

The Board of Supervisors met on 3/9/21 at 10:00 a.m. in the Story County Administration Building. Members present: Lisa Heddens, Latifah Faisal, and Linda Murken, with Heddens presiding. (all audio of meetings available at storycountyiowa.gov). Heddens noted due to recommendations for social distancing in order to help slow the spread of the COVID-19 virus and limited space, the meeting will be provided via Zoom originating from the Story County Administration Building.

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

RAISING READERS: Lisa Reeves, Director, highlighted items from the submitted written report. Autumn Long, Manager of Business Analytics, provided additional detail.

PRESENTATION ON THE STORY COUNTY WATER QUALITY MONITORING PLAN: Dan Haug, Prairie Rivers of Iowa, reported on a ten-year water plan, the planning team, data, trends, impaired waterways list, volunteer testing, the 15 sites in Story County tested, and goals and strategies.

MINUTES: 3/2/21 Minutes – Murken moved, Faisal seconded the approval of minutes as presented. Roll call vote. (MCU)

PERSONNEL ACTIONS: 1) pay adjustment, effective 3/14/21, in a) Attorney's Office for Tyler Grimm @ \$3,247.27/bw; b) Auditor's Office for Kristy Macki @ \$23.33/hr; Lisa Markley @ \$3,231.36/bw; c) E911 Service for Amanda Roush @ \$2,075.81/bw; d) Facilities Management for Parvez Faisal @ \$21.69/hr; Randall Russell @ \$16.89/hr; e) Recorder's Office for Nicole Wilson @ \$19.39/hr; f) Sheriff's Office for Bret Johnson @ \$3,303.91/bw; Brandon Lendt @ \$1,816.00/bw; Adam Luke @ \$2,396.80/bw; Paige Miller @ \$1,946.40/hr; g) Board of Supervisors, effective 3/28/21 for Alissa Riese-Wignall @ \$3,908.36/bw; 2) promotion, effective 3/14/21, in a) Attorney's Office for Monika Stalzer \$2,393.03/bw. Faisal moved, Murken seconded the approval of Personnel Actions as presented. Roll call vote. (MCU) Murken moved, Faisal seconded the approval of Consent Agenda as presented.

1. Amended Easement Agreements with the Iowa State University Foundation for the Tedesco Connector Trail
2. Contract between Ernie Gummo and Story County Conservation Board for campground attendant duties at Dakins Lake, effective 3/29/21-7/11/21
3. Final Pay Voucher for Manatt's Inc., for Pavement Project # FM-C085(146)--55-85
4. Contract between Joseph Fullerton and Story County Conservation Board for campground attendant duties at Hickory Grove Park, effective 3/29/21-10/31/21
5. Contract Amendment for Youth and Shelter Services (YSS) to change the unit rate for public education/awareness combined from \$199.95 to \$69.42
6. Contract for Highway Right-of-Way with Hassebrock Farms Inc. for the purchase of temporary easement for \$337.33 (L-H3--73-85)
7. Request for Proposals (RFPs) for an Alternatives Program Coordinator for the Pre/Post Arrest Diversion to Treatment Program Grant
8. Utility Permits: #21-5415, #21-5430

Roll call vote. (MCU)

RESOLUTION #21-67, FOR MAXIMUM PROPERTY TAX DOLLARS: Lisa Markley, Assistant Auditor, reported on the process and requirements. Heddens opened the public hearing at 10:40 a.m., and, hearing none, she closed the public hearing at 10:40 a.m. The Board asked about wording and if it conforms to the *Code of Iowa*. Markley stated yes. Faisal moved, Murken seconded the approval of Resolution #21-67, for Maximum Property Tax Dollars. Roll call vote. (MCU)

RESOLUTIONS #21-65 AND #21-72, AMES URBAN FRINGE PLAN - LAND USE FRAMEWORK MAP

AMENDMENT AND VOLUNTARY ANNEXATION: Marcus Amman, Planning and Development Planner, reported on the related Resolutions: an amendment to the Ames Urban Fringe Plan (AUFPP) and a voluntary annexation.

Amman reported on location, review, site maps, current AUFPP designation, and current status of Iowa Department of Transportation (DOT) interchange plan. No comments were received after required public notice. The Planning and Zoning Commission recommends approval. Heddens opened the public hearing at 10:52 a.m., and, hearing none, she closed the public hearing at 10:52 a.m. Murken questioned striking out the old owner. Amman responded LDY is already listed and to strike through it. Murken moved, Faisal seconded the approval of the requested Ames Urban Fringe Plan Land Use Framework Map Amendment from the Industrial Reserve-Research Park Area to the Planned Industrial Area Southeast Quarter of Section 8 in Grant Township Resolution #21-65 and the Annexation of the four Larson Leasing and LDY LLC parcels into the City of Ames Resolution #21-72, as amended. Roll call vote. (MCU)

STORY COUNTY HOUSING STUDY: Charlie Cowell, Urban Planner, RDG Planning & Design, reported on community presentations, the three stages of the study, community data, survey data, market analysis, affordability, income trends, need and demand, strategies, leverage opportunities, developer interest, and trends. Discussion took place. Cowell reported on next steps. Nick Sorensen, Ames Economic Development Commission (AEDC), reported on communications with cities and implementation strategies. Murken stated Board members and Leanne Harter will engage work with school district boards too. Heddens stated more direction is needed for individual meetings and meeting with the steering committee. Cowell stated the final document is under final review. Additional discussion took place. Murken moved, Faisal seconded the approval of the Story County Housing Study as presented. Roll call vote. (MCU)

REOPENING THE STORY COUNTY HUMAN SERVICES CENTER BUILDING: Karla Webb, Community Services Director, reported on meeting with all building tenants. All departments and offices are agreeable to opening the building; the Iowa Department of Human Services (DHS) plans to keep its doors locked as state employees continue to work remotely. All other offices will operate by appointment but will accommodate walk-ins. Webb recommends reopening the building to the public on 3/29/21 and then review during a follow-up meeting in April. Discussion took place. Faisal moved, Murken seconded the approval of Reopening the Story County Human Services Center Building on 3/29/21 as presented. Roll call vote. (MCU)

Recessed for a break at 12:07 p.m., and reconvened at 12:10 p.m.

AMENDMENTS TO THE ECONOMIC DEVELOPMENT PROCESS AND POLICIES: Leanne Harter, County Outreach and Special Projects Manager, reported on background information. Murken reviewed the edits she had made to the document in addition to those of Harter. Discussion took place. Harter reported on the timeline. Heddens

questioned the third item under “Eligibility Requirements” and asked Harter would bring back to the Board next week. Harter stated yes. Additional discussion ensued. Murken reviewed suggested changes. Murken moved to revise the Economic Development Process and Policies, with changes as she listed. Faisal seconded. Discussion took place. Murken withdrew her motion, and Faisal withdrew her second. Heddens directed Harter to work with Murken on edits and return to the Board next week.

ZOOM LICENSING AND USAGE: Barb Steinback, Information Technology Director, reported on the demand for licenses and the possibility in the future of having Zoom licenses for each department and office. At this time, she recommends the Board purchase an additional ten licenses to meet needs. Murken moved, Faisal seconded the approval of the Zoom Licensing and Usage with an additional ten (10) licenses at \$1,900.00 a year. Discussion took place. Roll call vote. (MCU)

PHASE II QUOTE FOR WEB APPLICATION DEVELOPMENT BETWEEN STORY COUNTY AND ACS FOR \$23,680.00: Barb Steinback, Information Technology Director, reported on background information and requested approval. Faisal moved, Murken seconded the approval of Phase II Quote for Web Application Development between Story County and ACS for \$23,680.00. Roll call vote. (MCU)

INFORMATION TECHNOLOGY QUARTERLY REPORT: Director Barb Steinback highlighted items from her submitted written report.

UPCOMING AGENDA ITEMS: Heddens reminded for Harters’ item and a letter from Dan Culhane, AEDC.

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

Murken moved, Faisal seconded to adjourn at 1:37 p.m. Roll call vote. (MCU)

Story County
Board of Supervisors Meeting
Agenda
3/9/21

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, the capacity of our meeting room is significantly limited. Therefore, public access to the meeting will be provided via Zoom.

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

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. PUBLIC COMMENT #1:
This comment period is for the public to address topics on today's agenda
7. AGENCY REPORTS:
 - I. Raising Readers - Submitted Report

Department Submitting Auditor

Documents:

RR ANNUAL.PDF
8. Presentation On The Story County Water Quality Monitoring Plan - Dan Haug, Prairie Rivers Of Iowa

Department Submitting Conservation

Documents:

MONITORING PLAN.PDF

9. CONSIDERATION OF MINUTES:

I. 3/2/21 Minutes

Department Submitting Auditor

10. CONSIDERATION OF PERSONNEL ACTIONS:

I. Action Forms

1)pay adjustment, effective 3/14/21, in a)Attorney's Office for Tyler Grimm @ \$3,247.27/bw; b)Auditor's Office for Kristy Macki @ \$23.33/hr; Lisa Markley @ \$3,231.36/bw; c)E911 Service for Amanda Roush @ \$2,075.81/bw; d)Facilities Management for Parvez Faisal @ \$21.69/hr; Randall Russell @ \$16.89/hr; e) Recorder's Office for Nicole Wilson @ \$19.39/hr; f)Sheriff's Office for Bret Johnson @ \$3,303.91/bw; Brandon Lendt @ \$1,816.00/bw; Adam Luke @ \$2,396.80/bw; Paige Miller @ \$1,946.40/hr; g)Board of Supervisors, effective 3/28/21 for Alissa Riese-Wignall @ \$3,908.36/bw; 2)promotion, effective 3/14/21, in a)Attorney's Office for Monika Stalzer \$2,393.03/bw.

Department Submitting HR

11. CONSENT AGENDA:

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

I. Consideration Of Amended Easement Agreements With The Iowa State University Foundation For The Tedesco Connector Trail

Department Submitting Conservation

Documents:

TELC ISU FOUNDATION EASEMENTS.PDF

II. Consideration Of Contract Between Ernie Gummo And Story County Conservation Board For Campground Attendant Duties At Dakins Lake From 3/29/21-7/11/21

Department Submitting Conservation

Documents:

CAMPGROUND ATTENDANT GUMMO.PDF

III. Consideration Of Final Pay Voucher For Manatt's Inc., For Pavement Project # FM-C085 (146)--55-85

Department Submitting Engineer

Documents:

FPV MANATTS.PDF

- IV. Consideration Of Contract Between Joseph Fullerton And Story County Conservation Board For Campground Attendant Duties At Hickory Grove Park From 3/29/21-10/31/21

Department Submitting Conservation

Documents:

CAMPGROUND ATTENDANT FULLERTON.PDF

- V. Consideration Of Contract Amendment For YSS To Change The Unit Rate For Public Education/Awareness Combined From \$199.95 To \$69.42

Department Submitting Board of Supervisors

Documents:

YSS COVER LETTER.PDF

YSS AMENDMENT.PDF

- VI. Consideration Of Contract For Highway Right Of Way With Hassebrock Farms Inc. For The Purchase Of Temporary Easement For \$337.33 (L-H3--73-85)

Department Submitting Engineer

Documents:

CTR ROW HASSEBROCK.PDF

- VII. Consideration Of Request For Proposals For An Alternatives Program Coordinator For The Pre/Post Arrest Diversion To Treatment Program Grant

Department Submitting Attorney

Documents:

RFP FOR ALTERNATIVES COORDINATOR.PDF

- VIII. Consideration Of Utility Permit(S): #21-5415, 21-5430

Department Submitting Engineer

Documents:

UT 21 5415.PDF

UT 21 5430.PDF

12. PUBLIC HEARING ITEMS:

I. Consideration Of Resolution #21-67, For Maximum Property Tax Dollars - Lisa Markley

Department Submitting Auditor

Documents:

RES 2167.PDF

II. Discussion And Consideration Of Resolution #21-65 And #21-72, Ames Urban Fringe Plan - Land Use Framework Map Amendment And Voluntary Annexation - Marcus Amman

Department Submitting Planning and Development

Documents:

STAFF MEMO.PDF
RESOLUTION 21 65.PDF
RESOLUTION 21 72.PDF
ANEXATION PETITION.PDF
AMENDMENT REQUEST.PDF

13. ADDITIONAL ITEMS:

I. Discussion And Consideration Of Story County Housing Study - Charlie Cowell, RDG Draft Plan is located on Story County's website at <https://www.storycountyiowa.gov/DocumentCenter/View/11782/Story-County-Housing-Study-Draft---Dated-1-18-2021>

Department Submitting Board of Supervisors

Documents:

MEMO BOS HOUSING STUDY.PDF

II. Discussion And Consideration Of Reopening The Story County Human Services Center Building – Karla Webb And Joby Brogden

Department Submitting Community Services, Facilities Management

Documents:

HSC BUILDING RECOMMENDATION .PDF

III. Discussion And Consideration Of Amendments To The Economic Development Process And Policies - Leanne Harter

Department Submitting Board of Supervisors

Documents:

DRAFT ED POLICIES.PDF

IV. Discussion And Consideration Of Zoom Licensing And Usage - Barb Steinback

Department Submitting Information Technology

Documents:

ZOOM LICENSING.PDF

V. Discussion And Consideration Of Phase II Quote For Web Application Development
Between Story County And ACS For \$23,680.00 - Barb Steinback
(Proprietary And Confidential)

Department Submitting Information Technology

14. DEPARTMENTAL REPORTS:

I. Information Technology - Submitted Report

Department Submitting Auditor

Documents:

IT QTR.PDF

IT.PDF

IT WEBSITE.PDF

15. OTHER REPORTS:

16. UPCOMING AGENDA ITEMS:

17. 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.

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

19. ADJOURNMENT:

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

ASSET PRESENTATION
March 9, 2021
Raising Readers in Story County

Presenters: Autumn Long (Manager of Business Analytics), Lisa Reeves (Director)

The vision of Raising Readers in Story County is the commitment to a future in which generations of young children get a solid foundation in reading, communication, and learning. This will help prepare them to become successful students, citizens, and workers.

Our focus for 2021-22 is on providing both virtual and hopefully in person programming. We will continue to use statistics to enhance and monitor program outcomes and to provide the best research-based programming possible. Additionally, we are continuing to make our parent education a vital component of programming as parents are crucial in their child's development.

Research continues to support that early exposure to literacy and language development activities are essential to brain development and long-term positive impacts. **Thrive by Five** programming is a priority for Raising Readers.

Thrive by Five
STARS

Sing, Talk and Read for Success program is a new virtual program for Raising Readers. STARS is a 10-week parent education class. Participants learn skills to increase the quality and quantity of language interaction with children. The increase in number of words spoken and conversational turns will build a healthy foundation of brain development to prepare children for Kindergarten and reading.

Virtual StoryPals

Our successful StoryPals program has shifted to a virtual format this school year. We have partnered with Ames Community Preschool Center to provide the program for 4 year olds who attend school there. Additionally, we have students attend sessions from home. Volunteers are paired virtually with students once per week to share a virtual story and utilize the researched based Dialogic Reading technique.

Step into Storybooks events- StoryWalks

Due to the pandemic, our Step into Storybooks events have been altered this year. The event has expanded to an awareness building campaign with StoryWalks throughout the year. A StoryWalk encourages reading and movement. Each page of the book is posted in store windows or along trails in parks. We had a StoryWalk in Downtown Ames over the winter holidays and have a StoryWalk in the North Grand Mall in February and March. In May, we are planning to have StoryWalks as well as prepackaged take home activities at outdoor Step into Storybooks events in Ames and Nevada. Books will be given to each child at both outdoor events.

Out of School Learning

Harrison Barnes Reading Academy

Statistics show direct correlations between 3rd grade reading ability and later academic and life outcomes. Our Harrison Barnes Reading Academy shifted to a virtual format in the summer of 2020 and continues to be a highly sought-after program during the school year. For example, the number of children that we are serving during the virtual school year program from outside of Ames is 21 vs. last year we served 5 in person. The pandemic has enabled us to serve more students who may not have been able to be in the program before. For this reason, we plan to continue at least some virtual programming when we are able to return to in person programming.

We are continuing to enhance the virtual program with additional components. For example, the word sort activities that children normally do in person has been converted to the virtual application by utilizing Jamboards. This allows the children to see the words being moved to the correct categories on the shared computer screen. The children and volunteers are really enjoying this activity.

Advocacy

Advocacy is a critical component to all our programming. We strive to highlight the importance of literacy, increasing access to high quality books and fulfilling the mission of RRSC. Reading with children from a young age, not only helps with literacy and language development, but also helps bond the child and caregiver together. This bond then promotes healthy social emotional development which is critical for success in school and life.

Our Little Free Libraries are continuing to expand in Story County this year. It was certainly serendipitous that we started the project before the pandemic. With the closure of schools and libraries, access to books has been vital for children over the past year. Little Free Libraries increase access to books which research shows is essential to language and literacy outcomes. Our goal is to have at least one Little Free Library in every community in the county. We have added a map to our website with the locations of all of the Little Free Libraries in Story County.

We sincerely thank Story County Board of Supervisors for your continued funding of literacy programming. You are providing a long-term solution to the academic, social emotional, and thereby economic, future of the children in Story County.

STORY COUNTY WATER MONITORING & INTERPRETATION PLAN

2021-2030

With financial support from: Story County, City of Ames, Story County Community Foundation, ISU Leopold Center for Sustainable Agriculture, Outdoor Alliance of Story County, Renewable Energy Group, Story County SWCD



Presenter: Dan Haug
March, 2021

PLANNING TEAM

- Story County
- City of Ames
- City of Nevada, City of Gilbert, City of Huxley
- Story County Soil & Water Conservation District
- Story County Community Foundation
- Leopold Center for Sustainable Agriculture
- Izaak Walton League of America

WHAT'S AT STAKE?



PURPOSE STATEMENT



To collect and analyze water sampling data

To increase residents' knowledge and understandings

And identify problems in our watersheds,

To support and improve water quality

GOALS 2021-2030

1. To increase awareness of water quality in Indian Creek and South Skunk River, recognize progress, and engage stakeholders who can positively impact those watersheds
2. To expand monitoring efforts to cover more of the county
3. To identify and promote actions that improve and sustain the water quality and system resiliency of the lakes and rivers through which water travels
4. Strengthen the working relationships between current and future partners and we implement the monitoring plan

ACCOMPLISHMENTS IN 2020

- Strengthened county-city-NGO partnerships
- Supported SRF Sponsored Project grants for Nevada and Ames
- Collected monthly lab samples from Apr-Dec from 15 sites
- Launched a county volunteer monitoring program
- Compiled existing data, and wrote code to analyze it
- Published 2 videos, 7 blog posts, and radio interview on water quality in Story County

THE PLAN

- Plan:
 - 4 pages of goals, 80 pages of supporting material needed to fill in details
- Presentation follows the chapters
 1. Why do we want data?
 2. Where do we want data?
 3. What data is already available?
 4. How do we interpret data once we have it?
 5. How can we collect new data?
 6. Goals & Strategies, 2021-2030

WHY DO WE WANT DATA?



NEEDS THAT MOTIVATED THIS PLAN

- Local leadership for volunteer monitoring
- New watershed projects in areas with limited data
- Better planning and coordination for existing projects
- Reuse of existing data

WHERE IS DATA STORED?

