00' 00" E. 660.00 feet, thence N. 89° 00' 00" E. 660.00 feet to the point of beginning. Containing 10.00 Acres.

I further certify that I am a duly Registered Professional Engineer and Land Surveyor under the Laws of the State of Iowa



John Conis
 John Conis, Reg. P.E. & L.S. # 3417
 Expires 12/31/94

BOOK 12 PAGE 180

Staff Report

Story County
Board of Supervisors

Date of Meeting:
September 15, 2020

Case Number REZ02-20

Story County Zoning Map Amendment request from the C-LI Commercial/Light Industrial District with the condition that “the uses shall be limited to a warehouse for the storing and distribution of seed, research plots with an associated office building and commercial storage” to the C-LI Commercial/Light Industrial District, removing the use restrictions, the property located at 11261 US Highway 69, Story City, Iowa (parcel number 01-10-200-275). The property will be the location of Maverick, Inc., which refurbishes and sells Ditch Witch trenchers and directional drills, reel trailers, and tile locators. The subject property was zoned to a commercial district with a condition limiting permitted uses in 1994. The proposed rezoning is consistent with the C2C plan, which identifies the area as part of Story City’s Urban Expansion Area. Story City had no concerns other than ensuring that the outdoor display area of products for sale is kept neat. At their September 2, 2020, meeting, the Planning and Zoning Commission recommended approval of the request.



APPLICANT/PROPERTY OWNER:

Bart Clark
B & L Properties, LLC
PO Box 466
Slater, Iowa, 50244

STAFF PROJECT MANAGER:

Amelia Schoeneman, Planner



PROPERTY INFORMATION

GENERAL PROPERTY LOCATION

11261 US Highway 69, Story City, Iowa

LEGAL DESCRIPTION OF THE PARCEL

Parcel B in the Northeast Quarter of the Northeast Quarter of Section 10 of Lafayette Township

PARCEL IDENTIFICATION NUMBER

Parcel number 01-10-200-275

PARCEL SIZE

10 net-acres

CURRENT ZONING

C-LI Commercial/Light Industrial District with the condition that "the uses shall be limited to a warehouse for the storing and distribution of seed, research plots with an associated office building and commercial storage"

FUTURE LAND USE MAP DESIGNATION

The Story County Cornerstone to Capstone C2C Plan designates the area as an Urban Expansion Area for the City of Story City. According to the C2C plan, "The Urban Expansion Area designation reflects those areas identified by certain communities as future growth areas. Development proposed in these areas should be encouraged to be annexed into the neighboring city in order for an urban level of service to be provided. Proposed land use and regulations should comply with that city's plans and standards as appropriate."

CITIES WITHIN TWO MILES

Story City

BACKGROUND

HISTORY AND CURRENT LAND USE

The subject property is 10 acres and is located on Highway 69. It is approximately an eighth of a mile south of 110th Street and a quarter of a mile north of 115th Street. It is three-fifths of a mile northwest of the City of Story City.

The subject property includes two metal buildings. The first (southernmost) was constructed in 1994, with additions in 1997, 2001, and 2009. The building is 400-foot-by-150-foot with a 50-foot-by-100-foot office addition on the south side. Loading docks are located on the east and south side of the building. Parking is also located south of the building.

The second building (northernmost) is 150-foot by 250-foot and was constructed in 2000. It also includes loading docks on the east side. The buildings are connected by two access ways.

The buildings went through a site planning process for their construction and met General Site Planning Requirements in the Story County Land Development Regulations in place at the time of their construction, for example, parking lot tree and landscaping requirements. There are 12 total



parking spaces and one space meeting ADA-standards. This is within the maximum amount of parking permitted for implement sales, office, and warehouse uses. Loading zone requirements (one loading space plus one for every 20,000 square feet) are met. The total area of the buildings is 102,936 square feet. There are ten loading spaces. Under current screening requirements, the loading docks would be required to be screened. However, the docks were installed prior to the current requirements and are legal nonconforming. If they are altered or additional docks added, they will be required to be screened to meet the County's requirement.

To the south of the buildings and parking area is a large gravel area. To the north and east of the buildings is an area in row crop production.

The property was rezoned to a commercial district, which is now the Commercial Light-Industrial District, in 1994 with the condition that "the uses shall be limited to a warehouse for the storing and distribution of seed, research plots with an associated office building and commercial storage." At the time of the rezoning, the property was undeveloped, zoned A-1 Agricultural, and in row crop production. It was also identified as "low to moderate value for agriculture" by the County Development Plan. There was no record of the conditions being removed from the property since 1994.

The rezoning was requested to allow the existing warehouses to be built on the property for seed storage and other general commercial storage. The condition limiting the use of the property was related to a concern that the County Development Plan, which designated the south-half of the northeast quarter of the northeast quarter as Commercial Infill, was inaccurate due to the size of the area. The southeast of the northeast was also designated as Commercial Infill (40 acres). Additionally, the request was to rezone the entire northeast quarter of the northeast quarter and the north half of the property was designated as Agricultural-Residential at this time. The properties to the west and across US Highway 69 to the east were also designated Agricultural-Residential. To ensure compatibility with the Commercial Infill designation and Agricultural-Residential Designation, the rezoning was limited in the size of the area rezoned (only the southeastern 10 acres of the northeast quarter of the northeast quarter) and a condition placed on the rezoning limiting permitted uses to the use proposed at the time of the rezoning.

PROPOSED USE

If the zoning map amendment is approved, a business (Maverick, Inc.) that refurbishes and sells Ditch Witch trenchers, directional drills, and parts; reel trailers; and tile locators will be established on the property in the southernmost building. Equipment repair is also proposed. Maverick, Inc., is currently located inside the City of Slater. The applicant indicates that most sales are completed on the internet or phone. Three to five customers may be in-person per week. There are currently four full-time employees of the business. The applicant anticipates adding one-to-two additional full-time employees when they are operating from the new location. There is typically a daily UPS delivery and a weekly truck delivery.

No site improvements, additions, or expansions are proposed besides a fence to screen equipment waiting for repair. The equipment will be parked south of the building and west of the office addition so that it is only required to be screened by the fence on the south side.

Interior improvements will be limited to the addition of a wall inside the building with the office to enclose a 3,000 square foot shop area for refurbishing and equipment repair work. A portion of the



office space will also serve as a showroom. The remainder of the warehouse and northernmost building will be used/leased for commercial storage. A gravel area south of the buildings, at the southeastern corner of the property, will be used to display equipment that is for sale. The City of Story City commented that they would recommend a condition that this area is kept neat. The applicant anticipates five to ten pieces of equipment and ten trailers will be displayed in the area. The applicant provided a drawing to show that the equipment will be organized in straight rows. Staff has concluded that the requested condition met by the submitted site plan. Further, staff will complete a site inspection after site improvements are completed.

C2C PLAN

The C2C Plan designates the subject property as part of Story City's Urban Expansion Area. "The Urban Expansion Area designation reflects those areas identified by certain communities as future growth areas. Development proposed in these areas should be encouraged to be annexed into the neighboring city in order for an urban level of service to be provided. Proposed land use and regulations should comply with that city's plans and standards as appropriate." These areas were developed in coordination with cities in Story County when the C2C Plan was drafted in 2016.

On the northwest side of Story City, the Urban Expansion Area that contains the subject property extends from the corporate limits west to a quarter-mile west of Highway 69 and between 110th and 120th Streets. There are several other Urban Expansion Area on the north side, east side, and southwest side of the city that are identified as priority growth and annexation areas. The C2C Plan also identifies that Story City "would want to discuss and review any proposed residential developments that would be located north of 130th Street and east of US Highway 69", east and across Highway 69 from the subject property.

The City of Story City reviewed the request commented that they would recommend a condition that the outdoor display area is kept neat.

Principles for the designation include:

Principle 1: Development in the Urban Expansion Area occurs in accordance with the applicable city's future land use plans and goals.