Water quality

1. Water Quality Portal (EPA, USGS, USDA, etc.)
2. AQuIA (Iowa DNR)
3. IOWATER database (IDNR) → Clean Water Hub
4. Iowa Water Quality Information System (U of I)
5. Offline (City of Ames, ISU)

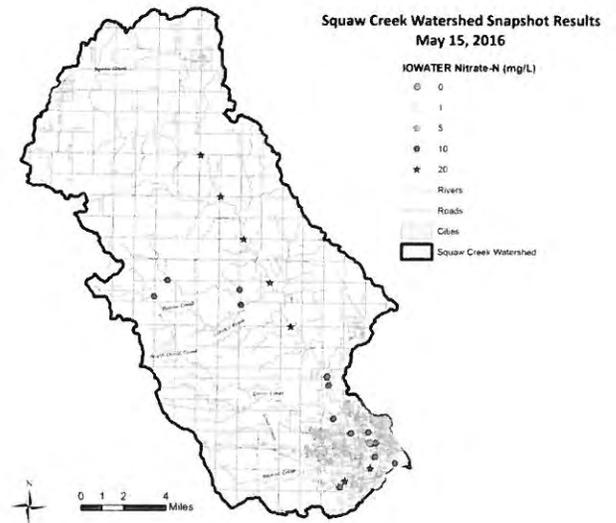
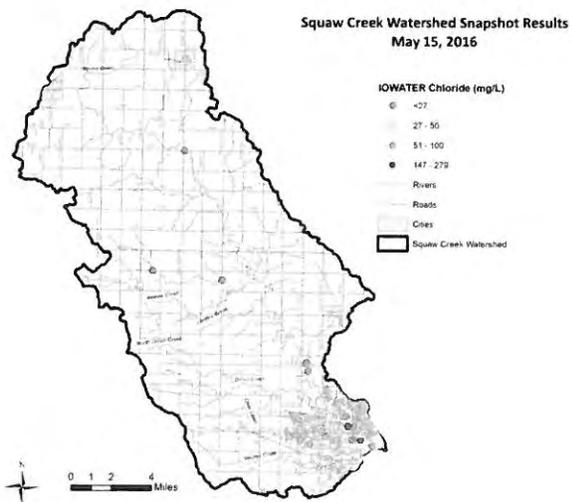
Water quantity

1. National Water Information System (USGS)
2. Iowa Flood Information System (U of I)

Biological monitoring

1. BioNet (Iowa DNR)
2. IOWATER database (IDNR) → ??

VOLUNTEERS (IOWATER)



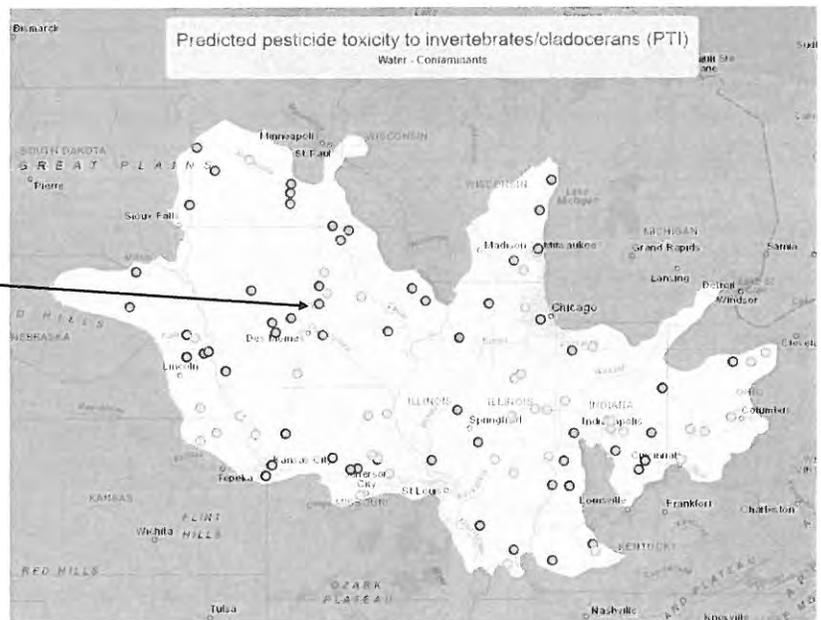
MIDWEST REGIONAL STREAM QUALITY ASSESSMENT (USGS)

Site Scorecard

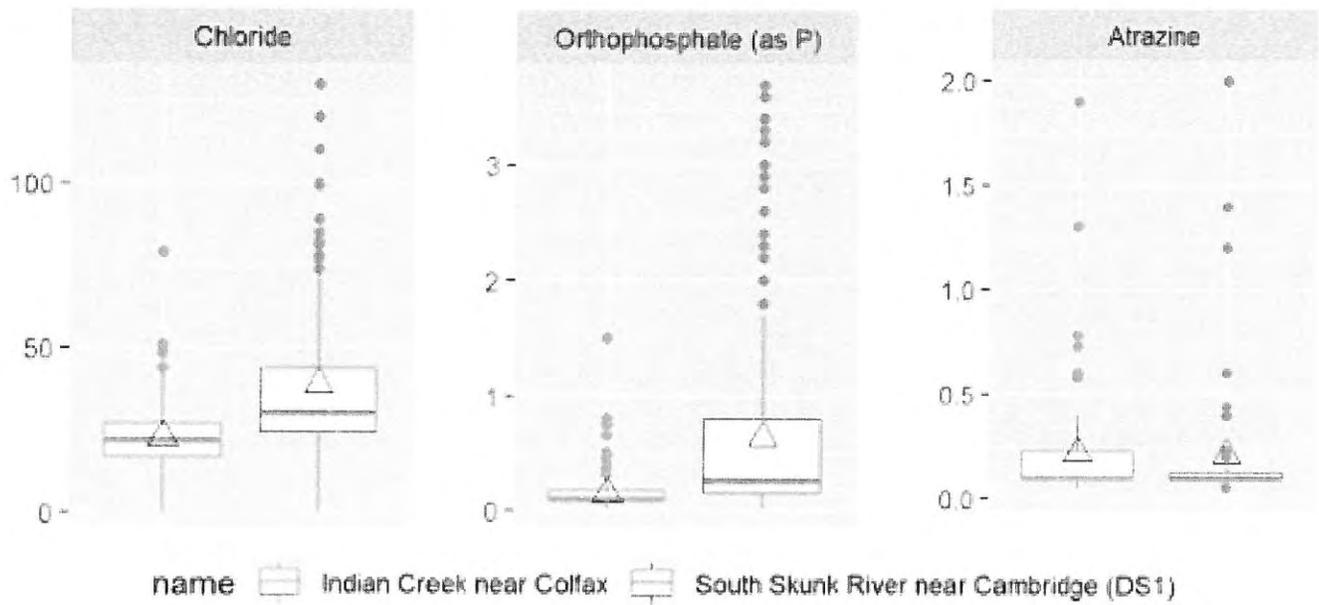
Unnamed Trib To East Br Indian Creek near Zearing, IA

Site Sampled May 2013 - Oct 2013

	Metric	Value	Unit	Score
Water - Nutrients and Dissolved Oxygen				
Info	Total Nitrogen	19.35	mg/L	High
Info	Total Phosphorus	0.25	mg/L	High
Info	Daytime Dissolved Oxygen Minimum	4.85	mg/L	Low
Water - Contaminants				
Info	Predicted pesticide toxicity to invertebrates/cladocerans (PTI)	0.05	Normalized toxicity units	Low
Sediment - Contaminants				
Info	Benchmark quotient (BQS)	0.69	Normalized toxicity units	Medium
Info	Pyrethroid pesticides	Medium	See info	Medium
habitat				
Info	Riparian Developed	22%	Percentage of riparian buffer	Medium
Info	Percent Fine Sediment	73%	Percentage of ecological reach	High
Ecology				
Info	Macroinvertebrate MMI	39.27	Scaled 1 to 100	Fair
Info	Fish MMI	46.06	Scaled 1 to 100	Poor

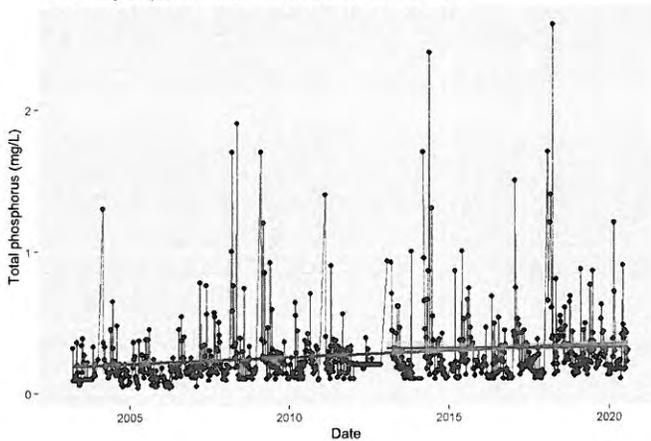


IOWA DNR (AQUIA)



CITY OF AMES

Trends in phosphorus in South Skunk River below Ames



- Weekly monitoring of South Skunk River, since 2003



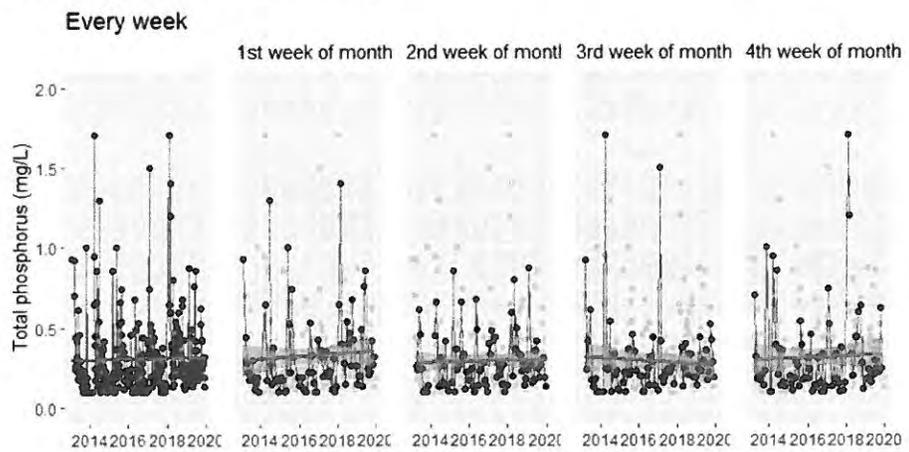
HOW DO WE INTERPRET DATA ONCE WE HAVE IT?

- Compare to standards (does it support recreation or aquatic life)
- Compare same site across time (trends)
- Compare multiple sites at same time (land mgmt)

TRENDS (IS IT A STATISTICAL FLUKE?)

Phosphorus trends in the South Skunk, 2013-2019

Sampling every week vs. one week per month



Best fit trend (in 7 yrs)
90% Confidence Interval

+0.01 mg/L

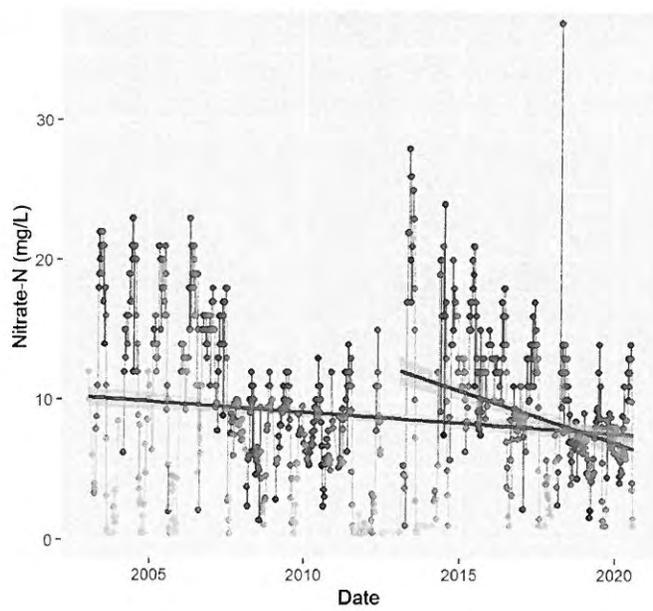
-0.04 mg/L
-0.27 to +0.19

+0.02 mg/L
-0.10 to +0.14

-0.05 mg/L
-0.22 to +0.12

+0.13 mg/L
-0.13 to +0.38

TRENDS (LONG-TERM)





WHERE DO WE WANT DATA?

Streams with designated uses

Impaired waters

Perennial streams

Streams in every hydrologic unit

Streams with USGS gages



WHERE DO WE WANT DATA?

~~Streams with designated uses~~

~~Impaired waters~~

~~Perennial streams~~

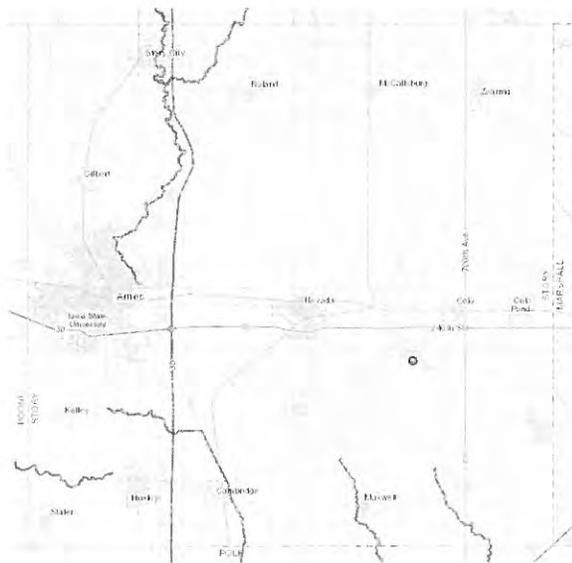
~~Streams in every hydrologic unit~~

~~Streams with USGS gages~~

Common sense and experience of the team

Weird exceptions!
Inconsistent maps!

IMPAIRED WATERS LIST (IOWA DNR, 2020 CYCLE)



- Only 5/34 streams were assessed for recreation
- Only 18/34 streams were assessed for aquatic life

COMMON SENSE APPROACH



- Test *E. coli* at locations where people contact the water
 - Canoe access points
 - County parks
 - City parks
- Volunteer monitoring all over the county



WHAT DATA IS ALREADY AVAILABLE?

Over 244,000 records from 428 stations!



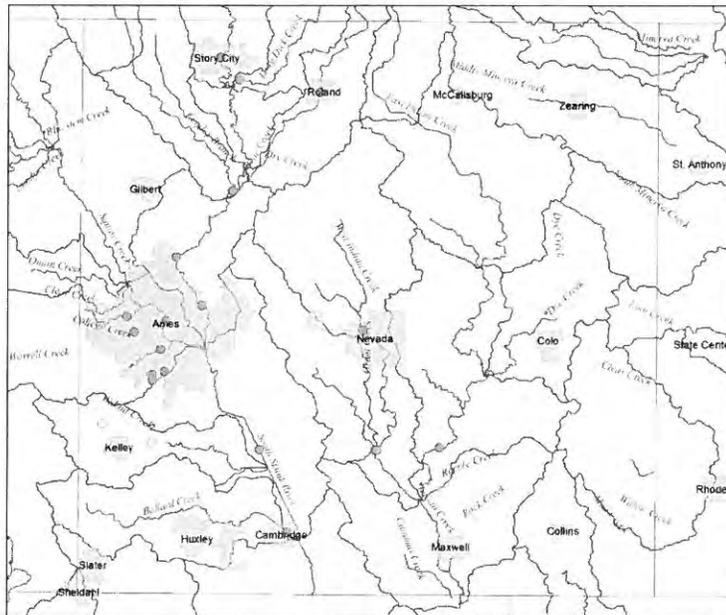
How can we collect new data?

VOLUNTEER TESTING

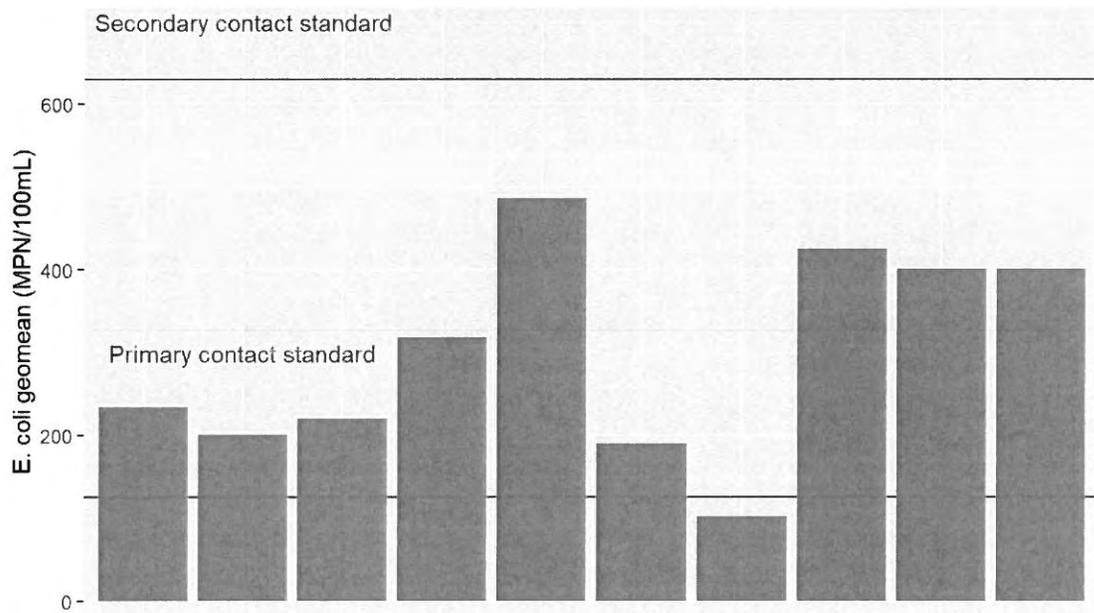


- Story County Conservation assembled 17 kits
 - Monthly volunteer monitoring
 - 9 volunteers have started monitoring
- PRI and SCWC events
 - May 2020: 28 volunteers
 - Oct 2020: 13 volunteers

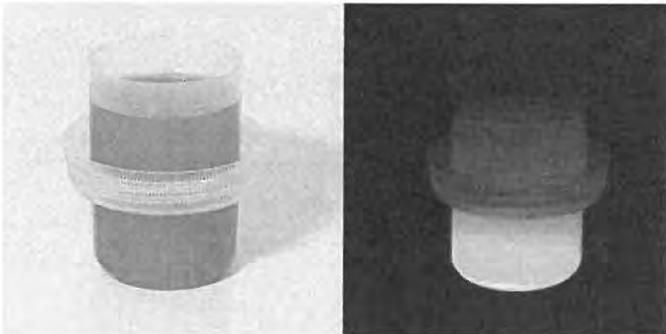
MONTHLY LAB TESTS (15 SITES)



E. COLI BACTERIA (2020)



FOLLOW-UP ON E. COLI



- Optical brighteners are an indicator of wastewater
- Relatively quick and cheap to test
- Jake Petrich, ISU Chemistry, will be testing sensitivity and longevity of brighteners
- Potential to narrow down locations of septic/sewer issues

6. GOALS & STRATEGIES, 2021-2030

1. To increase awareness of water quality in Indian Creek and South Skunk River, recognize progress, and engage stakeholders who can positively impact those watersheds
2. To expand monitoring efforts to cover more of the county
3. To identify and promote actions that improve and sustain the water quality and system resiliency of the lakes and rivers through which water travels
4. Strengthen the working relationships between current and future partners and we implement the monitoring plan



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 Cox, Director

From: Ryan Wiemold, Parks Superintendent

Date: March 9, 2021

Re: Consideration of Amended Easement Agreements with the Iowa State University Foundation for the Tedesco Connector Trail

Attached are two amended easements between Story County and Iowa State University Foundation on the Tedesco Environmental Learning Corridor Phase 3 multi-use recreational trail, known as the "Tedesco Connector Trail". During construction, slight adjustments were made to the alignment of the trail for improved culvert alignment, which is represented on easement ISU Foundation 04. Additionally, at the western terminus of the trail, the angled portion to the roadway was not utilized and therefore squared off as preferred by the landowner, ISU, which is represented in ISU Foundation 01.

The Story County Conservation Board recommends your approval.


Approval

Disapproval

3-9-21
Date

Date

Preparer: Paula DeAngelo, Deputy Counsel, 3550 Beardshear Hall, Iowa State University, Ames, IA 50011 (515.294.5352)

Return to: Mike Wahlin, Assistant Vice President of Investments, Iowa State University Foundation, 2505 University Boulevard, Ames, IA 50010 (515.294.9944)

**FIRST AMENDMENT TO
MULTI-USE TRAIL EASEMENT AGREEMENT
ISU FOUNDATION 01**

This First Amendment to Multi-Use Trail Easement Agreement is entered into this 1st day of February, 2021, by and between the Iowa State University Foundation (“**Grantor**”) and Story County, Iowa (“**Grantee**”).

1. Grantor holds title to the following real property located in Story County, Iowa:

The Southwest Quarter (SW1/4) of Section Twenty (20), Township Eighty-Three (83) North, Range Twenty-Four (24) West of the 5th P.M.

The real property is referred to in this Agreement as the “**Property**”.

2. On October 15, 2019, Grantor and Grantee entered into a Multi-Use Trail Easement Agreement in which Grantor granted Grantee an easement to construct a multi-use trail across a portion of the Property. The Multi-Use Trail Easement Agreement was recorded on November 15, 2019 as Instrument No. 2019-10916.
3. Grantee has completed its construction of the multi-use trail, and Grantor and Grantee now wish to modify the description of the Easement Area in the Multi-Use Trail Easement Agreement to state the actual location of the constructed multi-use trail.
4. Grantor and Grantee agree to modify the Multi-Use Trail Easement Agreement by deleting Section 1 (Location) and replacing it with the following:
 1. Location: Subject to the terms of this Agreement, Grantor grants Grantee an easement that shall be located upon and limited to the tract depicted in the site map marked Exhibit 01A-01B, which is attached and made part of this Agreement, and legally described as follows (“**Easement Area**”):

Commencing at the SW corner of SEC 20-T83N-R24W; thence along the west line of said SW 1/4, N01°12'45" W, a distance of 67.27 feet; thence N 88°47'15" E, a distance of 60.00 feet to the point-of-beginning; thence S 89°31'43" E, a distance of 2585.01 feet to the east line of said SW 1/4; thence along said east line S 00°38'04" E, a distance of 36.01 feet; thence N 89°31'43" W, a distance of 2564.64 feet; thence N 01°12'45" W, a distance of 20.01 feet; thence N 89°31'43" W, a distance of 20.01 feet; thence N 01°12'45" W, a distance of 16.01 feet to the point of beginning. Containing 92,653 square feet (2.127 acres) more or less.

5. Except as specifically modified in this First Amendment, the remaining provisions of the Multi-Use Trail Easement Agreement remain in full force and effect.

Signature page follows on next page

SIGNATURE PAGE

Grantor and Grantee execute this First Amendment to Multi-Use Trail Easement Agreement by their lawfully designated officials as of the date first written above.

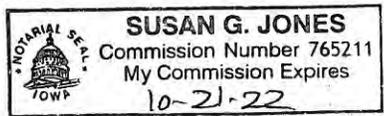
IOWA STATE UNIVERSITY FOUNDATION

By Michael Wahlin
Michael Wahlin
Assistant Vice President of Investments

State of Iowa)
County of Story) S.S.

On this 1st day of February, 2021, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared the Assistant Vice President of Investments of the Iowa State University Foundation, to me personally known, who being by me duly sworn, did say that he is Michael Wahlin, that the instrument was signed on behalf of and by the authority of the Iowa State University Foundation and that Michael Wahlin was authorized to execute this instrument on February 1, 2021, and that the execution of this instrument is a voluntary act and deed of the Iowa State University Foundation and of the Assistant Vice President of Investments.

Susan G. Jones
Notary Public in and for Said County
My Commission expires: 10-21-22



STORY COUNTY, IOWA

By Lisa Hedders
~~Linda Murken, Chair~~ Lisa Hedders, Chair
Story County Board of Supervisors

State of Iowa)
County of Story) S.S.

On this 9th day of March, 2021, before me, the undersigned, a notary public in and for said County in said State, personally appeared Lisa Hedders, Chair of the Story County Board of Supervisors, known to me and who executed the foregoing document and who acknowledged that he/she executed the same as a voluntary act deed.

Michelle L. Bellile
Notary Public in and for Said County
My commission expires: September 11, 2021



INDEX LEGEND

LOCATION : SW 1/4
SEC 20-T83N-R24W

REQUESTOR : STORY COUNTY, IOWA
PROPRIETOR : ISU FOUNDATION
SURVEYOR : MURRAY B. BERTING
SURVEY : SHIVE-HATTERY
COMPANY : 4125 Westown Pkwy, Suite 100, West Des Moines, Iowa 50266
RETURN TO : -

THIS SPACE RESERVED FOR RECORDER'S USE

TRAIL EASEMENT PLAT

OF TRAIL EASEMENT BEING
CONVEYED TO STORY COUNTY

A TRAIL EASEMENT IN SW 1/4 SEC 20-T83N-R24W, STORY
COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING FOR THIS EASEMENT BEING THE SOUTH LINE
OF THE SW 1/4 SEC 20-T83N-R24W MEASURING 2644.34 FEET
WITH A BEARING OF S 89°31'43" E;

COMMENCING AT THE SW CORNER OF SEC 20-T83N-R24W;
THENCE ALONG THE WEST LINE OF SAID SW 1/4, N 01°12'45" W, A
DISTANCE OF 67.27 FEET;
THENCE N 88°47'15" E, A DISTANCE OF 60.00 FEET TO THE
POINT-OF-BEGINNING;
THENCE S 89°31'43" E, A DISTANCE OF 2585.01 FEET TO THE EAST
LINE OF SAID SW 1/4;
THENCE ALONG SAID EAST LINE S00°38'04" E, A DISTANCE OF
36.01 FEET;
THENCE N 89°31'43" W, A DISTANCE OF 2564.64 FEET;
THENCE N 01°12'45" W, A DISTANCE OF 20.01 FEET;
THENCE N 89°31'43" W, A DISTANCE OF 20.01 FEET;
THENCE N 01°12'45" W, A DISTANCE OF 16.01 FEET TO THE
POINT-OF-BEGINNING.

CONTAINING 92,653 SQUARE FEET (2.127 ACRES) MORE OR LESS

File Path: P:\Projects\DM\182580\Deliverables\Drawings\1_Civil\SP3\Easement\EX01.dwg

SHIVE-HATTERY
ARCHITECTURE + ENGINEERING
4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.223.8104 | www.shive-hattery.com
Iowa | Illinois | Indiana

EASEMENT PLAT - REVISED			
STORY COUNTY TRAIL STORY COUNTY, IOWA			
DATE	08/24/2020	SCALE	-
DRAWN	CWH	FIELD BOOK	-
APPROVED	MBB	REVISION	1

PROJECT NO.
418259-0

SHEET NO.
EX01B

Preparer: Paula DeAngelo, Deputy Counsel, 3550 Beardshear Hall, Iowa State University, Ames, IA 50011 (515.294.5352)

Return to: Mike Wahlin, Assistant Vice President of Investments, Iowa State University Foundation, 2505 University Boulevard, Ames, IA 50010 (515.294.9944)

**FIRST AMENDMENT TO
MULTI-USE TRAIL EASEMENT AGREEMENT
ISU FOUNDATION 04**

This First Amendment to Multi-Use Trail Easement Agreement is entered into this 1st day of February 1, 2021, by and between the Iowa State University Foundation (“Grantor”) and Story County, Iowa (“Grantee”).

1. Grantor holds title to the following real property located in Story County, Iowa:

The Southeast Quarter (SE1/4) of Section Twenty-One (21), Township Eighty-Three (83) North, Range Twenty-Four (24) West of the 5th P.M.

The real property is referred to in this Agreement as the “Property”.

2. On October 15, 2019, Grantor and Grantee entered into a Multi-Use Trail Easement Agreement in which Grantor granted Grantee an easement to construct a multi-use trail across a portion of the Property. The Multi-Use Trail Easement Agreement was recorded on November 15, 2019 as Instrument No. 2019-10917.
3. Grantee has completed its construction of the multi-use trail, and Grantor and Grantee now wish to modify the description of the Easement Area in the Multi-Use Trail Easement Agreement to state the actual location of the constructed multi-use trail.
4. Grantor and Grantee agree to modify the Multi-Use Trail Easement Agreement by deleting Section 1 (Location) and replacing it with the following:

1. Location: Subject to the terms of this Agreement, Grantor grants Grantee an easement that shall be located upon and limited to the tract depicted in the site map marked Exhibit 04A-04B, which is attached and made part of this Agreement, and legally described as follows (“Easement Area”):

Commencing at the S 1/4 corner of SEC 21-T83N-R24W; thence along the west line of said SE 1/4, N 00°12’05” W, a distance of 33.00 feet to the point-of-beginning; thence N 00°12’05” W, a distance of 1474.99 feet; thence N 32°35’51” E, a distance of 1359.55 feet; thence S 89°47’38” E, a distance of 47.37 feet; thence S 32°35’51” W, a distance of 539.41 feet; thence S 57°24’09” E, a distance of 15.00 feet; thence S 32°35’51” W, a distance of 20.00 feet; thence N 57°24’09” W, a distance of 15.00 feet; thence S 32°35’51” W, a distance of 471.45 feet; thence S 57°24’09” E, a distance of 15.00 feet; thence S 32°35’51” W, a distance of 20.00 feet; thence N 57°24’09” W, a distance of 15.00 feet; thence S 32°35’51” W, a distance of 304.27 feet; thence S 16°11’55” W, a distance of 70.00 feet; thence S 00°12’05” E, a distance of 1411.26 feet; thence S 89°53’36” W, a distance of 30.00 feet to the point of beginning. Containing 99,825 square feet (2.292 acres) more or less.

5. Except as specifically modified in this First Amendment, the remaining provisions of the Multi-Use Trail Easement Agreement remain in full force and effect.

Signature page follows on next page

SIGNATURE PAGE

Grantor and Grantee execute this First Amendment to Multi-Use Trail Easement Agreement by their lawfully designated officials as of the date first written above.

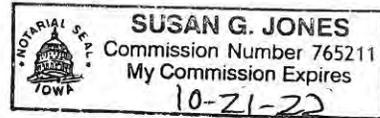
IOWA STATE UNIVERSITY FOUNDATION

By Michael Wahlin
Michael Wahlin
Assistant Vice President of Investments

State of Iowa)
S.S.
County of Story)

On this 1st day of February, 2021, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared the Assistant Vice President of Investments of the Iowa State University Foundation, to me personally known, who being by me duly sworn, did say that he is Michael Wahlin, that the instrument was signed on behalf of and by the authority of the Iowa State University Foundation and that Michael Wahlin was authorized to execute this instrument on February 1, 2021, and that the execution of this instrument is a voluntary act and deed of the Iowa State University Foundation and of the Assistant Vice President of Investments.

Susan G. Jones
Notary Public in and for Said County
My Commission expires: 10-21-22



STORY COUNTY, IOWA

By Lisa Heddens
~~Linda Murken, Chair~~ Lisa Heddens, Chair
Story County Board of Supervisors

State of Iowa)
S.S.
County of Story)

On this 04th day of March, 2021, before me, the undersigned, a notary public in and for said County in said State, personally appeared Lisa Heddens, Chair of the Story County Board of Supervisors, known to me and who executed the foregoing document and who acknowledged that he/she executed the same as a voluntary act deed.

Michelle L. Bellile
Notary Public in and for Said County
My commission expires: September 11, 2021



INDEX LEGEND

LOCATION : SE14
SEC 21-T83N-R24W

REQUESTOR : STORY COUNTY, IOWA
PROPRIETOR : ISU FOUNDATION
SURVEYOR : MURRAY B. BERTING
SURVEY : SHIVE-HATTERY
COMPANY : 4125 Westown Pkwy, Suite 100, West Des Moines, Iowa 50266
RETURN TO : -

LEGEND:

SECTION LINE 

EXISTING ROW LINE 

EASEMENT LINE 

LOT LINES 

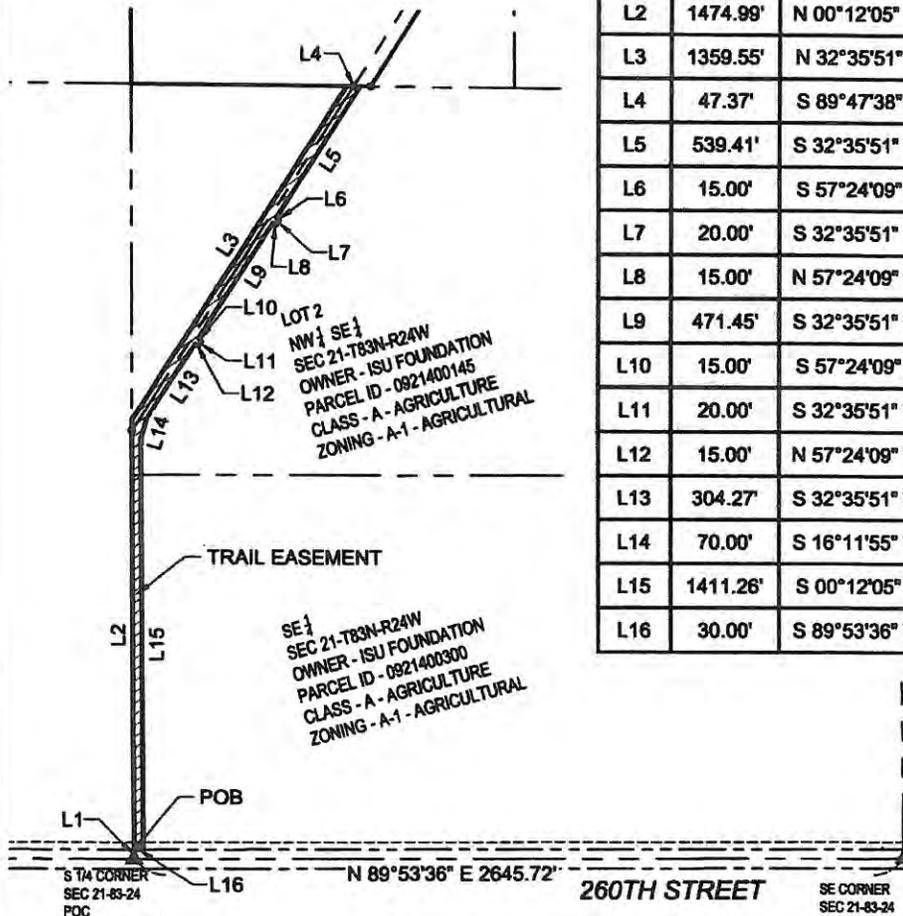
EASEMENT AREA 

POINT-OF-BEGINNING POB

POINT-OF-COMMENCEMENT POC

THIS SPACE RESERVED FOR RECORDER'S USE

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	33.00'	N 00°12'05" W
L2	1474.99'	N 00°12'05" W
L3	1359.55'	N 32°35'51" E
L4	47.37'	S 89°47'38" E
L5	539.41'	S 32°35'51" W
L6	15.00'	S 57°24'09" E
L7	20.00'	S 32°35'51" W
L8	15.00'	N 57°24'09" W
L9	471.45'	S 32°35'51" W
L10	15.00'	S 57°24'09" E
L11	20.00'	S 32°35'51" W
L12	15.00'	N 57°24'09" W
L13	304.27'	S 32°35'51" W
L14	70.00'	S 16°11'55" W
L15	1411.26'	S 00°12'05" E
L16	30.00'	S 89°53'36" W



LOT 2
NW 1/4 SE 1/4
SEC 21-T83N-R24W
OWNER - ISU FOUNDATION
PARCEL ID - 0921400145
CLASS - A - AGRICULTURE
ZONING - A-1 - AGRICULTURAL

SE 1/4
SEC 21-T83N-R24W
OWNER - ISU FOUNDATION
PARCEL ID - 0921400300
CLASS - A - AGRICULTURE
ZONING - A-1 - AGRICULTURAL



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

SIGNATURE: *Murray B. Berting* DATE: 9-11-20

NAME: MURRAY B. BERTING

LICENSE NUMBER: 13148

MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2020

PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL: EX04A, EX04B

File Path: P:\projects\IOWA\182890\shivehatter\Drawings\1_Civil\Berting\Easement\EX04.dwg

SHIVEHATTERY
ARCHITECTURE+ENGINEERING
4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.223.8104 | www.shive-hattery.com
Iowa | Illinois | Indiana

EASEMENT PLAT - REVISED			PROJECT NO. 416259-0	
STORY COUNTY TRAIL STORY COUNTY, IOWA			SHEET NO. EX04A	
DATE	08/24/2020	SCALE		-
DRAWN	CWH	FIELD BOOK		-
APPROVED	MBB	REVISION		1

INDEX LEGEND
 LOCATION : SE 1/4
 SEC 21-T83N-R24W
 REQUESTOR : STORY COUNTY, IOWA
 PROPRIETOR : ISU FOUNDATION
 SURVEYOR : MURRAY B. BERTING
 SURVEY : SHIVE-HATTERY
 COMPANY : 4125 Westown Pkwy, Suite 100, West Des Moines, Iowa 50266
 RETURN TO : -

THIS SPACE RESERVED FOR RECORDER'S USE

TRAIL EASEMENT PLAT

OF TRAIL EASEMENT BEING
 CONVEYED TO STORY COUNTY

A TRAIL EASEMENT IN SE 1/4 SEC 21-T83N-R24W, STORY
 COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING FOR THIS EASEMENT BEING THE SOUTH LINE
 OF THE SE 1/4 SEC 21-T83N-R24W MEASURING 2645.72 FEET
 WITH A BEARING OF N 89°53'36" E;

COMMENCING AT THE S 1/4 CORNER OF SEC 21-T83N-R24W;
 THENCE ALONG THE WEST LINE OF SAID SE 1/4, N 00°12'05" W, A
 DISTANCE OF 33.00 FEET TO THE POINT-OF-BEGINNING;
 THENCE N 00°12'05" W, A DISTANCE OF 1474.89 FEET;
 THENCE N 32°35'51" E, A DISTANCE OF 1359.55 FEET;
 THENCE S 89°47'38" E, A DISTANCE OF 47.37 FEET;
 THENCE S 32°35'51" W, A DISTANCE OF 539.41 FEET;
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 THENCE S 32°35'51" W, A DISTANCE OF 20.00 FEET;
 THENCE N 57°24'09" W, A DISTANCE OF 15.00 FEET;
 THENCE S 32°35'51" W, A DISTANCE OF 471.45 FEET;
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 THENCE S 32°35'51" W, A DISTANCE OF 20.00 FEET;
 THENCE N 57°24'09" W, A DISTANCE OF 15.00 FEET;
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 THENCE S 00°12'05" E, A DISTANCE OF 1411.26 FEET;
 THENCE S 89°53'36" W, A DISTANCE OF 30.00 FEET TO THE
 POINT-OF-BEGINNING.

CONTAINING 99,825 SQUARE FEET (2.292 ACRES) MORE OR LESS.

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SHIVEHATTERY
 ARCHITECTURE+ENGINEERING
 4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
 515.223.8104 | www.shive-hattery.com
 Iowa | Illinois | Indiana

EASEMENT PLAT - REVISED		
STORY COUNTY TRAIL STORY COUNTY, IOWA		
DATE	08/24/2020	SCALE -
DRAWN	CWH	FIELD BOOK -
APPROVED	MBB	REVISION 1

PROJECT NO.
416299-0
 SHEET NO.
EX04B



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: Danny Simcox, Park Ranger

Date: March 9, 2021

Re: Consideration of Contract between Ernie Gummo and Story County Conservation Board for Campground Attendant duties at Dakins Lake from March 29 to July 11, 2021.

The attached contract with Ernie Gummo secures his services as Campground Attendant at Dakins Lake for the first half of the 2021 summer. This will be the fourth summer for Mr. Gummo to serve as Campground Attendant. He works very well with both staff and park users. Mr. Gummo maintains a very well-kept site and he positively interacts with park users.

The Story County Conservation Board recommends your approval.


Approval

Disapproval

3-9-21
Date

Date

Dakins Lake Campground Attendant Contract

Story County Conservation Board
56461 180th Street, Ames, IA 50010
515-232-2516- FAX 515-232-6989

This Agreement is entered into between Ernist Gummo, hereinafter called the Campground Attendant, and the Story County Conservation Board, hereinafter called the Department, and is effective on the date last signed below.

Whereas, the Department desires to hire a Campground Attendant for Dakins Lake;

Whereas, the Campground Attendant is prepared to and shall furnish Campground Attendant services;

Now therefore, the Department and the Campground Attendant do hereby mutually agree as follows:

1. The selected Campground Attendant is a hired person doing contracted labor. Wage for this labor shall be at the rate of \$240.00/week (paid bi-weekly). Campground Attendant shall log actual hours worked per week and shall not work more than 33 hours in one week. The only compensation paid or provided to Campground Attendant as provided in this Agreement and any other representation to the contrary is void.

The Campground Attendant will not be considered an agent or employee of Story County and will not be eligible for nor have any right to claim benefits, compensation, or damages from Story County.