Principle 3: Where annexation is not appropriate at that time of a development proposal, coordinate a cooperative review/approval between Story County and the city according to the following standards:

1. Development occurs at an urban density/scale using city development standards where applicable.
2. Use conditional rezoning agreements and annexation agreements to ensure development is built so as to facilitate a seamless transition into the city when the area is annexed.



Principle 4: Review design and development standards to ensure that conflicts between proposed development and agricultural and natural resources are minimized. Design new residential development to maintain the open character of rural areas and to protect and maintain agricultural uses and sensitive environmental features.

Principle 5: When development is located adjacent to agricultural uses, provide adequate buffers to minimize conflicts.

Principle 6: Encourage proposed development to take access off existing paved roads unless it can be demonstrated that Minimum Levels of Service requirements may be met or development can mitigate impacts.

Principle 7: Mitigate and manage stormwater run-off, soil erosion, and wastewater discharge according to IDNR and Story County standards.

SITE AND SURROUNDING AREA

The property is located approximately 750 feet north of a commercial node at the intersection of Highway 69 and 115th. This area is zoned C-LI, is approximately 20 acres in size, and was zoned commercial beginning in 1958 with the adopting of zoning in Story County. It contains several parcels with various uses: a fruit and vegetable market, a former livestock auction barn that now serves as a horse boarding facility, and self-storage and mini-storage uses.

The 31.24 net-acre parcel to the north of and adjacent to the commercial node, and to the south of and adjacent to the subject property, is also zoned C-LI. The property is under the same ownership as the subject property. It was rezoned C-LI from A-1 Agricultural in 2009 when Prairie Brand Seeds purchased the property. They planned to build an additional warehouse on the parcel. The expansion did not occur and the property is in row crop production. At the time of the rezoning, the County Development Plan and Story City’s Future Land Use Plan designated the parcel as Cooperative Planning Area—Tier Two and Highway Commercial. The staff report further identified that a commercial zoning district would be more appropriate than an agribusiness district due to the proposed use of the property and so that it was compatible with the commercial node to the south. No conditions were placed on the use of the property as part of the rezoning.

Other adjacent properties include a 27.18 net-acre property to the north, a 41.68 net-acre property to the east, and a 38.05 net-acre property to the southeast zoned A-1 Agricultural and in row crop production. These parcels are also part of Story City’s Urban Expansion Area and the C2C Plan identifies that the two properties to the east are part of the area where the city would review any proposed residential developments. The closest dwelling to the site is approximately 1,230 feet to the northwest.

ANALYSIS

REZONING STANDARDS OF APPROVAL

According to Section 92.06(2) of the *Story County, Iowa Code of Ordinances*, applicable standards for approval include:



1. The proposed rezoning shall conform to the Story County Development Plan (C2C).

Applicant Comment: This property is part of the Story City Urban Expansion Area and is in accordance with their future land use plans. This property is located next to other CLI district's without conditions and as such we feel that our property (without conditions) would fit into the C2C Comprehensive Plan.

Staff Comment: The C2C Plan designates the subject property as part of Story City's Urban Expansion Area. These areas were developed in coordination with cities in Story County when the C2C Plan was drafted in 2016 and are encouraged to be annexed or developed under the neighboring city's standards.

The Urban Expansion Area that contains the subject property extends from the corporate limits west to a quarter-mile west of Highway 69 and between 110th and 120th Streets. This is not a primary area for Story City's growth. To the east of the subject property and Highway 69, the city would review any proposed residential development. The City of Story City reviewed the plans and had no comments other than they would recommend a condition that the display area is kept neat. The applicant anticipates five to ten pieces of equipment and ten trailers will be kept in the location and kept in rows. Staff recommends that if any changes to this area occur (additional gravel, use changes), they be reviewed through a site planning submittal process rather than placing a condition on the zoning. If the outdoor display area was used for equipment or material storage, screening requirements would apply and could be addressed through a site plan review. Alternatively, if there were an issue with junk vehicle storage, staff could address it through a code enforcement process. Staff does not anticipate any issues with junk vehicles or equipment as the applicant is not disassembling/salvaging equipment. Staff has concluded that a condition is not necessary given the submitted site plan showing the arrangement of the outdoor display area. Further, staff will complete a site inspection after site improvements are completed.

Principles for the Urban Expansion Area designation include:

Principle 1: Development in the Urban Expansion Area occurs in accordance with the applicable city's future land use plans and goals.

Principle 3: Where annexation is not appropriate at that time of a development proposal, coordinate a cooperative review/approval between Story County and the city according to the following standards:

1. Development occurs at an urban density/scale using city development standards where applicable.
2. Use conditional rezoning agreements and annexation agreements to ensure development is built so as to facilitate a seamless transition into the city when the area is annexed.

Staff response to Principles 1 and 3: The City of Story City reviewed the plans and had no comments other than they would recommend a condition that the outdoor display area is kept neat. Staff recommends that if any changes to this area occur (additional gravel, use changes),



it be reviewed through a site planning submittal process rather than placing a condition on the zoning. If the outdoor display was used for equipment or material storage, screening requirements would apply and could be addressed through a site plan review. Alternatively, if there were an issue with junk vehicle storage, staff could address it through a code enforcement process. Staff does not anticipate any issues with junk vehicles or equipment as the applicant is not disassembling/salvaging equipment. Staff has concluded that a condition is not necessary given the submitted site plan showing the arrangement of the outdoor display area. Further, staff will complete a site inspection after site improvements are completed.

Principle 4: Review design and development standards to ensure that conflicts between proposed development and agricultural and natural resources are minimized. Design new residential development to maintain the open character of rural areas and to protect and maintain agricultural uses and sensitive environmental features.

Principle 5: When development is located adjacent to agricultural uses, provide adequate buffers to minimize conflicts. .

Staff response to Principles 4 and 5: Two warehouse buildings were constructed on the property between 1994 and 2000. There are currently no expansion plans. The current site has a buffer of over 100 feet from the buildings and parking lot to the agricultural field that surrounds the subject property on the north and west sides. This property is also part of Story City's Urban Expansion Area. The property to the south is under common ownership with the subject property and zoned C-LI. Both the property to the south and the buffer areas on the subject property are in row crop production and will continue to be farmed for the foreseeable future.

Principle 6: Encourage proposed development to take access off existing paved roads unless it can be demonstrated that Minimum Levels of Service requirements may be met or development can mitigate impacts.

Staff response to Principle 6: The subject property is located on Highway 69.

Principle 7: Mitigate and manage stormwater run-off, soil erosion, and wastewater discharge according to IDNR and Story County standards.

Staff response to Principle 7: If work occurs to construct additions or add gravel/paved area that disturbs over one acre, a stormwater management plan prepared by a professional engineer will be required to meet Story County's standards. Any grading work or other development will require a site plan, permit, and erosion control plan meeting Story County's Standards.

2. The proposed rezoning shall conform to the Statement of Intent for the proposed district and district requirements.

The statement of intent for the C-LI district is:

This district is intended to accommodate the full range of retail commercial services and products, wholesaling and warehousing, as well as light industrial, laboratory, manufacturing, fabricating and institutional activities in industrial locations. The



intended uses are generally characterized by a minimum of obnoxious characteristics which might adversely affect surrounding development.

Applicant Comment: Our intended use for this property is for retail commercial services and products as well as warehousing. This fits with the CLI district limits.

Staff Comment: Maverick, Inc., refurbishes and sells Ditch Witch trenchers, directional drills, and parts; reel trailers; and tile locators. Equipment repair is also proposed. These activities are all permitted/related to permitted uses in the C-LI District. All repair work will occur inside and equipment in for repair that is stored outside will be screened by a fence until it is brought into the shop.

The proposed use is more consistent with the C-LI District than the previous use of a seed warehouse and research facility, which would be more typical of the A-2 Agribusiness District. By removing the condition limiting the use of the property to a seed warehouse and research facility, it brings the property into greater conformity with the C-LI District by allowing more general commercial uses and the uses are similar in character to those in the surrounding area.

3. The proposed rezoning shall be compatible with surrounding land uses and development patterns.

Applicant Comment: The land (32 acres) immediately to the south of this property is zoned CLI without restrictions. To the south of that there are seven more lots that are also zoned CLI without restrictions. These seven lots have active commercial business currently operating on them. Thus, this property would be compatible with surrounding land uses and development patterns.

Staff Comment: When the property was first rezoned to C-LI in 1994, Planning and Development Staff were concerned about the accuracy of the future land use plan showing the area as commercial infill. Further, while there was an established commercial node to the south, there were not adjacent properties zoned C-LI.

In 2009, the 31.24 net-acre parcel to the south was rezoned C-LI without conditions, providing a connection between the commercial node to the south and the subject property.

With the adoption of the C2C Plan in 2016, Story County worked with cities to develop Urban Expansion Areas. The Urban Expansion Area that contains the subject property extends from the corporate limits west to a quarter-mile west of Highway 69 and between 110th and 120th Streets. This includes the adjacent property to the north and east, which is still zoned A-1 Agricultural.

Over time, the locale of the subject property has slowly changed to encourage and allow more commercial development. By removing the condition limiting the use of the property to a seed warehouse and research facility, the property becomes more compatible with the adjacent properties where more general commercial and light-industrial uses are permitted.



4. **The proposed rezoning shall protect environmental resources. Rezoning of parcels containing more than fifty (50) percent of the gross acreage as lands identified with areas designated Natural Resource Areas on the Story County Development Plan (C2C) shall not be approved unless such requested action results in a district designation more restrictive than the current designation, the R-C Residential Conservation Design (Overlay) District is applied to the property, or conditions protecting the identified areas are attached to the rezoning request. (Ordinance No. 184)**

5. **Staff Comment:** Not Applicable—no natural resources are present on the property. Any activities that would require a zoning permit will be required to meet environmental protection provisions for stormwater and erosion control in the Land Development Regulations General Site Planning Standards Chapter 88.

6. **In areas where the petition to rezone requests a change from A-1 District or A-2 District to another district, lands scoring 267 or above for total LESA score, as determined by a Land Evaluation Site Assessment (LESA) as adopted for Story County, shall not be approved. (Ordinance No. 208)**

Staff Comment: Not Applicable. The property is already zoned C-LI, with conditions.

COMMENTS

The following comments are part of the official record of the proposed **Story County Zoning Map Amendment, Case No. REZ02-20**. If necessary, conditions of approval may be formulated based off these comments.

Comments from the Conceptual Review Team

A conceptual Review meeting was held for the proposed rezoning and minor subdivision on June 23, 2020. The following comments were not already addressed in this report.

Environmental Health: What types of waste will be generated and how will the waste be disposed? Will the shop increase the water use? *Waste generated (used oil/hydraulic fluid) will be used in oil burner. On Xenia water-don't anticipate major increase in H2O usage.*

Planning and Development: If future additions are proposed, the following requirements from Chapter 88 would apply.

1. Chapter 88.08 Parking and Circulation Standards
 - a. A maximum of one parking space for every 1,000 square feet is permitted for warehouse uses. A maximum of one space for every 200 square feet is permitted for office uses.
1. Chapter 88.05 Environmental and Natural Resource Standards
 - a. If work occurs to construct additions or add gravel/paved area that disturbs over one acre, a stormwater management plan prepared by a professional engineer will be required.
 - b. Any grading work will require a permit and erosion control plan (including how you will stabilize the area if work will not occur for two weeks and permanently stabilize site when work is completed).
2. Chapter 88.08 Parking and Circulation Standards



- a. It appears that loading zone requirements (one loading space plus one for every 20,000 square feet) are met currently.
3. Chapter 88.09 Site Lighting: lighting over 1,800 lumens must be shielded.
4. Chapter 88.10 Screening: under current screening requirements, the loading docks would be required to be screened. However, the docks were installed prior to the current requirements and are legal nonconforming. If they are altered or additional docks added, they will be required to be screened.
5. Chapter 88.11 Landscaping:
 - a. It appears that there is one tree per every five parking spaces, meeting the requirement for parking lot trees. Additional parking spaces will require additional trees to be planted following this ratio.
 - b. An area equivalent to 20% of any impervious surfaces added is required to be landscaped.
6. 88.13 Traffic Impact Analysis and Study: a traffic impact analysis is required to be submitted with the zoning permit. The analysis would be prepared by a professional engineer and include the trips per day generated by the use, and, for roads within a quarter mile, the number of trips generated, existing street and intersection conditions, and crash data. If more than 100 new trips are generated, a full traffic study may be required.
7. A sign permit will be required for any new signage on the property.

Comments from the General Public

A rezoning sign was placed on the property on August 28, 2020.

Notice letters were sent to property owners within a ¼ mile of the proposed rezoning on August 26, 2020, and legal notice was published in the Ames Tribune, Nevada Journal, and Story County Sun on August 27, 2020.

No comments were received prior to the writing of this report.

POINTS TO CONSIDER

1. The C2C Plan designates the subject property as part of Story City’s Urban Expansion Area. The City of Story City reviewed the plans and had no comments other than they would recommend a condition that the display area is kept neat. If any changes to the property occur, they will be reviewed through a site planning submittal process rather than placing a condition on the zoning. Staff has concluded that a condition is not necessary given the submitted site plan showing the arrangement of the outdoor display area. Further, staff will complete a site inspection after site improvements are completed.
2. The property was rezoned to C-LI in 1994 with the condition that “the uses shall be limited to a warehouse for the storing and distribution of seed, research plots with an associated office building and commercial storage.” Two warehouse buildings were constructed on the property between 1994 and 2000. There was no record of the conditions being removed from the property since 1994.
3. By removing the condition limiting the use of the property to a seed warehouse and research facility, it brings the property into greater conformity with the C-LI District and surrounding area by allowing more general commercial uses.



4. If the zoning map amendment is approved, a business (Maverick, Inc.) that refurbishes and sells Ditch Witch trenchers, directional drills, and parts; reel trailers; and tile locators will be established on the property in the southern-most building. Equipment repair is also proposed. These activities are all permitted/related to permitted uses in the C-LI District.
5. There are no current expansion plans and the business will use the existing buildings.
6. In 2009, the 31.24 net-acre parcel to the south was rezoned C-LI without conditions, providing a connection between the commercial node to the south and the subject property. The commercial node at the intersection of Highway 69 and 130th has been commercially zoned since the adoption of zoning in Story County in 1958.

PLANNING AND ZONING COMMISSION RECOMMENDATION

At their September 2, 2020, meeting, the Planning and Zoning Commission recommended approval of the request (alternative one, below). The Commission did not have any questions nor discussion concerning the request. No members of the public provided comment.

ALTERNATIVES

The Board of Supervisors may consider the following alternatives for the rezoning request:

1. **The Story County Board of Supervisors approves the proposed Story County Zoning Map Amendment from the C-LI Commercial/Light Industrial District with the condition that “the uses shall be limited to a warehouse for the storing and distribution of seed, research plots with an associated office building and commercial storage” to the C-LI Commercial/Light Industrial District with no use restrictions for the property located at 11261 US Highway 69, Story City, Iowa (parcel number 01-10-200-275) as put forth in case REZ02-20 on first consideration and sets the second consideration for Tuesday, September 22, 2020.**
2. The Story County Board of Supervisors approves the proposed Story County Zoning Map Amendment from the C-LI Commercial/Light Industrial District with the condition that “the uses shall be limited to a warehouse for the storing and distribution of seed, research plots with an associated office building and commercial storage” to the C-LI Commercial/Light Industrial District with no use restrictions for the property located at 11261 US Highway 69, Story City, Iowa (parcel number 01-10-200-275) as put forth in case REZ02-20, with conditions, and sets the second consideration for Tuesday, September 22, 2020.
3. The Story County Board of Supervisors denies the proposed Story County Zoning Map Amendment from the C-LI Commercial/Light Industrial District with the condition that “the uses shall be limited to a warehouse for the storing and distribution of seed, research plots with an associated office building and commercial storage” to the C-LI Commercial/Light Industrial District with no use restrictions for the property located at 11261 US Highway 69, Story City, Iowa (parcel number 01-10-200-275) as put forth in case REZ02-20 and sets the second consideration for Tuesday, September 22, 2020.