2. The Campground Attendant will be provided a campsite (valued at \$17/night) within Dakins Lake for a period of 15 weeks commencing on Monday, March 29, 2021 and terminating on Sunday, July 11, 2021. Payment of camping fees for the time period shown above by the Campground Attendant will be waived by the Department in return for services rendered. Campground Attendant will be solely responsible for any necessary reporting to any taxing or similar entity of the benefit of receiving the campsite at no cost by virtue of this Agreement. If, for any reason, this Agreement terminates before the term indicated herein, Campground Attendant shall immediately vacate the campsite.
3. Actual daily scheduled service time will be arranged between the Campground Attendant and the Park Ranger. The Campground Attendant is expected to perform his/her duties daily. The Campground Attendant shall be willing and able to assist campers and the Department staff outside regular scheduled hours as needed.
4. A visible sign will be placed on the Campground Attendant's campsite by the Department designating said campsite as belonging to the Campground Attendant. Campsite occupants other than Campground Attendant must be approved in writing by Park Ranger.

5. The duties of the Campground Attendant will be those listed in the "Story County Conservation Department Campground Attendant Duties List." Those duties are incorporated herein by reference. By signing below, Campground Attendant acknowledges that he/she has reviewed the job description and asserts that he/she is ready, willing, and able to perform the associated job functions and duties during the term of this Agreement.

The contractor may, at their discretion and subject to Story County Conservation approval, employ such other person or persons as desired to assist required work under this contract. Any employee hired by the contractor will be at contractor's sole expense, and contractor shall assume all liability for any such person(s), including for workers compensation benefits or damage any such employee may do to county property or persons or property present on county owned land. Further, any such person will not be considered an agent or employee of Story County and will not be eligible for nor have any right to claim benefits, compensation, or damages from Story County. Contractor shall have the duty to notify the employee of the limits of Story County's liability and of contractor's duties to contractor's employee(s).

6. The Department, through its supervisor in charge of the area, shall decide all questions which may arise as to the quality, fitness, promptness, and acceptability of service provided by the Campground Attendant to the Department. The supervisor may void or cancel this Campground Attendant agreement by giving oral notice to the Campground Attendant and Director that the Agreement is terminated. That determination and decision shall be final and conclusive.
7. The Story County Conservation Board or the Campground Attendant may terminate this agreement at any time during the period covered by this agreement by giving 48 hours notice to the Park Ranger.

Signature: *Eut L. L...* 3-1-2021
Campground Attendant Date

Signature: *Craig D. Meyer* 3/8/2021
Chair, Story County Conservation Board Date

Signature: *Si K. Halder* 3-9-21
Chair, Story Co. Board of Supervisors Date

Dakins Lake Campground Attendant Duties List

The following duties are expected to be performed by the contracted campground attendant:

1. Check campgrounds (Main Campground and Primitive Camping) daily to assure that all occupied sites are registered.
2. Sell firewood to campers; give fees to the Park Ranger (or designee) each Friday and Monday.
3. Clean and stock campground shower house at least once daily and as needed on busy weekends to assure cleanliness and safety.
4. Pick up trash as necessary around all camping areas. Check trash cans around park during busy days.
5. Clean shelter house prior to reservations.
6. Check and clean grills in main and primitive campgrounds as needed. Staff will clean weekly.
7. Perform minor maintenance in campgrounds.
8. Assist campers with registration and park information.
9. Inform park users of campground rules and enforce as necessary.
10. Perform other duties as occasionally requested by the conservation staff.

PROFESSIONAL CONSULTANT SERVICES AGREEMENT

(Contracted Services)

Under the provision of Section 3401 of the Internal Revenue Code of 1954, an employer must withhold tax from all remuneration actually or constructively paid to an employee. This agreement covers professional services provided by Ernist Gummo as an independent contractor. Ernist Gummo assumes all responsibility for payroll taxes and required FOAB contributions.

In general, an individual who is subject to the control and direction of another only as to the results of their work, and not as the means by which it is accomplished, is an independent contractor and not an employee.

AGREEMENT

- NAME OF CONTRACTOR: Ernist Gummo
- MAILING ADDRESS: 715 E. Maple Street, A3, Hubbard IA 50122
- BUSINESS PHONE NUMBER: 814-577-8841
- 1. DESCRIPTION OF SERVICES: Campground Attendant – cleaning, assisting campers, selling firewood
- 2. DATE(S): March 29, 2021 – July 11, 2021
- 3. TIME(S): As agreed upon with park ranger
- 4. LOCATION: Dakins Lake – Zearing, Iowa
- 5. PROFESSIONAL FEES: \$480.00 bi-weekly
- 6. SPECIAL CONDITIONS: None

CERTIFICATION

I certify that I have read the above statement regarding the requirements of the IRS for an “independent contractor,” and I assume the responsibility for payroll and FOAB contributions. I agree to the conditions stated above for services provided by myself to Story County.

Signature *Ernist Gummo* Date 3-1-2021

Approved by *[Signature]* Date 3-9-21

W-9 completed 3/1/2021

Contract 035080



**Iowa Department of Transportation
CONTRACT CONSTRUCTION PROGRESS VOUCHER**

FM-C085 (146) --55-85
PCC Pavement - Grade/Replce
STORY COUNTY ENGINEER

Voucher No. 11

DATE LAST VOUCHER 11-07-19
MO. DAY YR.

THIS VOUCHER MO. DAY YR.

ITEM NO.	DAYS WORKED		ITEM DESCRIPTION	UNIT OF MEASURE	FCT.	RURAL PARTICIPATING	NON-RURAL PARTICIPATING	URBAN PARTICIPATING	URBAN NON-PARTICIPATING
	LAST VOUCH.	AUTH.							
0010	49.5	50.0	CLEAR+GRUBB	9.900 Acre	410	000	9900	000	000
0020	3165.700	3165.700	SPECIAL BACKFILL	3165.700 Ton	410	000	3705870	000	000
0030	9842.000	9842.000	EXCAVATION, CL 10, RDWY+EBDRROW	9842.000 Cubic Yd	410	000	9842000	000	000
0040	2803.100	2803.100	TOPSOIL, STRIP, SALVAGE+SPREAD	2803.100 Cubic Yd	410	000	2803100	000	000
0050	2141.700	2141.700	GRANULAR SHLD, TYPE A	2141.700 Ton	410	000	2226870	000	000
0060	80.600	80.600	SHLD FINISH, EARTH	80.600 Station	441	000	80600	000	000
0070	0.060	0.060	RMVL OF CURB	0.060 Station	441	000	680	000	000
0080	2.000	2.000	RELOCATION OF MAIL BOX	2.000 Each	441	000	2000	000	000
0090	11139.000	11139.000	STD/S-F PCC PAV'T, CL C CL 3, 9"	11139.000 Sq Yard	441	000	11096300	000	000

I certify that the work items shown herein are just and unpaid, and that the requirements of the Iowa Department of Transportation specifications for this project, including all requirements as to maximum hours of labor and minimum wages have been complied with.

SIGNATURES REQUIRED ON LINES 1, 2, 3 FOR PHYSICAL PAYMENT AND LINES 1-3 FOR FINAL PAYMENT AS APPLICABLE.

1. DATE 3-22-21 PROJECT ENGINEER CERTIFICATION [Signature]

2. DATE 3-22-21 CHAIRMAN OF BOARD OF SUPERVISORS APPROVAL [Signature]

3. DATE 3-22-21 DISTRICT CONSTRUCTION/LOCAL SYSTEMS ENGINEER OR OFFICE DIRECTOR APPROVAL [Signature]

Project records reviewed. Project approved for payment.

IDOT is not involved in this Farm to Market project.

Project records not reviewed. Recommendation payment based on the project engineers certification.

CERTIFICATION FOR HOURS AND LABOR APPLIES ONLY TO FEDERAL PARTICIPATING PROJECT.

CLAIMANT'S CERTIFICATION (Required for Final Payment Only)

for _____ the _____ (contractor) certify that the work items shown herein are just and unpaid, and that the requirements of the Iowa Department of Transportation specifications for this project, including all requirements as to maximum hours of labor and minimum wages have been complied with.

DATE _____ SIGNED CLAIMANT (CONTRACTOR) _____

Contract 035080



Iowa Department of Transportation
CONTRACT CONSTRUCTION PROGRESS VOUCHER

FM-C085 (146) --55-85
 PCC Pavement - Grade/Replace
 STORY COUNTY ENGINEER

Voucher No. 11

DATE LAST VOUCHER 11-07-19
 MO. DAY YR.

THIS VOUCHER - - -
 MO. DAY YR.

ITEM NO.	DAYS WORKED		QUANTITY AWARDED	QUANTITY AUTHORIZED	UNIT OF MEASURE	FCT.	RURAL PARTICIPATING	NON-PARTICIPATING	URBAN PARTICIPATING	URBAN NON-PARTICIPATING
	LAST VOUCH.	AUTH.								
0100	49.5	50.0	3.000	Contractor No. 28202	MANATT'S INC	BROOKLYN, IA	000	211580	000	000
0110	247.100	247.100	247.100	Surf, Driveway, Cl A CR Stone	RMVL OF EXIST STRUCT	3500.000	000	35000000	000	000
0120	143.000	143.000	143.000	Excavation, Cl 20, Rdwy Pipe Culv	EXCAVATION, CL 20, RDWY PIPE CULV	430	000	143000	000	000
0130	6.000	6.000	6.000	Apron, Conc, 24"	APRON, CONC, 24"	420	000	6000	000	000
0140	6.000	6.000	6.000	Apron, Conc, 48"	APRON, CONC, 48"	420	000	6000	000	000
0150	150.000	150.000	150.000	Culv, Conc Rdwy Pipe, 24"	CULV, CONC RDWY PIPE, 24"	420	000	150000	000	000
0160	146.000	146.000	146.000	Culv, Conc Rdwy Pipe, 48"	CULV, CONC RDWY PIPE, 48"	420	000	146000	000	000
0170	710.000	710.000	710.000	Culv, CMP Ent, 15"	CULV, CMP ENT, 15"	420	000	710000	000	000
0180	7.000	7.000	7.000	Intake, SW-512, 18"	INTAKE, SW-512, 18"	430	000	4000	000	000

I certify that the work items shown herein are just and unpaid, and that the requirements of the Iowa Department of Transportation specifications for this project, including all requirements as to maximum hours of labor and minimum wages have been complied with.

CLAIMANT'S CERTIFICATION (Required for Final Payment Only)
 I, _____ the _____

for items shown herein are just and unpaid, and that the requirements of the Iowa Department of Transportation specifications for this project, including all requirements as to maximum hours of labor and minimum wages have been complied with.

1. DATE _____ PROJECT ENGINEER CERTIFICATION _____
 2. DATE _____ CHAIRMAN OF BOARD OF SUPERVISORS APPROVAL _____
 3. DATE _____ DISTRICT CONSTRUCTION/LOCAL SYSTEMS ENGINEER OR OFFICE DIRECTOR APPROVAL _____
 Project records reviewed.
 Project approved for payment based on the project engineers certification.
 CERTIFICATION FOR HOURS AND LABOR APPLIES ONLY TO FEDERAL PARTICIPATING PROJECT.

DATE _____ SIGNED CLAIMANT (CONTRACTOR)

Contract 035080



Iowa Department of Transportation
CONTRACT CONSTRUCTION PROGRESS VOUCHER

FM-C085 (146) --55-85
 PCC Pavement - Grade/Replace
 STORY COUNTY ENGINEER

Voucher No. 11

DATE LAST VOUCHER 11-07-19
 MO. DAY YR.

THIS VOUCHER MO. DAY YR.

ITEM NO.	QUANTITY AWARDED	AUTIL.	RET. %	CONTRACTOR NO.	DESCRIPTION	MEASURE	FCT.	PARTICIPATING			
								RURAL PARTICIPATING	NON-PARTICIPATING	URBAN PARTICIPATING	URBAN NON-PARTICIPATING
0190	200.000			28202	SUBDRAIN, PLASTIC PIPE, 6"	Lnr Ft	418	000	116000	000	000
0200	80.000				SUBDRAIN, PLASTIC PIPE, 8"	Lnr Ft	418	000	60000	000	000
0210	59.700				RMVL OF PAV'T	Sq Yard	410	000	89790	000	000
0220	5.000				RMVL OF INTAKE+UTILITY ACCESS	Each	410	000	4000	000	000
0230	209.400				CURB+GUTTER, PCC, 2.5'	Lnr Ft	410	000	293370	000	000
0240	17.000				SAFETY CLOSURE	Each	410	000	3000	000	000
0250	4160.000				CONSTRUCTION SURVEY	Lump Sum	410	000	4160000	000	000
0260	111.760				PAINTED PAV'T MARK, WATERBORNE/SOLVENT	Station	442	000	108161	000	000
0270	3500.000				TRAFFIC CONTROL	Lump Sum	401	000	3500000	000	000

I certify that the work items shown herein are just and unpaid, and that the requirements of the Iowa Department of Transportation specifications for this project, including all requirements as to maximum hours of labor and minimum wages have been complied with.

CLAIMANT'S CERTIFICATION (Required for Final Payment Only)

_____ the _____

1. DATE _____ PROJECT ENGINEER CERTIFICATION _____
 2. DATE _____ CHAIRMAN OF BOARD OF SUPERVISORS APPROVAL _____
 3. DATE _____ DISTRICT CONSTRUCTION/LOCAL SYSTEMS ENGINEER OR OFFICE DIRECTOR APPROVAL _____

for items shown herein are just and unpaid, and that the requirements of the Iowa Department of Transportation specifications for this project, including all requirements as to maximum hours of labor and minimum wages have been complied with.

_____ (contractor) certify that the work items shown herein are just and unpaid, and that the requirements of the Iowa Department of Transportation specifications for this project, including all requirements as to maximum hours of labor and minimum wages have been complied with.

Project records reviewed.
 Project approved for payment

Project records not reviewed. Recommend payment based on the project engineer's certification.
 SIGNED CLAIMANT (CONTRACTOR) _____ DATE _____

Contract No. 035080



**Iowa Department of Transportation
CONTRACT CONSTRUCTION PROGRESS VOUCHER**

FM-C085 (146) --55-85
PCC Pavement - Grade/Replace
STORY COUNTY ENGINEER

Voucher No. 11

DATE LAST VOUCHER 11-07-19

THIS VOUCHER MO. DAY YR.

TO DATE	LAST VOUCH.	AUTH.	RET. %
	49.5	50.0	3.000

Contractor No. 28202 MANATT'S INC BROOKLYN, IA

ITEM NO.	QUANTITY AWARDED	QUANTITY AUTHORIZED	ITEM DESCRIPTION	MEASURE	FCT.	PARTICIPATING			
						RURAL PARTICIPATING	NON-RURAL PARTICIPATING	URBAN PARTICIPATING	URBAN NON-PARTICIPATING
0280	47500.000	47500.000	MOBILIZATION	Lump sum	401	000	47500000	000	000
0290	712.000	712.000	SILT FENCE	Linn Ft	448	000	360000	000	000
0300	1584.000	1584.000	SILT FENCE-DITCH CHECKS	Linn Ft	448	000	821000	000	000
0310	2296.000	2296.000	MAINT OF SILT FENC/SILT FENC-DITCH CHE CK	Linn Ft	448	000	80000	000	000
0320	4.000	4.000	MOBILIZATION, EROSION CONTROL	Each	448	000	2000	000	000
0330	4.000	4.000	MOBILIZATION, EMERGENCY EROSION CONTROL	Each	448	000	000	000	000
8001	80.000	80.000	SUBDRAIN, PLASTIC PIPE, 12 "		448	000	80000	000	000
8999	1.000	1.000	STOCKPILED MATERIALS	Lump sum	401	000	000	000	000

I certify that the work items shown herein are just and unpaid, and that the requirements of the Iowa Department of Transportation specifications for this project, including all requirements as to maximum hours of labor and minimum wages have been complied with.

1. DATE PROJECT ENGINEER CERTIFICATION

2. DATE CHAIRMAN OF BOARD OF SUPERVISORS APPROVAL

3. DATE DISTRICT CONSTRUCTION/LOCAL SYSTEMS ENGINEER OR OFFICE DIRECTOR APPROVAL

CERTIFICATION FOR HOURS AND LABOR APPLIES ONLY TO FEDERAL PARTICIPATING PROJECT.

CLAIMANT'S CERTIFICATION (Required for Final Payment Only)
 Myki Butler the Contract Admin.

Manatts Inc. (contractor) certify that the work items shown herein are just and unpaid, and that the requirements of the Iowa Department of Transportation specifications for this project, including all requirements as to maximum hours of labor and minimum wages have been complied with.

2.22.2021 Signed CLAIMANT (CONTRACTOR)



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 Board of Supervisors

Through: Michael D. Cox, Director

From: Luke Feilmeier, Park Ranger

Date: March 9, 2021

Re: Consideration of Contract between Joseph Fullerton and Story County Conservation Board for Campground Attendant duties at Hickory Grove Park from March 29 to October 31, 2021.

The attached contract with Joseph Fullerton secures his services as Campground Attendant at Hickory Grove Park for the 2021 summer. This will be the second year for Mr. Fullerton to sever as Campground Attendant. He has an outstanding reputation with both staff and park users. Mr. Fullerton and his wife represent the park and Story County Conservation exceptionally.

The Story County Conservation Board recommends your approval.



Approval

Disapproval



Date

Date

Hickory Grove Campground Attendant Contract

Story County Conservation Board
56461 180th Street, Ames, IA 50010
515-232-2516- FAX 515-232-6989

This Agreement is entered into between Joseph Fullerton, hereinafter called the Campground Attendant, and the Story County Conservation Board, hereinafter called the Department, and is effective on the date last signed below.

Whereas, the Department desires to hire a Campground Attendant for Hickory Grove Park;

Whereas, the Campground Attendant is prepared to and shall furnish Campground Attendant services;

Now therefore, the Department and the Campground Attendant do hereby mutually agree as follows:

1. The selected Campground Attendant is a hired person doing contracted labor. Wage for this labor shall be at the rate of \$240.00/week (paid bi-weekly). Campground Attendant shall log actual hours worked per week and shall not work more than 33 hours in one week. The only compensation paid or provided to Campground Attendant as provided in this Agreement and any other representation to the contrary is void.

The Campground Attendant will not be considered an agent or employee of Story County and will not be eligible for nor have any right to claim benefits, compensation, or damages from Story County.

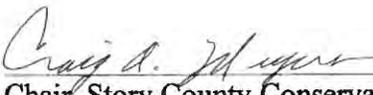
2. The Campground Attendant will be provided a campsite (valued at \$20/night) within Hickory Grove Park for a period of 31 weeks commencing on Monday, March 29, 2021 and terminating on Sunday, October 31, 2021. Payment of camping fees for the time period shown above by the Campground Attendant will be waived by the Department in return for services rendered. Campground Attendant will be solely responsible for any necessary reporting to any taxing or similar entity of the benefit of receiving the campsite at no cost by virtue of this Agreement. If, for any reason, this Agreement terminates before the term indicated herein, Campground Attendant shall immediately vacate the campsite.
3. Actual daily scheduled service time will be arranged between the Campground Attendant and the Park Ranger. The Campground Attendant is expected to perform his/her duties daily. The Campground Attendant shall be willing and able to assist campers and the Department staff outside regular scheduled hours as needed.
4. A visible sign will be placed on the Campground Attendant's campsite by the Department designating said campsite as belonging to the Campground Attendant. Campsite occupants other than Campground Attendant must be approved in writing by Park Ranger.

5. The duties of the Campground Attendant will be those listed in the "Story County Conservation Department Campground Attendant Duties List." Those duties are incorporated herein by reference. By signing below, Campground Attendant acknowledges that he/she has reviewed the job description and asserts that he/she is ready, willing, and able to perform the associated job functions and duties during the term of this Agreement.

The contractor may, at their discretion and subject to Story County Conservation approval, employ such other person or persons as desired to assist required work under this contract. Any employee hired by the contractor will be at contractor's sole expense, and contractor shall assume all liability for any such person(s), including for workers compensation benefits or damage any such employee may do to county property or persons or property present on county owned land. Further, any such person will not be considered an agent or employee of Story County and will not be eligible for nor have any right to claim benefits, compensation, or damages from Story County. Contractor shall have the duty to notify the employee of the limits of Story County's liability and of contractor's duties to contractor's employee(s).

6. The Department, through its supervisor in charge of the area, shall decide all questions which may arise as to the quality, fitness, promptness, and acceptability of service provided by the Campground Attendant to the Department. The supervisor may void or cancel this Campground Attendant agreement by giving oral notice to the Campground Attendant and Director that the Agreement is terminated. That determination and decision shall be final and conclusive.
7. The Story County Conservation Board or the Campground Attendant may terminate this agreement at any time during the period covered by this agreement by giving 48 hours notice to the Park Ranger.

Signature:  02/27/2021
Campground Attendant Date

Signature:  3/8/2021
Chair, Story County Conservation Board Date

Signature:  3-9-21
Chair, Story Co. Board of Supervisors Date

Hickory Grove Park Campground Attendant Duties List

The following duties are expected to be performed by the contracted campground attendant:

1. Check campgrounds (Breezy Bay and Primitive Camping) daily to assure that all occupied sites are registered.
2. Stock firewood in wood shed weekly. Sell firewood to campers and collect fees; give fees to the Park Ranger (or designee) each Friday and Monday.
3. Clean and stock campground shower house at least daily to insure cleanliness and safety.
4. Clean and stock beach house restrooms daily to insure cleanliness and safety.
5. Pick up trash as necessary around all camping areas. Check trash cans at the beach area during busy days.
6. Clean lodges at Hickory Grove Park prior to reservations; stock firewood when necessary.
7. Clean grills in Breezy Bay and Primitive Campground on a weekly basis.
8. Perform minor maintenance in campgrounds such as cleaning fire rings, painting, string trimming, etc.
9. Assist campers with registration and park information.
10. Inform park users of campground rules and enforce as necessary.
11. Perform other duties as occasionally requested by the conservation staff.

PROFESSIONAL CONSULTANT SERVICES AGREEMENT

(Contracted Services)

Under the provision of Section 3401 of the Internal Revenue Code of 1954, an employer must withhold tax from all remuneration actually or constructively paid to an employee. This agreement covers professional services provided by Joseph Fullerton as an independent contractor. Joseph Fullerton assumes all responsibility for payroll taxes and required FOAB contributions.

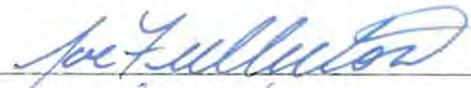
In general, an individual who is subject to the control and direction of another only as to the results of their work, and not as the means by which it is accomplished, is an independent contractor and not an employee.

AGREEMENT

NAME OF CONTRACTOR: Joseph Fullerton
MAILING ADDRESS: 1335 10th Street, Nevada, IA 50201
BUSINESS PHONE NUMBER: 515-290-4927
1. DESCRIPTION OF SERVICES: Campground Attendant – cleaning, assisting campers, selling firewood
2. DATE(S): March 29, 2021 – October 31, 2021
3. TIME(S): As agreed upon with park ranger
4. LOCATION: Hickory Grove Park – Colo, Iowa
5. PROFESSIONAL FEES: \$480.00 bi-weekly
6. SPECIAL CONDITIONS: None

CERTIFICATION

I certify that I have read the above statement regarding the requirements of the IRS for an “independent contractor,” and I assume the responsibility for payroll and FOAB contributions. I agree to the conditions stated above for services provided by myself to Story County.

Signature  Date 02/27/2021
Approved by  Date 3-9-21
W-9 completed 2/27/2021



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

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

March 9, 2021

Story County Board of Supervisors
900 Sixth Street
Nevada, IA 50201

RE: ASSET Contract Amendment – YSS

Dear Board of Supervisors,

Attached are copies of a contract amendment to make a unit rate correction. The correction is made as follows:

Change the unit rate for Public Education/Awareness Combined from \$199.95 to \$69.42.

The agency is aware that overpayments will be recaptured from future claims. This is consistent with how contract amendments and related overpayments have been handled in the past.

Thank you.

Sandra King
Director of External Operations and County Services

Attachment
Contract Amendment for YSS (2 copies)

**Story County
Provider and Program Participation Agreement Amendment No. 1**

1. This amendment is entered into this 9th day of March by and between Story County and YSS (Provider), original parties to the agreement dated July 1, 2020.
2. The agreement is amended as follows: Attachment A is removed and replaced in its entirety with the following attachment A:

**YSS ATTACHMENT A Amendment Effective _____
SERVICE DEFINITIONS AND RATES
FISCAL YEAR: 2021**

Service Description	Unit of Service	Rate
See Attachment A as revised	See Attachment A as revised	See Attachment A as revised

3. All other terms and conditions of the Agreement identified in the caption hereof shall remain in full force and effect except as specifically modified by this amendment. If there is conflict between this amendment and the agreement, the terms of this amendment will prevail.

This Agreement Amendment has been executed by the parties hereto, through their duly authorized officials.

Story County:

YSS:

By: 

By: 

Print Name: Lisa Heddens

Print Name: Andrew Allen

Print Title: Chair, Story County Board of Supervisors

Print Title: President & CEO

Date: 3-9-21

Date: 3/2/21

**ATTACHMENT A
SERVICE DEFINITIONS AND RATES
FISCAL YEAR: 2021**

Service Description	Unit of Service	Rate
Child Safety Not to Exceed \$2,426	1 Staff Hour	\$71.26
Kids Club <u>Not to Exceed \$66,087</u> Kids Club Carry Over FY20 Funds Not to Exceed \$16,629.81	1 Partial Day (3 hours)	\$12.63
Mentoring Not to Exceed \$37,261	1 Client Contact/Day	\$55.77
The Nest Program Not to Exceed \$358	1 Client Contact	\$150.76
Transitional Living Not to Exceed \$8,173	1 Client Contact	\$25.22
Youth Dev/Soc. Adj. <u>Not to Exceed \$30,657</u> Youth Dev/Soc. Adj. Carry Over FY 20 Funds <u>Not to Exceed \$9,597.98</u>	1 Client Contact/Day	\$54.75
Employment Assistance Not to Exceed \$6,212	1 Staff Hour	\$48.53
Family Dev./Edu FaDSS Not to Exceed \$2,873	1 Client Hour	\$42.72
Pub Educ./Awareness Combined <u>Not to Exceed \$101,271</u> Carry Over FY20 Funds Not to Exceed \$23,643.67	1 Staff Hour	\$69.42
Summer Enrichment Not to Exceed \$18,364	1 Partial Day (3 hours)	\$8.27
Emergency Shelter -Rosedale Not to Exceed \$89,250	1 24 Hour Period of Food and Shelter	\$505.34
Substance Abuse Co-Occurring (Out. Pt.) <u>Not to Exceed \$45,000</u> Substance Abuse Co-Occurring (Out. Pt.) Carry Over FY20 Funds Not to Exceed \$10,467	1 Client Hour	\$199.95
Primary Treatment Out Pt. Carry Over FY20 Funds Not to Exceed \$54,822.75	1 Client Hour	\$190.19
Kids Club Local Option	1 Partial Day (3 hours)	\$12.63

Not to Exceed \$3,850		
Child Safety Local Option <u>Not to Exceed \$2,200</u> Carry Over FY20 Funds Not to Exceed \$2,200	1 Staff Hour	\$71.26
Summer Enrichment Local Option <u>Not to Exceed \$800</u> Local Option Carry Over FY20 Funds Not to Exceed \$192.40	1 Partial Day (3 hours)	\$8.27
The Nest Program Local Option <u>Not to Exceed \$100</u> The Nest Program Local Option Carry Over FY20 Funds Not to Exceed \$100	1 Client Contact	\$150.76
Service Coordination Not to Exceed \$45,025	1 Client Hour	\$30.37

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: 40862334300003
 PROJECT No: L-H3--73-85
 ROAD No: (100th St.)

THIS AGREEMENT made and entered into this 3rd day of March, A.D. 2021 by and between

HASSEBROCK FARMS INC.

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.):

NONE

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

See attached graphical representation

1.b SELLER GRANTS to Buyer a temporary easement as shown on the Temporary Easement Plot attached as Page 3 , 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	
\$	<u>337.33</u>	Agreed Performance
\$		on right of possession
\$		on conveyance of title
\$		on surrender of possession
\$		on possession and conveyance
\$	<u>337.33</u>	TOTAL LUMP SUM
BREAKDOWN:	ac.=acres	sq.ft.=square feet
Land by Fee Title		ac./sq.ft. \$
Underlying Fee Title		ac./sq.ft. \$
Permanent Easement		ac./sq.ft. \$
Temporary Easement	<u>0.03</u>	ac./sq.ft. \$ <u>81.13</u>
Damages for:	Temporary Fencing = \$ <u>73.20</u>	
		Buildings & Improvements \$
		Fence <u>6.1</u> rods woven \$ <u>183.00</u>
		Fence _____ rods barb \$
		\$

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 HFI by David Hasselwood pers 3-3-2021

5. Each page and each attachment is by this reference made part hereof and the entire agreement consists of 3 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 3 day of MARCH, 20 21, before me, the undersigned, personally appeared David Hasselbrock

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

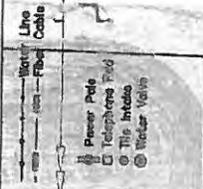
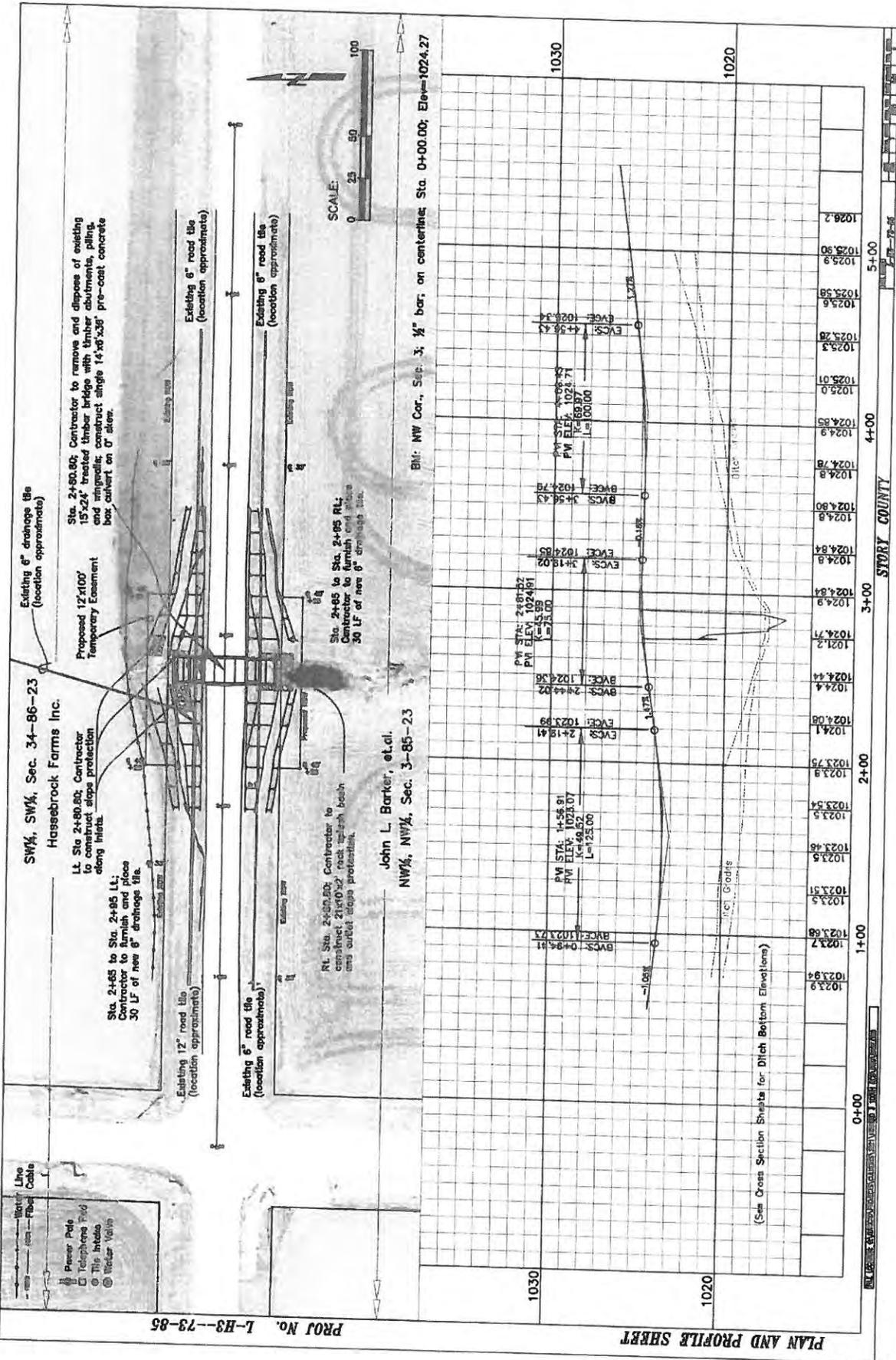
BUYER'S APPROVAL

[Signature] 3-4-21

Recommended by: Darren Moon P.E., Story County Engineer (Date)

[Signature] 3-9-21

Approved by: Chairperson, Story County Board of Supervisors (Date)



SW $\frac{1}{4}$, SW $\frac{1}{4}$, Sec. 34-86-23
Hasebrock Farms Inc.

LT Sta 2+80.00; Contractor to construct slope protection along intake.

Sta. 2+65 to Sta. 2+95 LT; Contractor to furnish and place 30 LF of new 6" drainage tile.

Existing 6" drainage tile (location approximate)

Sta. 2+50.00; Contractor to remove and dispose of existing 15'x24' treated timber bridge with timber abutments, piling, and wingwalls; construct single 14'x10'x30" pre-cast concrete box culvert on D' abut.

Existing 6" road tie (location approximate)

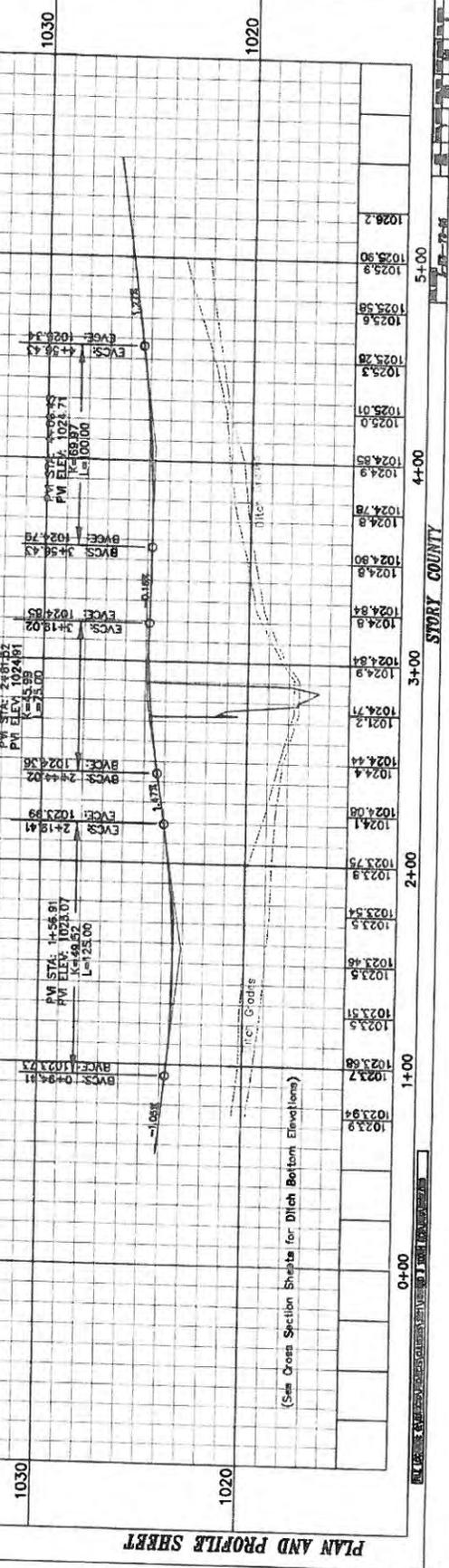
Existing 6" road tie (location approximate)

Sta. 2+95 to Sta. 2+95 RL; Contractor to furnish and place 30 LF of new 6" drainage tile.

RT Sta. 2+50.00; Contractor to construct 21x10x27 rock splash basin and outlet slope protection.

John L. Barker, et al.
NW $\frac{1}{4}$, NW $\frac{1}{4}$, Sec. 3-85-23

BM: NW Cor., Sep. 3, $\frac{1}{2}$ " bar, on centerline Sta. 0+00.00; Elev=1024.27



1030
1020
0+00 1+00 2+00 3+00 4+00 5+00
STORY COUNTY

PROJ No. L-H3-73-85

PLAN AND PROFILE SHEET

**REQUEST FOR PROPOSAL FOR
Position of Program Coordinator
for the Pre/Post Arrest Diversion to Treatment Program Grant
Story County, Iowa**

Story County, Iowa ("County") seeks proposals and cost estimates for a qualified person to fill the position of Program Coordinator for the Pre/Post Arrest Diversion to Treatment Program Grant ("the Consultant") as described in this Request for Proposal ("RFP").

This request invites individuals to submit proposals for accomplishment of the items of work specified below under Scope of Work. Proposals should be prepared and submitted in accordance with the guidelines and requirements set forth in this request.

Sealed proposals: One (1) hard copy and one digital format (CD or flash drive) will be submitted to the following address:

Story County Attorney's Office
Story County Justice Center
1315 South B Ave.
Nevada, Iowa 50201

APPROVED DENIED

Board Member Initials: AKH
Meeting Date: 3-9-21
Follow-up action: _____

The envelope must be clearly marked "SEALED RFP". The name and address of the contact person must be listed on the outside of the envelope. Any restrictions on the use of data within proposals must be clearly stated in the proposal itself. Non-disclosure cannot be guaranteed after the selection stage of this procurement due to public record laws.

Proposal Deadline: 12:00 PM CST, Friday, April 2, 2021.

Proposals received after the proposal deadline will be considered late and will not be accepted. Proposals may be withdrawn and/or modified in writing prior to the submission deadline. Request for withdrawal must be in writing by the contact person named on the outside of the envelope. Proposals that are resubmitted must be sealed and received prior to the submission deadline. Each Consultant may submit only one proposal.

Submittal Requirements: to be considered, interested parties must submit by the deadline the following:

- Letter of interest/Cover letter – must be no more than two pages (note: one page is one side of an 8½" x 11" paper) in length and include contact information and signature.
- Summary of qualifications, experience and availability – must be no more than four (4) pages in length, summarizing qualifications, relevant experience, and availability to participate in the RFP process (including Interviews) and provide services to Story County.
- Proposed approach to the position, including a proposed schedule and description of proposed stakeholder identification and participating needs summarizing method and approach to providing consulting services to the Story County – must be no more than five pages.
- List of professional references – no more than one-page listing most recent professional references and their contact information.
- A minimum of three examples of relevant work related to Scope of Services.

Scope of Services

The Individual selected for the position of Program Coordinator will provide the following services for a one (1) year period from April 14, 2021*, through June 30, 2022:

The Program Coordinator is responsible for implementing the Pre/Post Arrest Diversion to Treatment Program grant. This position will refine protocols for service delivery, provide care coordination and develop partnerships with law enforcement and service providers to provide linkage to care along the continuum of services. This is a full-time position with a minimum of 40 hours per week expected. Some evening or weekends are possible. Office space, computer equipment and other office supplies will be provided through the grant funding. The relationship between Story County and the Program Coordinator is solely that of independent contractor and nothing in this RFP or any subsequent Agreement shall be construed or deemed to create any other relationship including one of employment, agency or joint venture. Program Coordinator shall maintain Social Security, workers compensation and all other employee benefits covering Program Coordinator as required by law. The Duties and Responsibilities, Required Skills and Abilities, and Minimum Position Requirements for the position are outlined below:

Duties and Responsibilities:

- Work with public safety officers to facilitate warm-handoffs to Program Coordinator or treatment provider for program participants
- Develop in conjunction with the participant, a plan of care based on the initial intake screening. Plan of care should be reviewed with participant through weekly contacts and documented in participant file.
- Assist participants in setting up any necessary evaluations/assessments, including establishing an initial appointment and determining a plan for attending the appointment.
- Maintain a minimum of weekly contact with participants and verify treatment attendance through the treatment provider.
- Support day to day collaboration between those receiving care coordination services, treatment services, primary care providers, housing and community resources
- Provide education-related resources and health-related information to participants
- Ensure cultural responsiveness including racial, cultural, gender identity and sexual orientation
- Interact with primary care providers, behavioral health providers, other social service providers, public safety officers and officials to make needed connections for services and provide a conduit for information sharing
- Meet at least monthly for case staffing with treatment, police, participant and family (if applicable) as part of a multi-disciplinary team that is tasked with collaboratively making service coordination decisions
- Monitor participant concerns and the types of whole health resources needed
- Work within the team model, recognizing and utilizing the expertise of team members
- Attend and lead regular meetings with Advisory Board
- Collaborate with law enforcement, primary care physicians, health providers, justice system professionals, treatment professionals, advisory board and local stakeholders as needed
- Maintain confidential participant information

- Collaborate with the ODCP Program Coordinator to collect, maintain and report data in accordance with grant requirements
- Attend trainings

Skills and Abilities Required:

- Proficient computer skills
- Excellent communication and interpersonal skills, including the ability to be flexible, remain calm under pressure and diplomatic in tense situations
- Experience working with formerly incarcerated people, homeless, substance addiction, severe and persistent mental illness and/or poverty
- Compile relevant information and synthesize it into efficient reports for use by team members in decision making
- Conflict resolution and problem-solving strategies
- Ability to work independently, self-motivate, and prioritize tasks appropriately.