4. The Story County Board of Supervisors remands the proposed Story County Zoning Map Amendment from the C-LI Commercial/Light Industrial District with the condition that “the uses shall be limited to a warehouse for the storing and distribution of seed, research plots with an associated office building and commercial storage” to the C-LI Commercial/Light Industrial District with no use restrictions for the property located at 11261 US Highway 69, Story City, Iowa (parcel number 01-10-200-275) as put forth in case REZ02-20 back to the applicant and/or staff for additional information, and directs staff to set first consideration for Tuesday, September 22, 2020.



1. Property Owner*

(Last Name) BXL Properties, LLC
 (First Name) _____
 (Address) 10 Box 466 (State) IA (Zip) 50244
 (City) Stater
 (Phone) 515-290-1638 (Email) bart@goinnovativeinc.com

2. Applicant (if different than owner)

(Last Name) _____
 (First Name) _____
 (Address) _____ (State) _____ (Zip) _____
 (City) _____ (Email) _____
 (Phone) _____

3. Property Address 11261 US Hwy 67, Story City **Parcel ID Number(s)** 0110200275

4. Certification and Signature

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

*Acknowledgement of property owner is required and may occur via email or by signature of this application.

Property Owner Signature Bart BXL Properties, LLC Date 7/29/20 Applicant Signature _____ Date _____

Code of Ordinances (Text)

Amended Section(s): _____
Submittal Requirements:
 Attend conceptual review meeting**
 Filing Fee (required prior to processing): \$325
 Proposed text language showing red-lines & strikeouts of the proposed changes
 Written narrative explaining justification for proposed amendment and conformance to the standards for approval outlined in Section 92.07 of the Story County Code of Ordinances

Official Zoning Map (Rezoning)***

Current District: CLT w/ Conditions
 Proposed District: CLT
Submittal Requirements:
 Attend conceptual review meeting**
 Filing Fee (required prior to processing): \$350
 Legal description of area to be amended (submit as Word document)
 Written narrative explaining justification for proposed amendment and response to the standards for approval outlined in Section 92.06(2) of the Story County Code of Ordinances
 All submittal requirements as outlined in Section 92.06(3) of the Story County Code of Ordinances

Cornerstone to Capstone Plan***

Current Designation: _____
 Proposed Designation: _____
Submittal Requirements:
 Attend conceptual review meeting**
 Filing Fee (required prior to processing): \$350
 Legal description of area to be amended (submit as Word document)
 Written narrative explaining existing and proposed plan designations, as well as justification for amendment

**Prior to submittal of a Text, Zoning, or C2C Plan Amendment application, see conceptual review application and deadline on Planning and Development website.

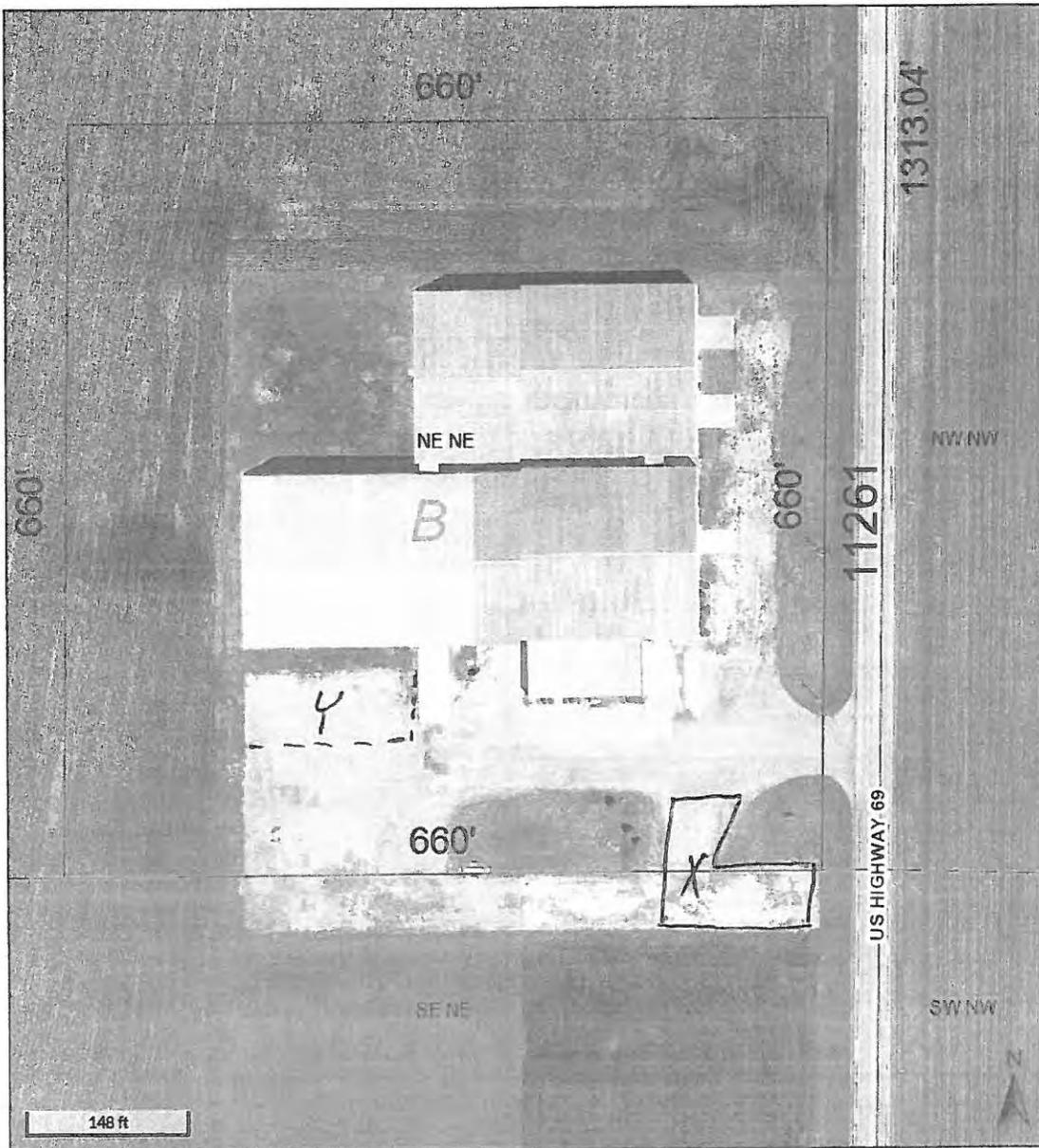
***If applying for Zoning and C2C Plan Amendments, only 1 filing fee is required.

Receipt No. 570349

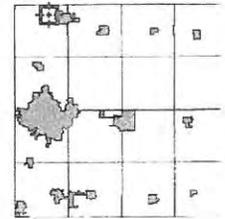
Receipt Amount \$350

Response to the standards for approval outlined in Section 92.06(2) of the Story County Code of Ordinances.

- A. This property is part of the Story City Urban Expansion Area and is in accordance with their future land use plans. This property is located next to other CLI district's without conditions and as such we feel that our property (without conditions) would fit into the C2C Comprehensive Plan.
- B. Our intended use for this property is for retail commercial services and products as well as warehousing. This fits with the CLI district limits.
- C. The land (32 acres) immediately to the south of this property is zoned CTI without restrictions. To the south of that there are seven more lots that are also zoned CTI without restrictions. These seven lots have active commercial business currently operating on them. Thus, this property would be compatible with surrounding land uses and development patterns.
- D. This item does not apply.
- E. This item does not apply.