Minimum Position Requirements:

- Must have BA degree in related field, or commensurate experience, and experience working in the substance abuse field answering client questions and interacting with clients.
- Demonstrate competency with email, internet, and word processing computer programs
- Valid driver's license and reliable transportation
- Subject to background check

Submittal Process and Details

All proposals must be submitted as detailed in the manner described herein. Exceptions nor extensions to established deadlines will not be granted.

Estimated Timeline

March 9, 2021	Release RFP
April 2, 2021	Deadlines for submissions
April 2 - 5, 2021	Proposals reviewed by Selection Committee
April 6 - 9, 2021	Interviews
April 12, 2021	Position selection approved

The above dates are subject to change at the option of Story County.

Selection Procedures

A selection committee will analyze and evaluate all properly submitted proposals in response to this request, choosing individuals for further evaluation to include interviews with the selection committee.

Proposal Terms and Milestones for Payment

Story County reserves the right to reject any and all proposals received in response to this Request for Proposal. If a proposal is selected, it will be the most advantageous in terms of quality of service, qualifications, and capabilities to provide the specified service, and other factors that Story County may consider. Story County reserves the right, at its discretion, to waive informalities or irregularities in proposals or proposal procedures, and to accept or further negotiate cost, terms, or conditions of any proposal determined by Story County to be in the best interests of Story County even though not the lowest bid.

The price quotations stated in the proposal will not be subject to any price increase from the date on which the proposal is opened by Story County to the mutually agreed-to date of bid. Proposals must be signed by an official authorized to bind the provider to its provisions for at least a period of 90 days. Failure of the successful Consultant to accept the obligation of the bid may result in the cancellation of any award. A service contract will be executed between Story County and the awarded Consultant.

The selected Consultant may not subcontract any of the work specified in this RFP without prior written consent of Story County.

Insurance

Consultant shall take out and maintain during service to the County under a contract such public liability and property damage insurance as shall protect Consultant, its subcontractors, and the County from claims for damages for personal injury, including accidental death, as well as for claims for property damage, which might arise from operations under its contract with the County, whether such operations be by Consultant or its subcontractor, or by anyone directly or indirectly employed by either of them. All insurance policies shall be issued by responsible companies who are acceptable to the County. The Consultant shall not cause any insurance to be canceled nor permit any insurance to lapse during the life of the contract with the County. Consultant shall indemnify and hold County harmless from any damages, cost, claims or expenses which may arise as a result of any failure on the part of the Consultant to provide accurate and/or complete data and information to the County as outlined and required by the terms and conditions of its contract with the County.

Sample Form of Consultant Services Contract is provided as Appendix A.

Appendix A
Sample Provider Agreement

THIS AGREEMENT is entered into by and between Story County, an Iowa Municipal Corporation, whose mailing address and telephone number is 900 Sixth Street, Nevada, Iowa 50201, telephone 515-382-7200, hereinafter referred to as "County", and _____, hereinafter referred to as "Provider", whose mailing address and telephone number is _____, telephone _____.

1. PURPOSE AND INTENT. The purpose of this agreement is for the Provider to

2. FEES, EXPENSES & COMPENSATION. Consultant may charge a maximum hourly fee of \$ _____ for professional services necessary under the terms of this Agreement. Consultant may bill Client for travel expenses at the rate of not more than _____ per mile, which shall be limited to actual mileage incurred to perform necessary tasks required to reach the Client's objective under this Agreement. Consultant may not bill or receive compensation from client for time spent traveling. All invoices must be itemized and specify the invoice total and time period covered and detail the work performed or expense incurred per this Agreement. Consultant agrees that the hourly fee and mileage expense shall be Consultant's sole compensation for professional services and work performed because of this Agreement.

Provider understands that the County reserves the right to request additional specific information in assessing the accuracy of claim information.

3. INDEPENDENT CONTRACTOR. It is understood that Provider is an independent professional contractor and that Provider will not in any event be construed as or hold itself out to be an employee or agent of the County. It is further agreed that at no time will the Provider or the work efforts of the Provider be under the supervision or control of the County, although Provider agrees to comply with all reasonable requests and regulations applicable to any other business invitee of the County. It is also agreed that Provider, as an independent contractor, is not restricted to working exclusively for the County during the term of the Agreement.

4. INSURANCE & TAXES. Provider is responsible for Workers Compensation, Disability, Unemployment, Automobile Insurance, and any other insurance required by the State of Iowa and will provide certificates of insurance to the County on an annual basis. Provider is also responsible for payment of State and Federal taxes, and any other applicable tax. Provider is not eligible for any benefits the County may provide for its employees.

5. CONFIDENTIALITY. Provider agrees to comply fully with confidentiality in compliance with all laws and regulations regarding protected health information.

6. TERM AND TERMINATION OF AGREEMENT. This Agreement is effective on the ____ day of _____, 20__ for a period of ____ year (s). The County may terminate this agreement immediately upon Provider's refusal to, or inability to perform under the agreement or Provider's breach of this

agreement. Either party may terminate this agreement for any reason, without cause, by giving 90 days written notice to the other party.

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

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

9. EXTENSION. If mutually agreeable to County and Provider, this Agreement may be extended. Such extension will be documented by written amendment, duly signed and dated by both parties.

10. ASSIGNMENT. Neither party to this Agreement may assign, sell or transfer any part thereof to any other firm or entity without first obtaining the written permission of the other party hereto.

11. APPLICABLE STATE LAW AND WAIVER OF FEDERAL REMOVAL. This Agreement has been negotiated, executed and delivered in the State of Iowa. The parties hereto agree that all questions pertaining to the validity and interpretation of this agreement will be determined in accordance with the laws of the State of Iowa in Story County, Iowa. The parties hereby waive removal of any issue hereunder to the federal courts.

This Agreement and referenced attachments constitute the entire contract of the parties hereto and supersedes any prior agreement between the parties.

STORY COUNTY, IOWA (County) _____ (Provider)

By:

By:

Chairperson of the Board of Supervisors

Dated: _____

Dated: _____

STORY COUNTY UTILITY PERMIT

Date 3/2/2021

To the Board of Supervisors, Story County, Iowa:

The Minerva Valley Tel. Co. Company, incorporated under the laws of authorize to do business within the State of Iowa, with its principal place of business at Zearing, Iowa, does hereby make application requesting permission to occupy certain portions of public right-of-way and that the County Engineer be directed to establish the location of lines of transmission of Fiber Optic Cable on secondary route Varies See Attached, from See Attached to See Attached, a distance of See Attached miles.

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

1. The Permittee will file a plat setting out the location of proposed line on the secondary route and that the description of the proposed installation including type, height, and spacing of poles, maximum voltage, lengths of cross arms, minimum clearance and number of wires, type, size and capacity of underground cables, conduits, tile lines, and pipe lines, maximum working pressures for pipe lines carrying gas or flammable petroleum products are described as follows:
2. The installation shall meet the requirements of county, state, and federal laws, franchise rules, and of the Iowa State Commerce Commission Regulations and Directives, Utilities Division, the Iowa State Department of Health, and any other laws or regulations applicable.
3. The Permittee shall be fully responsible for any future adjustments of its facilities within the established highway right-of-way caused by highway construction or maintenance operations.
4. Story County assumes no responsibility for damages to the Permittee's property occasioned by any construction or maintenance operations on said highways.
5. The Permittee shall take all reasonable precautions during the construction and maintenance of said installation to protect and safeguard the lives and property of the traveling public and adjacent property owners.
6. The Permittee, and its contractors, shall carry on the construction or repair of the accommodated utility with serious regard to the safety of the public. Traffic protection shall be in accordance with Part VI of the current Iowa Department of Transportation Manual on Uniform Control Devices for Streets and Highways.
7. The Permittee shall be responsible for any damage resulting to said highways because of the construction operation, or maintenance of said utility, and shall reimburse Story County for any expenditure the County may have to make on said highways because of said permittee's utility having been constructed, operated, and maintained thereon.
8. The Permittee shall indemnify and save harmless Story County from any and all causes of action, suits at law or in equity, or losses, damages, claims, or demands, and from any and all

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

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

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

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

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

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

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

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

Date 2-26-2021

Minerva Valley Tel. Co.
Name of Company (Applicant - Permittee)

 (641)-487-7399
by Phone no.

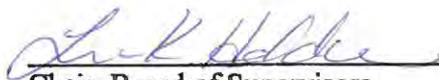
Recommended for Approval:

Date 3-1-21

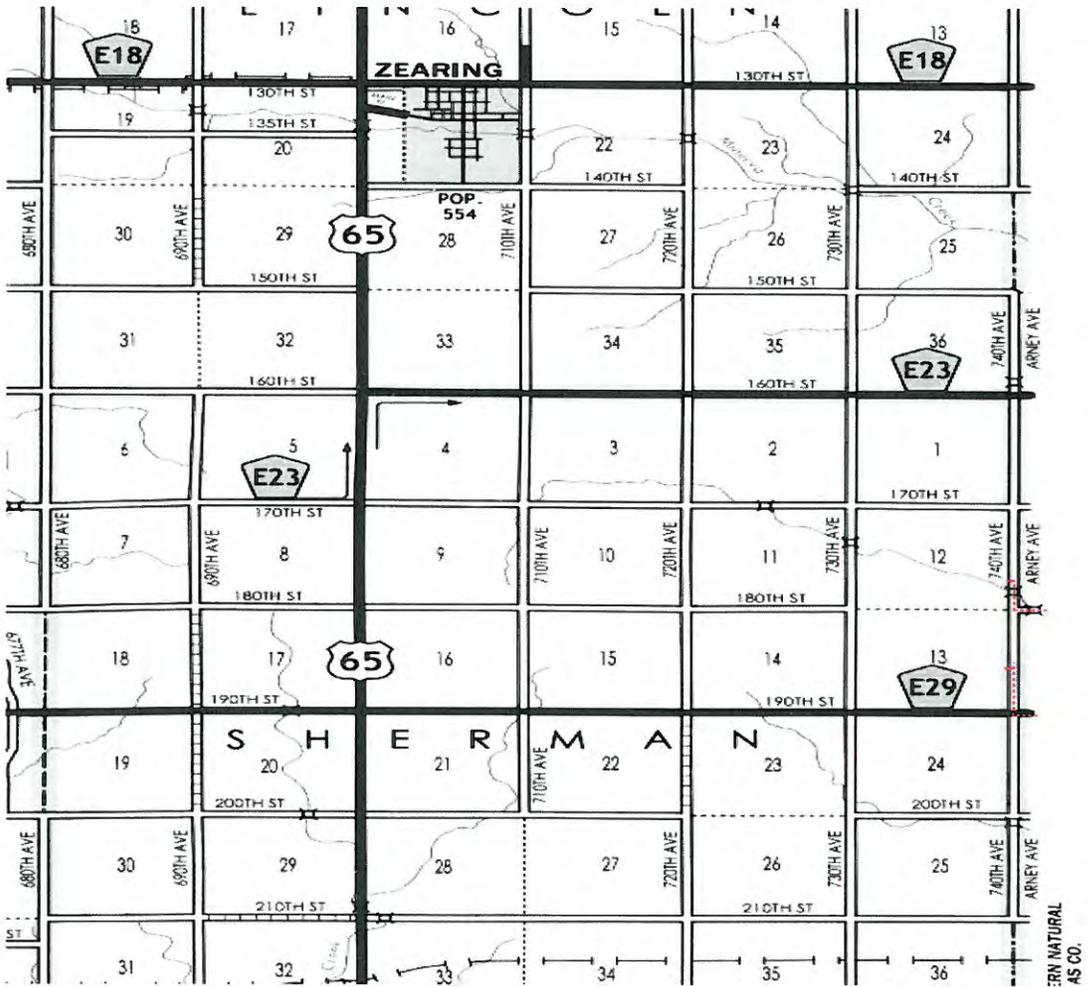
 515-382-7355
County Engineer Phone no.

Approved:

Date 3-9-21


Chair, Board of Supervisors
Story County, Iowa

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



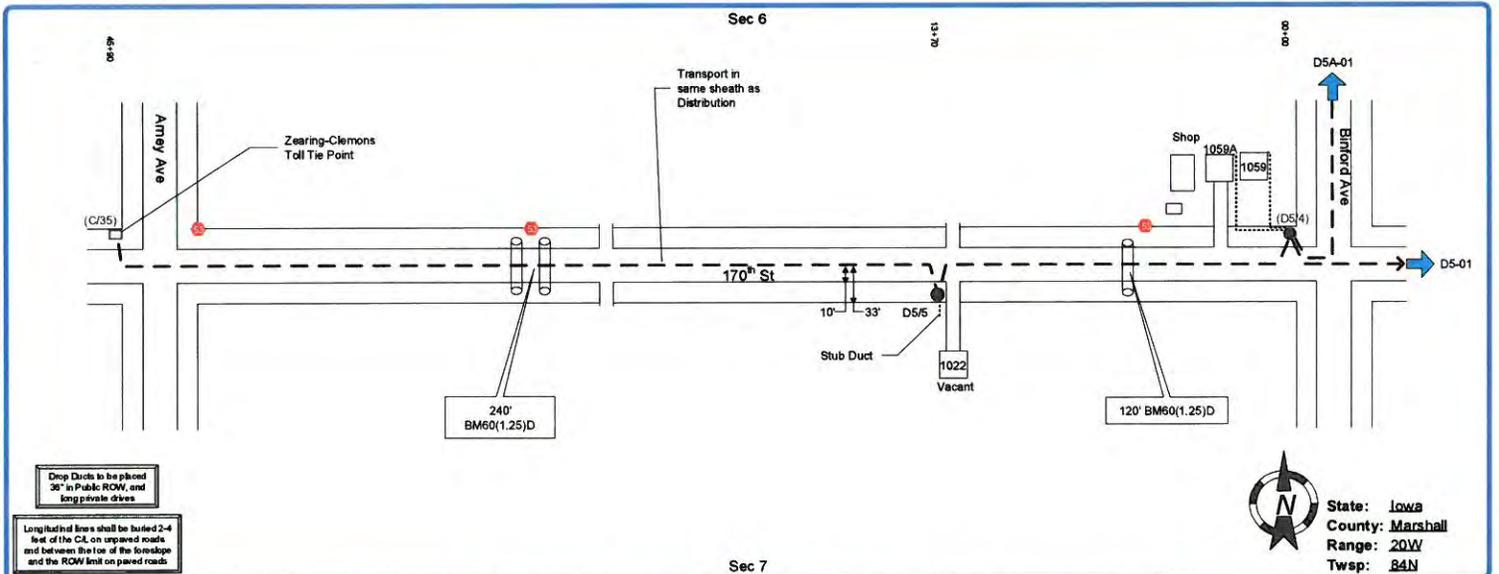
T-85N

T-84N



State: Iowa
 County: Story
 Range: 20 W
 Twp: 84 N

ERN NATURAL
 AS CO.



Drop Ducts to be placed 36" in Public ROW, and long private drives

Longitudinal lines shall be buried 2-4 feet of the CL on unpaved roads and between the toe of the foreslope and the ROW limit on paved roads

State: Iowa
 County: Marshall
 Range: 20W
 Twp: 84N

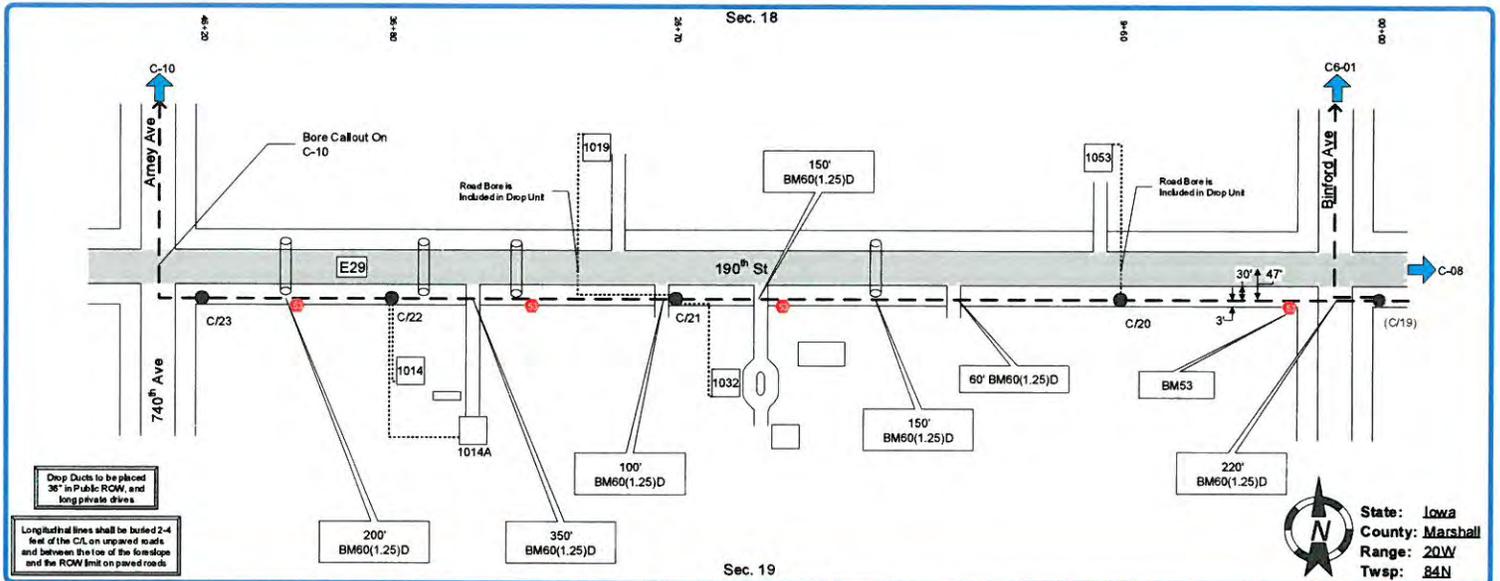
Sec 7

From	To	PType	Units	Feet	BM	HBFO	HO	ONT	W	Remarks
(D5/4)	1059		SEBO 4I	354	83	1			HS	
	1059		SEBOV(1x.75)	290						
(D5/4)	1059A		SEBO 4I	554	83	1			HS	
	1059A		SEBOV(1x.75)	490						
(C/35)	D5/5	BHF(30R)	BFO 96W	3430	2(5/8)(8)	1	M	1	48	BHF 1 100' Coil in HH
(D5/4)	D5/5		BFO 96W	1560	53	3			HBFO 1	100' Coil in HH
	D5/5				55	1				
	D5/5				60(1.25)D	120				
	D5/5				60(1.25)D	240				

As Staked
 Minerva Valley Tel
 Name: D5-02
 WO: VBS_CLEMONS_21
 Exc: Clemons
 Route: D5
 ROW: 2'-4" Off Centerline

VantagePoint
 Drawing Not to Scale

Sheet 2 of 2



Drop Ducts to be placed 36" in Public ROW, and long parallel dikes.

Longitudinal lines shall be buried 2-4 feet of the C/L on unpaved roads and between the toe of the foreslope and the ROW limit on paved roads.