Overview



Legend

- Parcels
- Lots
- Townships
- Corporate Limits
- Road Centerlines

X - Area for outdoor display of trailers & equipment for sale.

Y - Equipment storage area w/ proposed fence area.

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

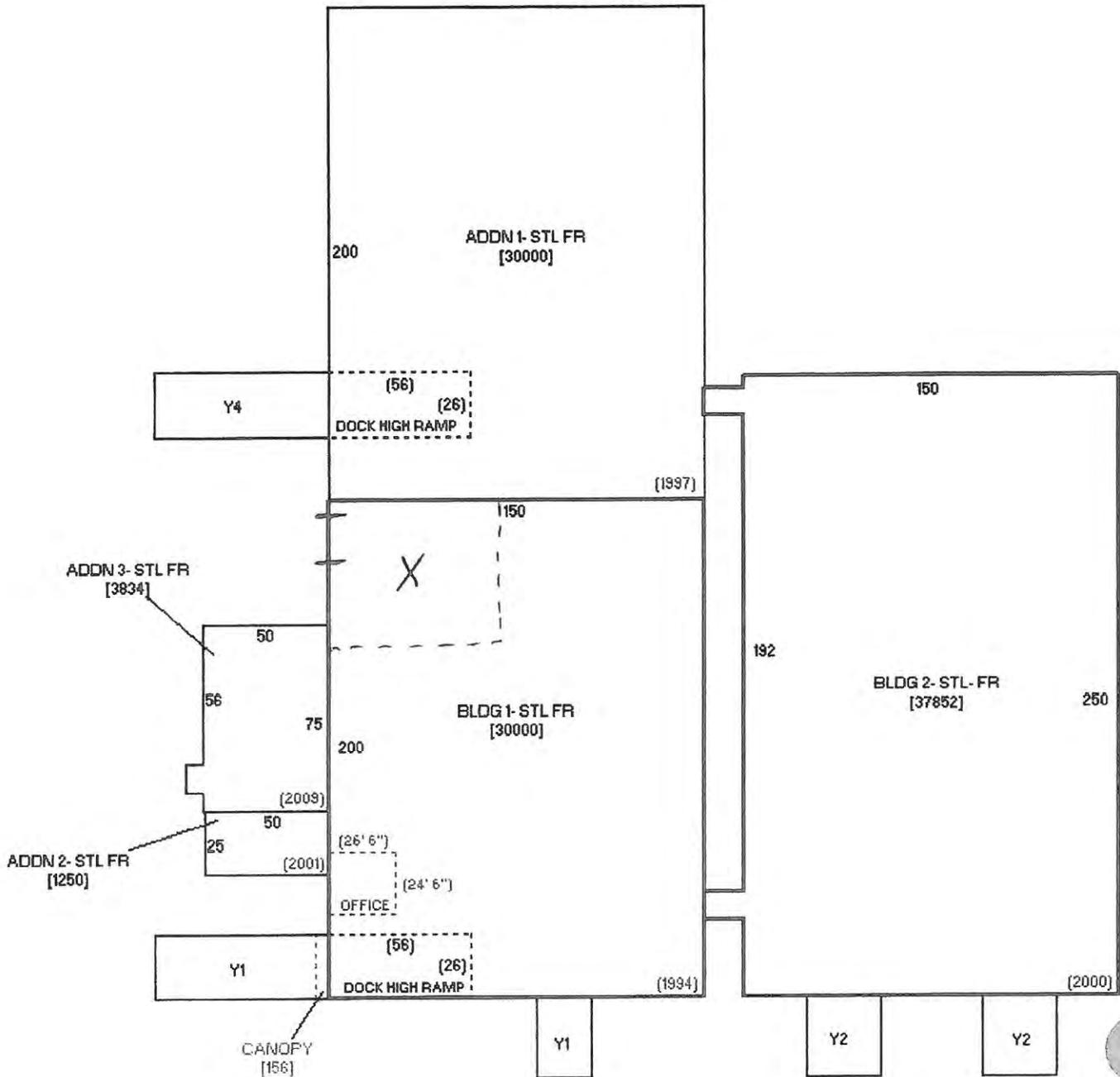
The solid parcel boundary lines represent the legal description as recorded and are not necessarily the official platted lot lines. Dashed lines are official platted lots. If a parcel contains dashed lines, please contact the Ames Planning & Housing Department (515-239-5400) to determine which lines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

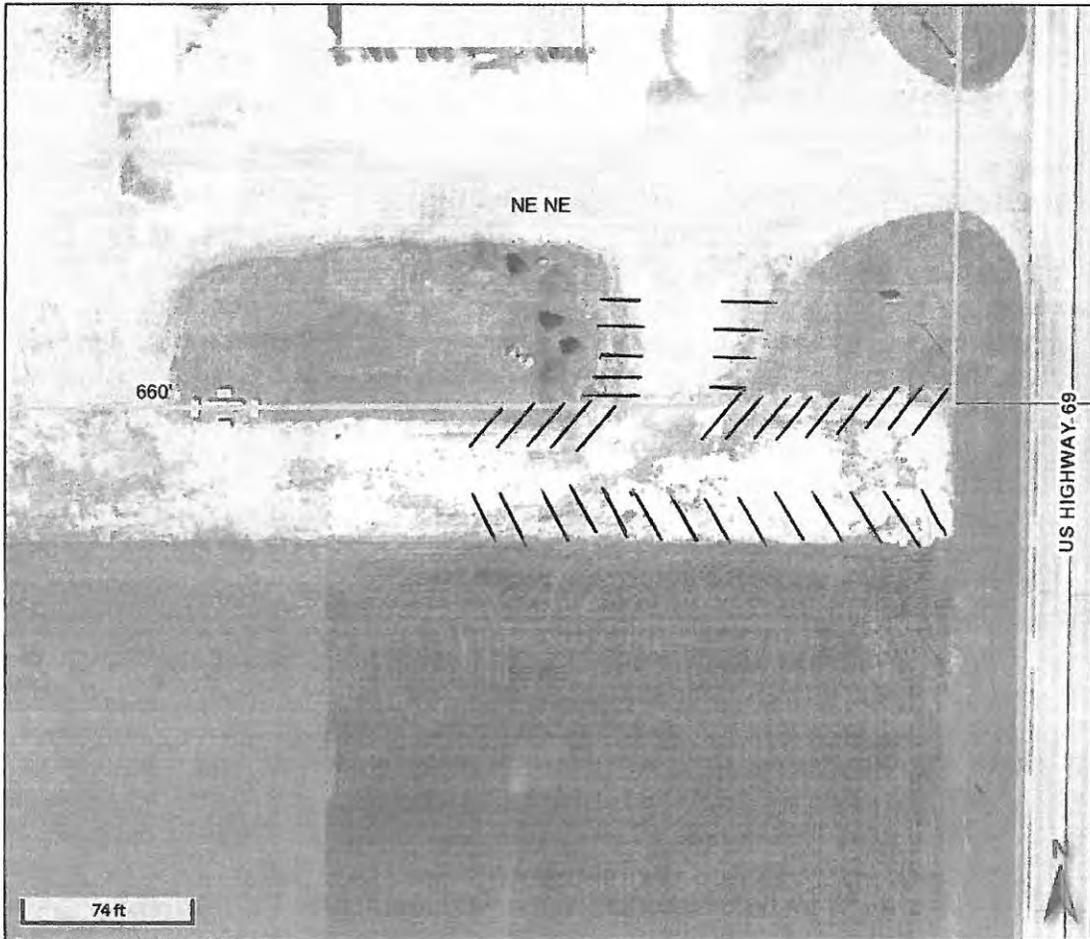
Date created: 8/20/2020
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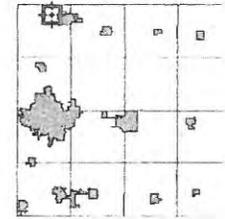
Building Sketch - 102,936 SF

X - Proposed new shop area.