From	To	PType	Units	Feet	BM	HBFO	HO	ONT	Remarks
C/19	C/20	BHF(30R)	BFO 24W	1080	2(5/8)Ø	1	M	1	100' Coil in HH
	C/20				53	1			
	C/20				55	1			
	C/20				60(1.25)D	220			
C/20	1053		SEBO 4I	532	83	1			
	1053		SEBOV(1x.75)	468					
C/20	C/21	BHF(30R)	BFO 24W	1860	2(5/8)Ø	1	M	1	100' Coil in HH
	C/21				53	1			
	C/21				55	1			
	C/21				60(1.25)D	60			

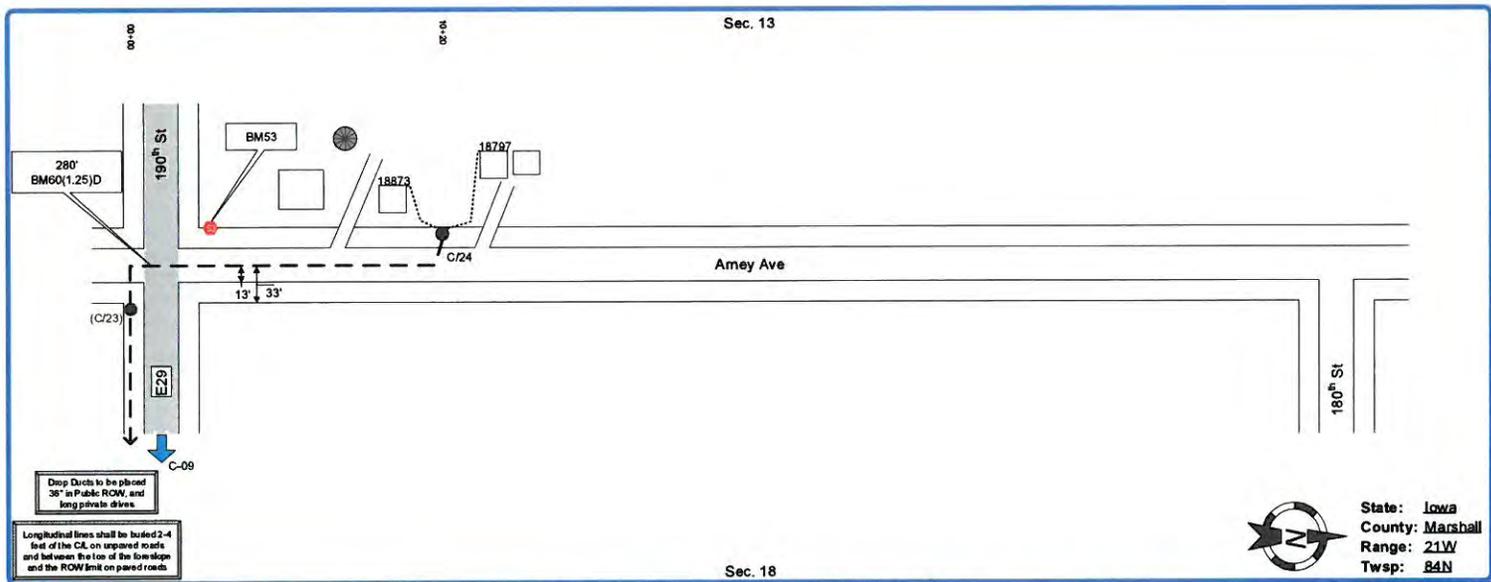
State: Iowa
 County: Marshall
 Range: 20W
 Twp: 84N

As Staked
 Minerva Valley Tel

Name: C-08
 WO: VPS_CLEMONS_21
 Exch: Clemons
 Route: C
 ROW: +/- 3' from ROW

VantagePoint
 Drawing Not to Scale

Sheet 9 of 10



Drop Dials to be placed 30' in Public ROW, and long private drives.

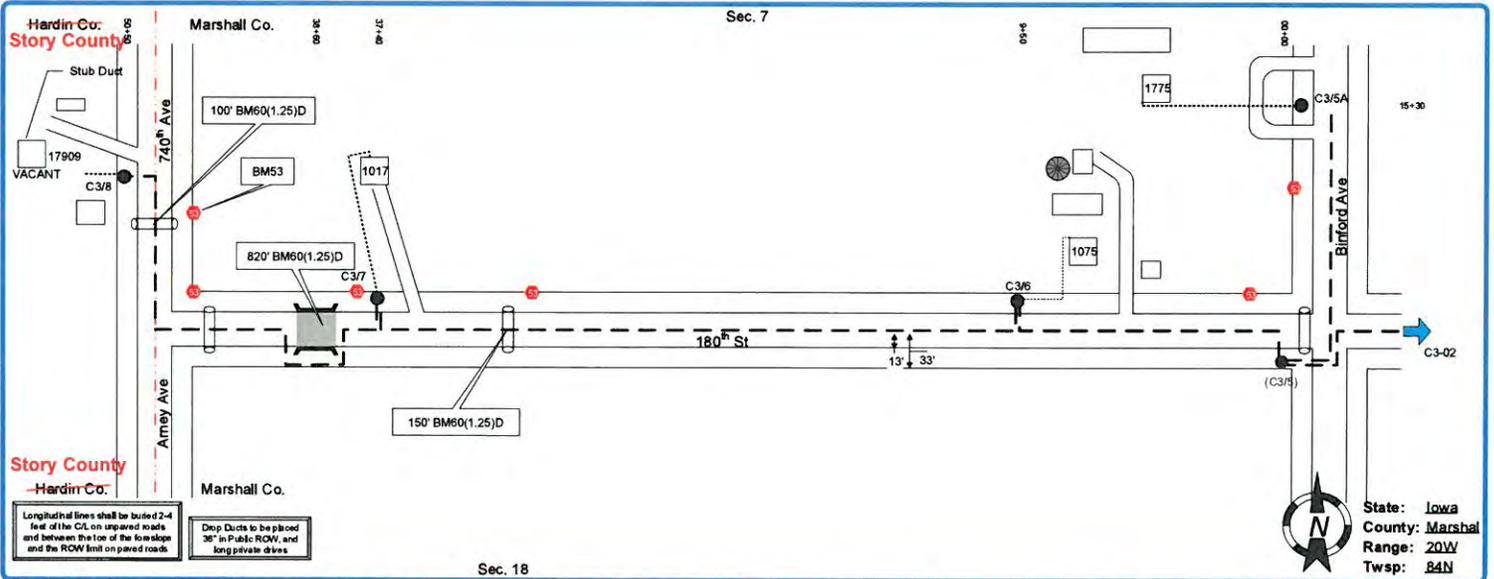
Longitudinal lines shall be boxed 2-4 feet of the CL on unpaved roads and between the top of the foreslope and the ROW limit on paved roads.

From	To	PType	Units	Feet	BM	HBFO	HO	ONT	Remarks		
C/23	C/24	BHF(30R)	BFO 24W	1180	2(5/8)B	1	M	1	1	2	100' Coil in HH
	C/24				53	1					
	C/24				60(1.25)D	280					
C/24	18873		SEBO 4I	306	83	1					HS
	18873		SEBOV(1x.75)	242							
C/24	18797		SEBO 4I	376	83	1					HS
	18797		SEBOV(1x.75)	312							

As Staked
Minerva Valley, Tel
 Name: C-10
 WO: VPS_CLEMONS_21
 Exc: Clemons
 Route: C
 ROW: 2'-6" Off Centerline

VantagePoint
 Drawing Not to Scale

Sheet 10 of 10



Sec. 18

From	To	PType	Units	Feet	BM	HBFO	HO	ONT	Remarks	
(C3/5)	C3/5A	BHF(30R)	BFO 12W	1692	2(5/8)(8)	1	M	1	1	50' Tail in HH
	C3/5A				53	2				
	C3/5A				55	1				
C3/5A	1775		SEBO 4I	434	83	1			HS	
	1775		SEBOV(1x.75)	370						
(C3/5)	C3/6	BHF(30R)	BFO 24W	1130	2(5/8)(8)	1	M	1	1	100' Coil in HH
	C3/6				53	1				
	C3/6				55	1				
C3/6	1075		SEBO 4I	312	83	1			HS	

As Staked
 Minerva Valley Tel
 Name: C3403
 WO: VPS_CLEMONS_21
 Exch: Clemons
 Route: C3
 ROW: 2'-L of Centaline

VP VantagePoint
 Drawing Not to Scale

Sheet 3 of 3

STORY COUNTY UTILITY PERMIT

Date 3/4/21

To the Board of Supervisors, Story County, Iowa:

The Midland Power Cooperative Company, incorporated under the laws of Iowa, with its principal place of business at 2005 S. Story St Boone IA does hereby make application requesting permission to occupy certain portions of public right-of-way and that the County Engineer be directed to establish the location of lines of transmission of Bore primary cable on secondary route 510th ST, from West side of 510th ST to East Side 510th ST, a distance of 392 Ft.

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

1. The Permittee will file a plat setting out the location of proposed line on the secondary route and that the description of the proposed installation including type, height, and spacing of poles, maximum voltage, lengths of cross arms, minimum clearance and number of wires, type, size and capacity of underground cables, conduits, tile lines, and pipe lines, maximum working pressures for pipe lines carrying gas or flammable petroleum products are described as follows:
2. The installation shall meet the requirements of county, state, and federal laws, franchise rules, and of the Iowa State Commerce Commission Regulations and Directives, Utilities Division, the Iowa State Department of Health, and any other laws or regulations applicable.
3. The Permittee shall be fully responsible for any future adjustments of its facilities within the established highway right-of-way caused by highway construction or maintenance operations.
4. Story County assumes no responsibility for damages to the Permittee's property occasioned by any construction or maintenance operations on said highways.
5. The Permittee shall take all reasonable precautions during the construction and maintenance of said installation to protect and safeguard the lives and property of the traveling public and adjacent property owners.
6. The Permittee, and its contractors, shall carry on the construction or repair of the accommodated utility with serious regard to the safety of the public. Traffic protection shall be in accordance with Part VI of the current Iowa Department of Transportation Manual on Uniform Control Devices for Streets and Highways.
7. The Permittee shall be responsible for any damage resulting to said highways because of the construction operation, or maintenance of said utility, and shall reimburse Story County for any expenditure the County may have to make on said highways because of said permittee's utility having been constructed, operated, and maintained thereon.
8. The Permittee shall indemnify and save harmless Story County from any and all causes of action, suits at law or in equity, or losses, damages, claims, or demands, and from any and all

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

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

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

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

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

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

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

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

Date 3/4/21

Midland Power Cooperative
Name of Company (Applicant - Permittee)

Todd Zambini 515-370-5269
by Phone no.

Recommended for Approval:

Date 3-4-21

Dan Miller 515-382-7355
County Engineer Phone no.

Approved:

Date 3-9-21

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

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

IOWA 93 MIDLAND POWER COOPERATIVE STAKING SHEET

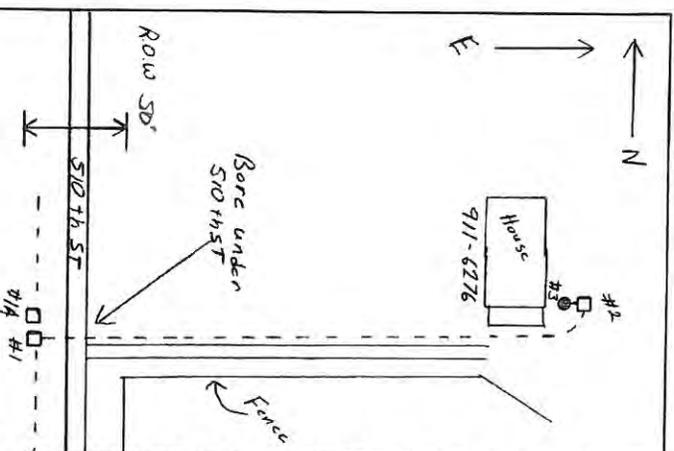
Name: Marty Wraga
 Location #: 3170-126-5517
 Address: 6276 510th Ave
 Phone #: 712-229-0229
712-229-2200

Sub: 31
 Feeder: 7
 Phase: A
 Line Sec.: _____
 County: STORY
 Township: Franklin
 School Dist.: _____

WORK ORDER CODE	
New Construction	
System Improvement	<input checked="" type="checkbox"/>
Replacement	
Retire No. Replace	

WORK ORDER NO. 13569
 740c# 602
 Staked By: TC Date: 3-1-21
 Sheet No. 1 of 1
 Compiled By: _____ Date: _____

SKETCH OF WORK Map Reference: 31 Twp. 84 R. 24 Sec. 17 Wire 1 Size 1/0 Kind JCN-220



Pole No.	Pri. (Back) Span.	Poles H & C Pri. Unit		Line Trans. "G" Angle	Ground "M2" Ohm	GUY		SECONDARY		Misc. & Remarks	Unit	No.	
		Misc.	Misc.			No.	Unit	Unit (Back) Span	Size Meter			CONST.	RET.
#1		1.35											
#1A	10'	1.5	1.5	467	467								
#2	392'	1.5	1.5	467	467					Bore under 510th St			
#3	10'	1.35	1.495										

Const. Complt _____
 Retire. Complt _____
 Material Ticket Complt _____
 500 BH 9-00

JOB BRIEFING	
<input type="checkbox"/> Normal Voltage	<input type="checkbox"/> Loc of Line Prctive Dvc
<input type="checkbox"/> Fault Current Available	<input type="checkbox"/> Other Utilities in Area
<input type="checkbox"/> Hazardous Induced Voltg	<input type="checkbox"/> Personal Prctive Equip
<input type="checkbox"/> Presence Prctive Gids	<input type="checkbox"/> Traffic Control
<input type="checkbox"/> Equipment Grounds	<input type="checkbox"/> Job Procedure
<input type="checkbox"/> Pole Condition	<input type="checkbox"/> Individual Job Duties
<input type="checkbox"/> Environmental Condition	<input type="checkbox"/> Other Hazards
Crew Initials 1 _____ 2 _____ 3 _____ 4 _____ 5 _____ 6 _____	

CONSTRUCTION				TOTALS	
Conductor	Pri. Sec.	O.H. UNID	Pole Line Ft.	No. of Wires	Total Feet
JCN-220	X	X	392	1	400'
TOTALS					

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

Resolution No. #21-67

Approval of FY22 Maximum Property Tax Dollars

WHEREAS, the Story County Board of Supervisors have considered the proposed FY22 county maximum property tax dollars for both General County Services and Rural County Services, and

WHEREAS, a notice concerning the proposed county maximum property tax dollars was published as required and posted on county website, and

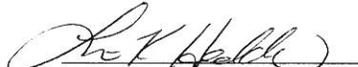
WHEREAS, a public hearing concerning the proposed county maximum property tax dollars was held on March 9, 2021.

NOW THEREFORE BE IT RESOLVED by the Board of Supervisors of Story County that the maximum property tax dollars for General County Services and Rural County Services for FY22 shall not exceed the following:

General County Services - \$23,725,428
Rural County Services - \$3,593,675

The Maximum Property Tax dollars requested in the General County Services or Rural County Services for FY22 does represent an increase of more than 102% from the Maximum Property Tax dollars requested for FY21.

Approved this 9th day of March 2021.


Chairperson, Board of Supervisors

Attest: 
County Auditor

ROLL CALL	Latifah Faisal	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

 Above tabulation made by 8
CHAIRPERSON

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

STORY COUNTY IOWA
RESOLUTION OF THE BOARD OF SUPERVISORS
RESOLUTION NO. 21-72

WHEREAS, there has been submitted to the Board of Supervisors of Story County, Iowa, a copy of a petition for voluntary annexation into the City of Ames; and

WHEREAS, said annexation petition includes the 4 parcels totaling 115.19 net-acres located at northwest of the intersection of U.S. Highway 30 and 580th Ave, Ames, Iowa, in the unincorporated area of Story County, owned by Larson Leasing LC, LDY LLC, and Bankers Trust Company, and hereinafter described on Attachment A and shown on Attachment B; and

WHEREAS, the subject property is located in the Ames Urban Fringe and designated Planned Industrial in the Urban Service Area on the Land Use Framework Map; and

WHEREAS, a consultation on the proposed annexation was held on February 4, 2021, where the Story County Board of Supervisors and the Franklin Township Trustees were invited, and

WHEREAS, it appears that all conditions and requirements prescribed by Section 368.7, Code of Iowa, have been complied with and met,

AND WHEREAS, it is the opinion of the Board of Supervisors of Story County, Iowa, that it is advisable and in the best interests of Story County, Iowa, and all persons concerned, that the Board of Supervisors support the proposed annexation.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of Story County, Iowa, support the voluntary annexation of land hereinafter described on Attachment A and shown on Attachment B into the City of Ames.

IT IS FURTHER RESOLVED that the Chair of the Board of Supervisors and the County Auditor are authorized and they are hereby directed to certify a copy of this Resolution 21-72 to be forwarded to the City Clerk of the City of Ames, Iowa.

Dated this 9th day of February, 2021.



 Chairperson, Board of Supervisors

Attest:


 County Auditor

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

ALLOWED BY VOTE
OF BOARD

Yea 3 Nay 0 Absent 0



 CHAIRPERSON

Above tabulation made by 

Attachment A

The legal descriptions for the land proposed to be voluntarily annexed are as follows: [1] 23959-580th Avenue (formerly Caremoli): and, that part of the southeast quarter of the southeast quarter of section 8, township 83 north, range 23 west of the 5th p.m., being more particularly described as follows: beginning at the southwest corner of said southeast quarter of the southeast quarter; thence n00°06'40"e, 222.27 feet along the west line thereof to the north right of way line of U.S Highway #30 and the point of beginning; thence continuing n00°06'40"e, 1102.48 feet to the northwest corner of said southeast quarter of the southeast quarter; thence n89°54'58"e, 888.04 feet along the north line thereof to the northwest corner of the east 450' of said southeast quarter of the southeast quarter; thence s00°01'11" w, 484.16 feet along said line to the northwest corner of JDA subdivision; thence s00°02'26" w, 551.73 feet to the southwest corner thereof; thence following the southerly line thereof n89°49'21" e, 249.62 feet; thence northeasterly, 66.08 feet along a curve having a radius of 67.00 feet, concave northerly, a central angle of 56°30'18" and being subtended by a chord which bears n61°33'03" e, 63.43 feet; thence n33°24'14" e, 69.96 feet; thence northeasterly, 78.35 feet along a curve having a radius of 79.33 feet, concave southerly, a central angle of 56°35'04" and being subtended by a chord which bears n61°37'40" e, 75.20 feet to the west right of way line of the public road; thence following said right of way s00°01'07" w, 72.10 feet; thence s40°37'50" w, 155.34 feet; thence s89°51'20" w, 1198.52 feet to the point of beginning, containing 23.21 acres. [RE]

Property located one-quarter mile west of 580th Avenue (north of Highway 30): that part of the southwest quarter of the southeast quarter of section 8, township 83 north, range 23, west of the 5th p.m., Story County, Iowa, that lies north of primary road No. U.S. #30, and being more particularly described as follows: beginning at the northwest corner of the southwest quarter of the southeast quarter of said section 8; thence s 89° 46' 27" e, 1338.32 feet to the northeast corner thereof; thence s 00° 01' 58" e, 1102.73 feet to the north right-of-way line of said U.S. # 30; thence s 89°42'30" w, 1341.84 feet to the west line of the southwest quarter of the southeast quarter of said section 8; thence n 00°08'58" e, 1104.29 feet to the point of beginning [3] 59.69 acres west of 580th Avenue and north of U. S. Highway 30: All of parcels 'a' and 'f' in the north half of the southeast quarter of section 8-83-23, west of the 5th p.m., Story County, Iowa, being more particularly described as follows: commencing at the east quarter corner of said section 8; thence s 00° 07' 32" e, a distance of 544.59 feet along the east line of the northeast quarter of the southeast quarter of said section 8, to the point of beginning at the northeast corner of said parcel 'f'; thence s 00° 07' 32" e, a distance of 313.82 feet along the east line of the northeast quarter of the southeast quarter of said section 8, and also along the east line of said parcel 'f';(the next 4 calls are along southerly and easterly lines of said parcel 'f') thence s 89°53'41" w, a distance of 354.38 feet; thence s 00° 07'11" e, a distance of 394.44 feet; thence s 89° 32' 59" w, a distance of 95.65 feet; thence s 00° 18'30" e, a distance of 74.31 feet; thence s 89° 46' 27" w, a distance of 2,226.37 feet along the south line of the north half of the southeast quarter of said section 8, and also along the south line of said parcels 'f' and 'a'; thence n 00° 11' 18" e, a distance of 1,322.86 feet along the west line of the northwest quarter of the southeast quarter of said section 8, and also along the west line of said parcel 'a'; thence n 89° 41' 21" e, a distance of 1,334.48 feet along the north line of the northwest quarter of the southeast quarter of said section 8, and also along the north line of said parcel 'a'; thence s 00°01'17" w, a distance of 544.59 feet along the east line of the northwest quarter of the southeast quarter of said section 8, and also along the east line of said parcel 'a'; thence n 89°41'21" e, a distance of 1,335.88 feet along the north line of said parcel 'f' to the point of beginning.