Overview



Legend

- Parcels
- - Lots
- Townships
- Corporate Limits
- Road Centerlines

Parcel ID	0110200275	Alternate ID	0110200275	Owner Address	B & L PROPERTIES LLC
Sec/Twp/Rng	10-85-24	Class	C - COMMERCIAL		PO BOX 466
Property Address	11261 US HIGHWAY 69	Acres	10		SLATER IA 50244
	STORY CITY				
District	55093 - LAFAYETTE TWP/ROLAND-STORY SCH				
Brief Tax Description	SECTION:10 TOWNSHIP:85 RANGE:24 NE NE PARCEL B CFN 12-180				
	(Note: Not to be used on legal documents)				

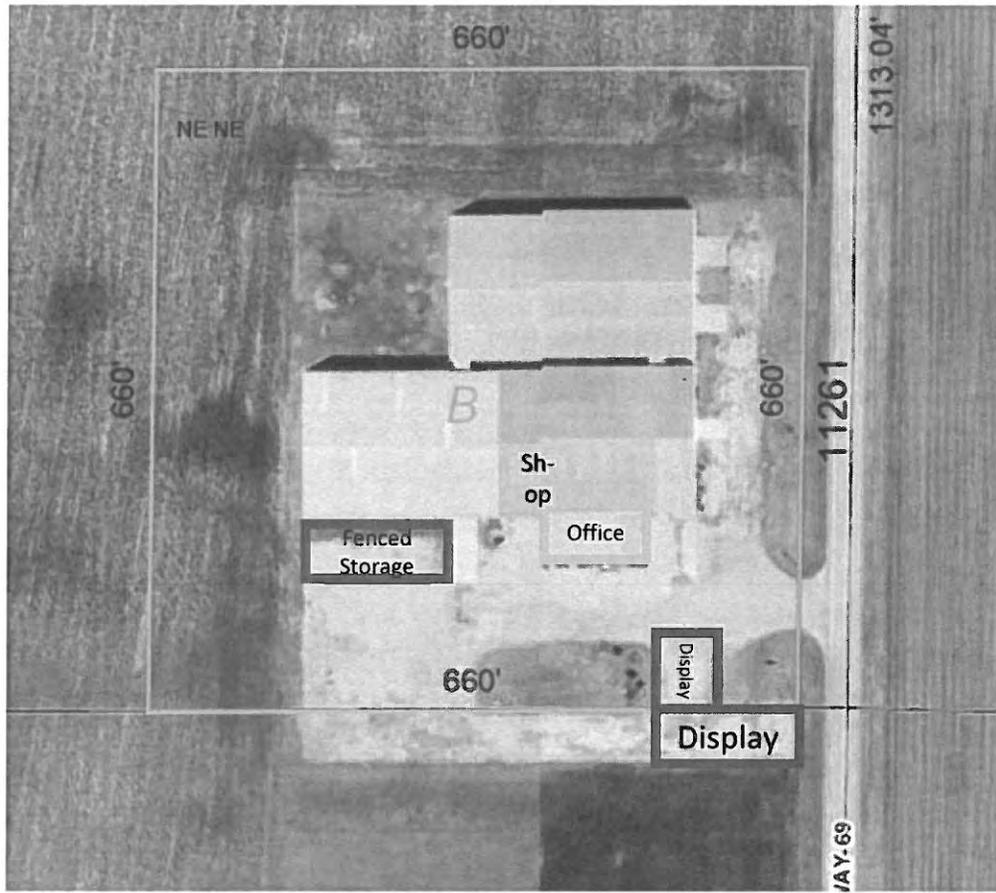
Concerning Assessment Parcels and Platted Lots Within the City of Ames Jurisdiction:

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

Date created: 8/27/2020
 Last Data Uploaded: 8/27/2020 12:31:27 AM

Background—B & L Properties, LLC, Rezoning REZ02-20, Ord. 289

- Rezoning of 10-net parcel with two large metal warehouse buildings
- 11261 US Highway 69, Story City, Iowa
- The property was rezoned to a commercial district, which is now the Commercial Light-Industrial District, in 1994 with the condition that “the uses shall be limited to a warehouse for the storing and distribution of seed, research plots with an associated office building and commercial storage.” At the time of the rezoning, the property was undeveloped, zoned A-1 Agricultural, and in row crop production.
- There was no record of the conditions being removed from the property since 1994.
- Rezoning requested to remove condition.
- If the zoning map amendment is approved, a business (Maverick, Inc.) that refurbishes and sells Ditch Witch trenchers, directional drills, and parts; reel trailers; and tile locators will be established on the property in the southern-most building. Equipment repair is also proposed.
- There are no current expansion plans and the business will use the existing buildings.



Site Plan

Standard 1. The proposed rezoning shall conform to the Story County Development Plan (C2C)



UAE that contains the subject property extends from the corporate limits west to a quarter-mile west of Highway 69 and between 110th and 120th Streets.

- The C2C Plan designates the subject property as part of **Story City's Urban Expansion Area**.
- **Principle 1: Development in the Urban Expansion Area occurs in accordance with the applicable city's future land use plans and goals.**
- The Urban Expansion Area that contains the subject property is **not a primary area for Story City's growth**.
- The City of Story City reviewed the plans and had **no comments** other than they would **recommend a condition that the display area is kept neat**. The applicant anticipates five to ten pieces of equipment and ten trailers will be kept in the location and kept in rows.
- Staff recommends that **if any changes to this area occur (additional gravel, use changes), they be reviewed through a site planning submittal process rather than placing a condition on the zoning.**
- Staff has concluded that a condition is not necessary given the submitted site plan showing the arrangement of the outdoor display area. Further, staff will complete a site inspection after site improvements are completed.

Standard 1. The proposed rezoning shall conform to the Story County Development Plan (C2C).

- *Other C2C Plan Principles for the Urban Expansion Area:*
 - Principle 4: Review design and development standards to ensure that **conflicts between proposed development and agricultural and natural resources are minimized**. Design new residential development to maintain the open character of rural areas and to protect and maintain agricultural uses and sensitive environmental features.
 - Principle 5: When development is located adjacent to agricultural uses, **provide adequate buffers to minimize conflicts**.
 - Principle 6: Encourage proposed development to take **access off existing paved roads** unless it can be demonstrated that Minimum Levels of Service requirements may be met or development can mitigate impacts.
 - Principle 7: **Mitigate and manage stormwater run-off, soil erosion**, and wastewater discharge according to IDNR and Story County standards.
- *Staff response to Principles 4 and 5: Two warehouse buildings were constructed on the property between 1994 and 2000. There are currently no expansion plans. The current site has a buffer of over 100 feet from the buildings and parking lot to the agricultural field that surrounds the subject property on the north and west sides. This property is also part of Story City's Urban Expansion Area. The property to the south is under common ownership with the subject property and zoned C-LI. Both the property to the south and the buffer areas on the subject property are in row crop production and will continue to be farmed for the foreseeable future.*
- *Staff response to Principle 6: The subject property is located on Highway 69.*
- *Staff response to Principle 7: If work occurs to construct additions or add gravel/paved area that disturbs over one acre, a stormwater management plan prepared by a professional engineer will be required to meet Story County's standards. Any grading work or other development will require a site plan, permit, and erosion control plan meeting Story County's Standards.*

Standard 2. The proposed rezoning shall conform to the Statement of Intent for the proposed district and district requirements.

- The statement of intent for the C-LI district is: *This district is intended to accommodate the **full range of retail commercial services and products, wholesaling and warehousing**, as well as light industrial, laboratory, manufacturing, **fabricating** and institutional activities in industrial locations. The intended uses are generally characterized by a minimum of obnoxious characteristics which might adversely affect surrounding development.*
- **Maverick, Inc., refurbishes and sells Ditch Witch trenchers, directional drills, and parts; reel trailers; and tile locators. Equipment repair is also proposed.** These activities are all permitted/related to permitted uses in the C-LI District. All repair work will occur inside and equipment in for repair that is stored outside will be screened by a fence until it is brought into the shop.
- The proposed use is **more consistent with the C-LI District than the previous use of a seed warehouse and research facility**, which would be more typical of the A-2 Agribusiness District. By removing the condition limiting the use of the property to a seed warehouse and research facility, it brings the property into **greater conformity with the C-LI District by allowing more general commercial uses and the uses are similar in character to those in the surrounding area.**

Standard 3. The proposed rezoning shall be compatible with surrounding land uses and development patterns.



Subject Property and Zoning of Adjacent Parcels

- When the property was first rezoned to C-LI in 1994, Planning and Development Staff were concerned about the accuracy of the future land use plan showing the area as commercial infill. Further, while there was an established commercial node to the south, there were not adjacent properties zoned C-LI.
- In 2009, the 31.24 net-acre parcel to the south was rezoned C-LI without conditions, providing a connection between the commercial node to the south and the subject property.
- With the adoption of the C2C Plan in 2016, Story County worked with cities to develop Urban Expansion Areas. The Urban Expansion Area that contains the subject property extends from the corporate limits west to a quarter-mile west of Highway 69 and between 110th and 120th Streets. This includes the adjacent property to the north and east, which is still zoned A-1 Agricultural.
- Over time, the locale of the subject property has slowly changed to encourage and allow more commercial development. By removing the condition limiting the use of the property to a seed warehouse and research facility, the property becomes more compatible with the adjacent properties where more general commercial and light-industrial uses are permitted.

Comments from the General Public

- A rezoning sign was placed on the property on August 28, 2020.
- Notice letters were sent to property owners within a ¼ mile of the proposed rezoning on August 26, 2020, and legal notice was published in the Ames Tribune, Nevada Journal, and Story County Sun on August 27, 2020.
- *No comments were received prior to the writing of this report.*

Planning and Zoning Commission Recommendation

- At their September 2, 2020, meeting, the Planning and Zoning Commission recommended approval of the request (alternative one, below).
- The Commission did not have any questions nor discussion concerning the request.
- No members of the public provided comment.

The Board of Supervisors may consider the following alternatives for the rezoning request:

1. The Story County Board of Supervisors approves the proposed Story County Zoning Map Amendment from the C-LI Commercial/Light Industrial District with the condition that “the uses shall be limited to a warehouse for the storing and distribution of seed, research plots with an associated office building and commercial storage” to the C-LI Commercial/Light Industrial District with no use restrictions for the property located at 11261 US Highway 69, Story City, Iowa (parcel number 01-10-200-275) as put forth in case REZ02-20 on first consideration and sets the second consideration for Tuesday, September 22, 2020.
2. The Story County Board of Supervisors approves the proposed Story County Zoning Map Amendment from the C-LI Commercial/Light Industrial District with the condition that “the uses shall be limited to a warehouse for the storing and distribution of seed, research plots with an associated office building and commercial storage” to the C-LI Commercial/Light Industrial District with no use restrictions for the property located at 11261 US Highway 69, Story City, Iowa (parcel number 01-10-200-275) as put forth in case REZ02-20, with conditions, and sets the second consideration for Tuesday, September 22, 2020.
3. The Story County Board of Supervisors denies the proposed Story County Zoning Map Amendment from the C-LI Commercial/Light Industrial District with the condition that “the uses shall be limited to a warehouse for the storing and distribution of seed, research plots with an associated office building and commercial storage” to the C-LI Commercial/Light Industrial District with no use restrictions for the property located at 11261 US Highway 69, Story City, Iowa (parcel number 01-10-200-275) as put forth in case REZ02-20 and sets the second consideration for Tuesday, September 22, 2020.
4. The Story County Board of Supervisors remands the proposed Story County Zoning Map Amendment from the C-LI Commercial/Light Industrial District with the condition that “the uses shall be limited to a warehouse for the storing and distribution of seed, research plots with an associated office building and commercial storage” to the C-LI Commercial/Light Industrial District with no use restrictions for the property located at 11261 US Highway 69, Story City, Iowa (parcel number 01-10-200-275) as put forth in case REZ02-20 back to the applicant and/or staff for additional information, and directs staff to set first consideration for Tuesday, September 22, 2020.



c/o United Way of Story County, 315 Clark Avenue, Ames, IA 50010

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

August 24, 2020

Dear Story County Board of Supervisors:

I am writing on behalf of the Story County Hunger Collaboration **to request \$100 financial support for our collaboration’s membership dues in the statewide Iowa Hunger Coalition.** The Iowa Hunger Coalition is a 501c(4) non-profit founded in 2016. As their website explains: “The Iowa Hunger Coalition is an association of organizations and individuals committed to ending hunger in Iowa. Our members come from food pantries, food rescue organizations, food banks, and community partnerships, and individuals committed to ending hunger in Iowa. We use our collective voices to educate and advocate on behalf of Iowans struggling with hunger.” (<https://www.iowahungercoalition.org/>) In other words, the IHC does on a state level what the Story County Hunger Collaboration does on a local level – bring a variety of stakeholders together to amplify the call for ending food insecurity.

With no budget of our own, the Story County Hunger Collaboration participants suggested institutional members take turns providing membership dues in IHC. As Story County is a member of the Hunger Collaboration, Supervisor Olson proposed we present you with this inaugural request. The IHC does not have a fixed membership due as they do not want involvement to be cost-prohibitive. They propose organizational members provide \$100 per \$100,000 of organizational budget, while individual members provide \$50 annually. **We would suggest \$100 contribution (to make this feasible for subsequent partners), but would welcome any amount the Board of Supervisors might be willing to provide and deems appropriate.**

If you have any questions about this request, please feel free to call me on my cell (515-357-4085) or send me an email (amundel@uwstory.org). For additional information on the Hunger Collaboration, please see the attached narrative.

Thank you for your consideration.

Sincerely,

Anneke Mundel, MA, MAT
Community Impact Director at United of Story County
Convener of the Story County Hunger Collaboration

APPROVED **DENIED**
Board Member Initials: AM
Meeting Date: 9/22/2020
Follow-up action: \$100.

— STORY COUNTY —
hunger
Collaboration

The Story County Hunger Collaboration - which seeks to eliminate hunger in our county - has grown since its inception in 2012. Today, it brings together a diverse group of non-profits and other organizations throughout Story County. Among these are representatives from the 22+ county pantries, A-Mid-Iowa-Organizing-Strategy (AMOS), Food Bank of Iowa, Good Neighbor Emergency Assistance, Iowa State University Extension, Iowa State University Food Insecurity Taskforce / The S.H.O.P., Mary Greeley Medical Center, Primary Health Care Inc., Story County Board of Supervisors, United Way of Story County, and school district personnel from throughout Story County. The Collaboration is dedicated to identifying the root causes of hunger, addressing immediate food needs with an emphasis on providing quality food, raising awareness, and advocating for solutions to food insecurity.

Meeting Schedule: We meet on the third Thursday of every month, 3 – 4 pm.

For more information: Please visit our Facebook page (@storycountyhunger) or contact Anneke Mundel, Community Impact Director at United Way of Story County, amundel@uwstory.org OR 515-268-514

+ **Download a FREE Hunger Resources Guide:** www.uwstory.org/story-county-hunger-guide



STORY COUNTY

Facilities Management

JOBY BROGDEN

Director
515.382.7401

JON EICKHOLT

Assistant
515.382.7402

Story County Administration
900 6th St.

Nevada, Iowa 50201
515.382.7404 FAX

DATE: August 26, 2020

TO: Board of Supervisors

FROM: Joby J. Brogden *J.B.*

RE: Unlocking the Story County Administration Building

APPROVED

DENIED

Board Member Initials: *JMB*

Meeting Date: 9/22/2020

Follow-up action: _____

If the Story County Board of Supervisors chooses to unlock the Story County Administration building, each office/department has a plan to accommodate their customers. These plans are tentative and could be modified as the situation changes.

At this time the discussion is focused on the Story County Administration building. Unlocking of other Story County owned buildings could also be discussed.

A recommendation on how in-person services could be provided in the Administration building and to allow for walk-in service on specific days/times would be as follows;

- Any consideration to unlock the front doors in the month of September should be after the 8th. This will allow for the September election voting to be complete.
- There would need to be staff at the main entry desk greeting customers as they come in and confirming appointments for those offices who are operating this way and help get them going to the correct area. This could be provided by available Story County employees.
- Have a designated set of entrance only doors those would be the N.E. set of exterior doors and have signs posted.
- Have designated exit only doors those would be the S.E. set of exterior doors and would have signage posted on them and would remain locked from the outside. However they would be unlocked from the interior side to allow for proper egress.
- Have "theater roping" to block off the south part of the front desk to reduce the risk of cross traffic.
- Have hanging and wall signage to clearly mark the entry and exit point at the front counter.

- Hours of open/unlocked would be noon to 4:30pm, Monday through Friday and locked in the mornings on those days. Preference would be, open in afternoons, this helps with not having the building close mid-day and have the potential for people wandering the facility after the doors are locked. The locking at 4:30pm would be the most recent normal hours to close for the day.
- There will be floor signage placed in the main desk/lobby of the various offices/department to promote social distancing, additionally there will be floor signage appropriately place in the corridors to promote social distancing while customers are waiting to be seen.
- Plan would be to continue to prop open doors in the high traffic areas, this will include the stair tower doors, we will not prop open doors that lead into any sensitive/private areas.



STORY COUNTY

Facilities Management

JOBY BROGDEN
Director
515.382.7401

JON EICKHOLT
Assistant
515.382.7402

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

DATE: August 27, 2020
TO: Board of Supervisors
FROM: Joby J. Brogden JB
RE: Unlocking Story County Owned Buildings

APPROVED **DENIED**
Board Member Initials: JB
Meeting Date: 9/22/2020
Follow-up action: JC open, Engineer Oct 5, Administration Oct 5, Animal Control + HSC closed

If the Story County Board of Supervisors chooses to unlock Story County owned buildings that are currently locked in response to COVID19, each office/department has a plan to accommodate their customers. These plans are tentative and could be modified as the situation changes.

Recommendation and discussions for the Story County Administration are under a separate agenda item.

A recommendation on how in-person services could be provided and to allow for walk-in service on specific days/times at the below listed buildings, would be as follows;

- Story County Justice Center
 - This facility has remained open to the public during the pandemic. Courthouse side of the facility is open and operational. Story County Sheriff's office and Jail division plan to open to the public with plans in place beginning 9/1/2020. Hours of operation will match those of the main entry, Monday through Friday 8:00am – 4:30pm. Barriers, floor/wall signage are in place to accommodate waiting on citizens in person.

- Story County Engineers Building
 - This facility is currently locked, open by appointment only. The majority of citizens served at this location are in-field appointments, walk-in customers are minimal each day. Recommendation for this facility is to stay consistent with other county owned/operated facilities, hours of open/unlocked would be noon to 4:30pm, Monday through Friday and

locked in the mornings on those days. Provisions are currently in place to accommodate waiting on customers at the front counter. This is by design of the restricted front lobby public counter.

- Story County Animal Control and Shelter
 - This facility is currently locked, all services are being performed. Adoptions are handled via an appointment and application process with scheduled in-building meet and greet with the animals. Under pre-pandemic operations the Animal Shelter had limited hours each day with the building being unlocked and allowing walk-in traffic. The majority of walk-ins being citizens just peruse that facility looking at and interacting with the animals. Due to reduced staff levels and all operations being performed fully, a limited hours approach would be difficult for the facility, at this time, at least until they are at full staff.

- Story County Human Services Center
 - Currently the building is locked and open by appointment only. Once the main building entrance is unlocked the majority of the office's lobby doors will remain locked. Every locked office will be conducting business by appointment. There will be signage at main entry and on all lobby doors. Plans will be to place a phone number directory sign at the public access phone, listing all pertinent phone numbers. Wall and floor signage will placed throughout the facility, promoting social distancing. Recommendation for this facility is to stay consistent with other county owned/operated facilities, hours of open/unlocked would be noon to 4:30pm, Monday through Friday and locked in the mornings on those days.

- Story County Conservation Center at McFarland Park.
 - Facility remains locked at this time. Story County Conservation staff are planning to present a phased re-opening of this facility to the Story County Conservation Board on 9/14/2020. Recommendation would be to defer an unlocking decision for this facility until after the 9/14/2020 Conservation Board Meeting.

Division/Department: Planning & Development Preferred Start Date: 11/2/2020

Requestor: Sandra King

Board Approval: 9-22-2020

Mudawisher

What job function will this position serve?

The Planning & Development Director will lead the Planning & Development Department. The person in this position will perform complex professional work facilitating and directing staff and the operations of the department, work with outside agencies, develop and implement various administrative procedures and practices, etc.

Why do you consider this position to be essential?

This position is definitely essential and should be filled as soon as possible. The Planning & Development Director also works closely with both the Planning & Zoning Commission and the Board of Adjustment as well as a variety of other departments and organizations.

What are the consequences if this position is not filled?

If the position is not filled, Story County will not have a Planning & Development Department with the necessary tools for success, as the Director did the work of both a planner and a Director. Leaving the position unfilled will leave the department understaffed and without necessary leadership.

Is it possible for the job responsibilities to be performed by other staff?

It is possible for the job responsibilities to be performed on an interim basis by another staff member in the short term but needs to be filled for the long term. ~~I am also requesting to fill the position on an interim basis while we recruit for a new Director.~~

JM

For a future agenda.

What are the funding sources for this position?

Rural fund

How will the department/office manage its work if this position is not authorized?

If the position is not authorized, and in order to position the department for success, at a minimum the position would need to be filled on an interim basis and supported with additional planners to pick up the slack.

BUILD Discretionary Grants

The May 18th, 2020 5pm E.D.T. application deadline is set by Congress in the FY 2020 Appropriations Act.

Please identify any area(s) in the application narrative that may be affected by the ongoing COVID-19 situation for the Department's consideration in the project's evaluation.

U.S. Secretary of Transportation Elaine L. Chao Announces Availability of \$1 Billion to Upgrade American Infrastructure

WASHINGTON – The U.S. Department of Transportation (DOT) today published a Notice of Funding Opportunity (NOFO) to apply for \$1 billion in Fiscal Year (FY) 2020 discretionary grant funding through the Better Utilizing Investments to Leverage Development (BUILD) Transportation Discretionary Grants program.

"BUILD grants will upgrade infrastructure across America, making our transportation systems safer and more efficient," said U.S. Transportation Secretary Elaine L. Chao.

As the Trump Administration looks to enhance America's infrastructure, FY 2020 BUILD Transportation grants are for planning and capital investments in surface transportation infrastructure and are to be awarded on a competitive basis for projects that will have a significant local or regional impact. BUILD funding can support roads, bridges, transit, rail, ports or intermodal transportation.

Projects for BUILD will be evaluated based on merit criteria that include safety, economic competitiveness, quality of life, environmental sustainability, state of good repair, innovation, and partnership.

To better address the needs of rural America, which has historically been neglected, DOT intends to award 50% of BUILD Transportation grant funding to projects located in rural areas that deliver positive benefits for these communities, consistent with the Department's R.O.U.T.E.S. initiative. For this round of BUILD Transportation grants, the maximum grant award is \$25 million, and no more than \$100 million can be awarded to a single State, as specified in the appropriations act.

To provide technical assistance to prospective applicants, DOT is hosting a series of webinars during the FY 2020 BUILD grant application process. A webinar on how to compete for BUILD Transportation Grants for all applicants will be held on February 25, 2020. To register for the webinars visit www.transportation.gov/BUILDgrants/outreach. The deadline to submit an application is May 18, 2020 at 5pm Eastern