Attachment B

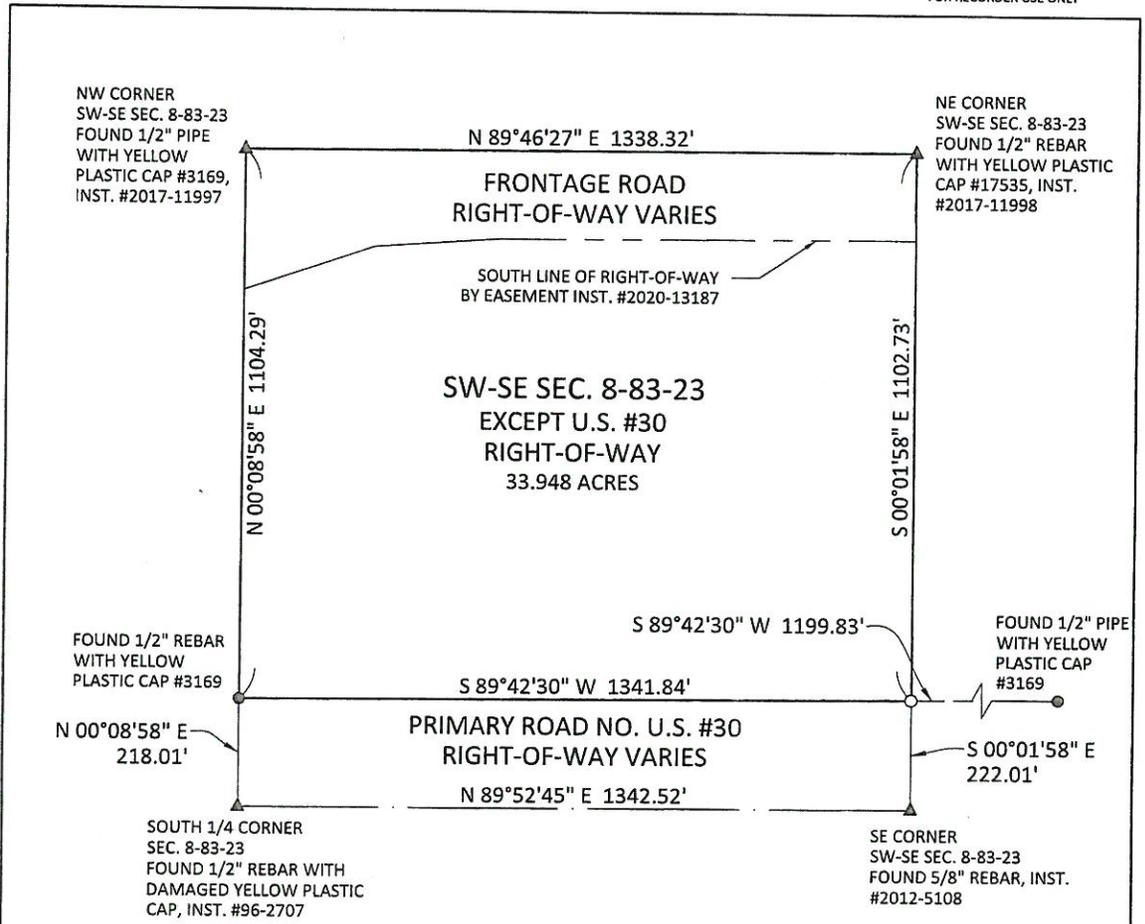
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MAR 05 2021

CITY OF AMES IA
DEPT. OF PLANNING AND HOUSING

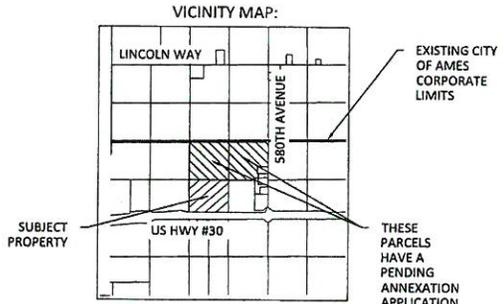
INDEX LEGEND	
LOCATION	PART OF SW-SE SEC. 8, T-83-N, R-23-W STORY COUNTY, IA
REQUESTOR:	CHUCK WINKLEBLACK
PROPRIETOR:	LDY LLC
SURVEYOR:	LUKE D. AHRENS P.L.S. #24413
SURVEYOR COMPANY:	BOLTON & MENK, INC.
RETURN TO:	LUKE D. AHRENS, BOLTON & MENK, INC. 1519 BALTIMORE DRIVE, AMES, IA 50010 (515)-233-6100

FOR RECORDER USE ONLY



ANNEXATION DESCRIPTION:
THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 83 NORTH, RANGE 23 WEST OF THE 5TH P.M., STORY COUNTY, IOWA, THAT LIES NORTH OF PRIMARY ROAD NO. U.S. #30, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

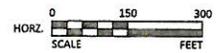
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE N89°46'27"E, 1338.32 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S00°01'58"E, 1102.73 TO THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. #30; THENCE S89°42'30"W, 1341.84 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE N00°08'58"E, 1104.29 FEET TO THE POINT OF BEGINNING.



LEGEND:

●	FOUND MONUMENT AS NOTED
○	SET 1/2"x24" REBAR WITH PINK PLASTIC CAP #24413
▲	FOUND SECTION CORNER AS NOTED

- NOTES:**
1. THIS PLAT IS SUBJECT TO EASEMENTS APPARENT OR OF RECORD.
 2. BEARINGS SHOWN ARE IOWA REGIONAL COORDINATE SYSTEM, ZONE 8, (AMES-DES MOINES), US SURVEY FOOT.
 3. AREA LIES WITHIN 2 MILES OF THE CITY OF NEVADA.
 4. CURRENT DEED OF RECORD IS INST. #2019-04144



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I hereby certify that this land surveying document was prepared by me and the related field work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa

Luke D. Ahrens

LUKE D. AHRENS P.L.S.

REG. NO. 24413 DATE: 2021-03-05

MY LICENSE RENEWAL DATE IS 12/31/2021

PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET

ANNEXATION PLAT

SW1/4-SE1/4 SECTION 8-T83N-R23W, STORY COUNTY, IOWA

BOLTON & MENK

1519 BALTIMORE DRIVE
AMES, IOWA 50010
(515) 233-6100

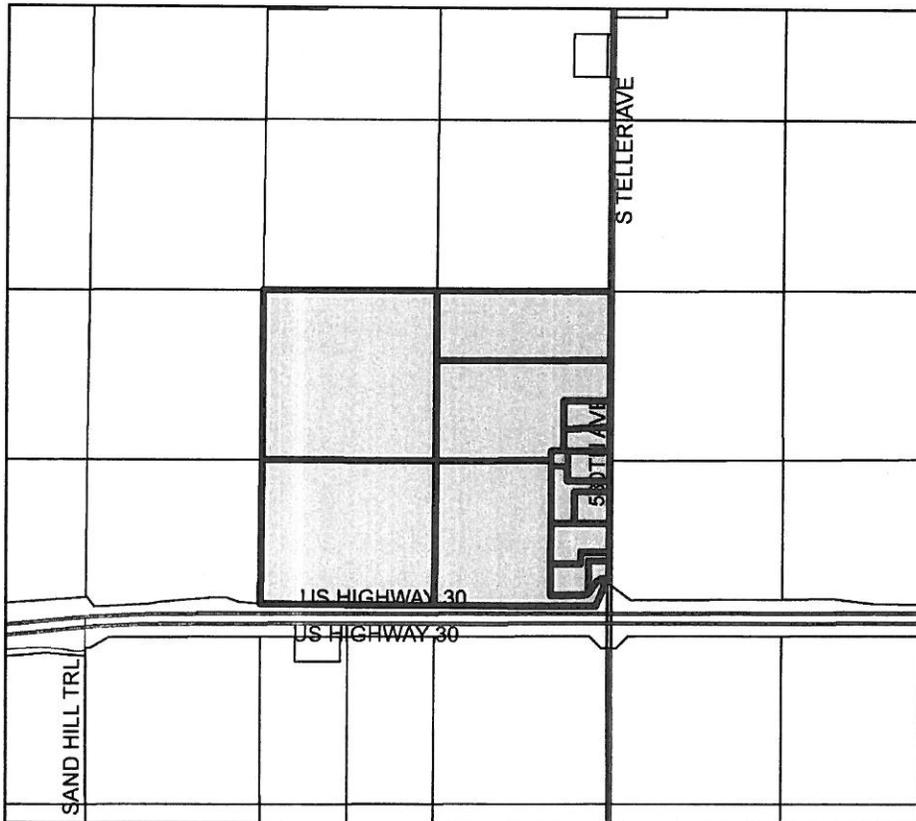
SHEET
1
OF
1

ATTACHMENT A

GENERAL PROPERTY LOCATION

The area of the requested *Ames Urban Fringe Plan – Land Use Framework Map amendment* is generally located on the northwest side of Highway 30 and 580th Ave and is the entire Southeast Quarter of Section 08 in Grant Township except Highway 30.

ATTACHMENT B



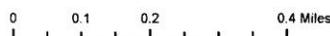
LAFAYETTE T85N R24W	HOWARD T85N R23W	WARREN T85N R22W	LINCOLN T85N R21W
FRANKLIN T84N R24W	MILFORD T84N R23W	RICHLAND T84N R22W	SHERMAN T84N R21W
WASHINGTON T83N R24W	GRANT T83N R23W	NEVADA T83N R22W	NEW ALBANY T83N R21W
PALESTINE T82N R24W	UNION T82N R23W	INDIAN CREEK T82N R22W	COLLINS T82N R21W

ADMN03-21
Ames Urban Fringe Plan Land Use
Designation Amendment



Legend

- Properties to be Amended
- Parcels



Map created on 3/4/2021
by the Story County Planning and Development Department.

DISCLAIMER:
Story County's digital cadastral data is a representation of recorded plats and surveys for use within the Geographical Information System for the purpose of data access and analysis. These and other digital data do not replace or modify land surveys, deeds, and/or other legal instruments defining land ownership or use.



Story County Planning and Development
Administration Building
900 6th Street, Nevada, Iowa 50201
Ph. 515-382-7245 Fax 515-382-7294
www.storycountyiaowa.gov

MEMORANDUM

TO: Story County Board of Supervisors
FROM: Marcus Amman, Planning and Development
RE: Request for Ames Urban Fringe Plan Land Use Framework Map Amendment – Southeast Quarter of Section 08 in Grant Township and Annexation of Larson Leasing, Bankers Trust, and LDY LLC Properties

DATE OF MEETING: March 9, 2021

Background

Scott Larson, Larson Leasing, initially inquired to Story County Planning and Development about rezoning the 22.3 net-acre property at 23959 580th Avenue, the former location of Caremoli, to the Commercial-Light Industrial District to allow more general commercial uses. A conceptual review meeting was held in April of 2020. The applicant plans to offer multiple office, shop, and warehouse spaces. The property is currently zoned A-2 Agribusiness and designated as Industrial Reserve/Research Park in the Ames Urban Fringe Plan (AUFPP). Policy 3 of the designation is that prior to considering a rezoning, the applicant shall first request an AUFPP amendment to Planned Industrial area. Properties designated Planned Industrial are annexed as part of their development.

Larson requested the cooperators of the AUFPP consider an amendment to the AUFPP Land Use Framework Map for the property in May of 2020. The first step in the amendment process is for the cooperators to take action on whether to consider an amendment request and allow its submittal, beginning with the City of Ames. The Ames City Council took action on the request to allow the applicant to apply for an amendment from Industrial Reserve to Planned Industrial at their July 28, 2020 meeting. The council also took action to support annexation of the property due to the property's position at the future Highway 30 Interchange and entrance to the Prairie View Industrial Park/East Industrial Area. More information on the surrounding area is included under the subject property and surrounding area section below.

Given the city's interest in the area, the City of Ames also has requested the cooperators consider an amendment for Southeast Quarter of Section 08 in Grant Township. See Figure 1 for a map of the parcels that are part of the amendment request. The Board of Supervisors acted to allow submittal of this amendment request at their January 12, 2021 meeting. The City of Gilbert has also acted to allow the submittal.



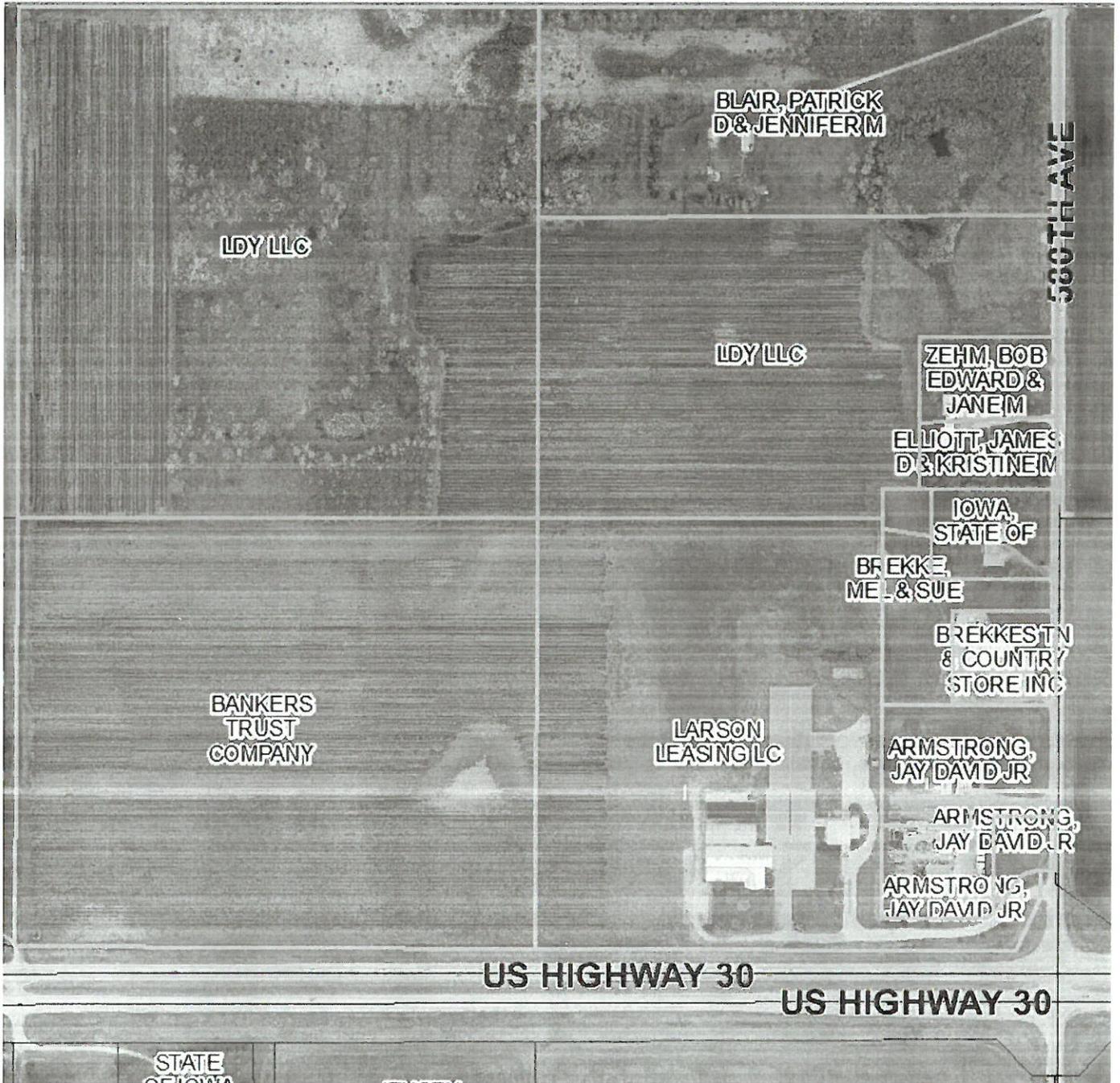


Figure 1: Parcels Requested to be Amended to the Planned Industrial Area

Bankers Trust, and LDY LLC, in addition to Larson Leasing, are also proposing a voluntary annexation of the properties under their ownership in the area, approximately 115.19 net-acres, into the City of Ames. The area includes the 22.3 net-acre parcel with an office, metal warehouse, farmland, and parking area that is the former location of Caremoli. The remainder of the area proposed to be annexed is in row crop production. The AUPF Joint and Cooperative Agreement (28E Agreement between the plan cooperators) does not permit cities



to review annexation requests in the current designation, thus also requiring the amendment to the AUPF. See Figure 2 for a map of the parcels that are part of the voluntary annexation petition, highlighted in yellow.



Figure 2: Parcels Part of the Voluntary Annexation Petition

The Story County Planning and Zoning Commission recommended approval of the AUPF Land use Designation Amendment at their March 3, 2021 meeting. The Ames Planning and Zoning Commission approved the requested AUPF-Land Use Frame Work Map amendment at their meeting on February 17, 2021, and the City Council will take the item up at an upcoming meeting.



Subject Properties and Surrounding Area

Subject Properties

The approximately 145-acre amendment area in the southeast quarter of Section 8, Grant Township, has three different zoning districts: A-1 Agricultural District, A-2 Agribusiness District, and Commercial/Light Industrial District. The parcels in unincorporated Story County to the east, west, and south surrounding the proposed AUPF amendment area are all zoned A-1 Agricultural District. The City of Ames current corporate limits bound the northern parcels of the proposed amendment area. The furthest distance of a parcel in the amendment area from the current corporate limits is approximately 2,438 feet. Highway 30 bounds the proposed amendment area to the south and 580th Ave bounds the area to the east.

There are 15 parcels that are part of the amendment area. Of the four parcels proposed to be annexed, three are in row crop production. The last parcel is the location of the old Caremoli facilities. Of the remaining nine parcels, three have dwellings constructed on them. One of the parcels with a dwelling is owned by the State of Iowa. The State of Iowa has also included another small parcel, formerly in row crop production, in the right-of-way for a new interchange. Two parcels are owned by the Brekkes, one of which is the location of Brekke's Town and Country Store. The three remaining parcels are owned by Armstrong. Two of the parcels are occupied by Brown Supply CO, the other parcel is occupied by the Story County Veterinary Clinic.

Properties to be Annexed into the City of Ames

Of the 15 parcels included in the AUPF land use designation amendment, four parcels are requesting to be annexed into the City of Ames. Three of the parcels are in row crop production. The last parcel is the location of the old Caremoli facilities.

Highway 30 Interchange Project

The Department of Transportation plans to close Highway 30 access from Interstate 35 west to 590th Avenue and construct a new interchange at 580th Avenue, adjacent and through the amendment area. A new frontage road running east from the interchange will be constructed to connect with 590th Avenue. This project is planned to start in fiscal year 2023 and continue through fiscal year 2025. Figure 3 is a map of the planned interchange.

Prairie View Industrial Center

The amendment area is adjacent to the [Prairie View Industrial Center](#), which is a 730-acre area that extends from Interstate 35 east to 590th/Potter Avenue and is centered along Lincoln Highway. The Prairie View Industrial Center is adjacent to the northern boundary of the amendment area. The area was amended to Planned Industrial and annexed in 2016. The area has access to Interstate 35, Highway 30, and rail lines. Alliant Energy supplies electricity and natural gas to the area. Sewer and water will be extended by the city in 2021. The city is targeting large-scale industrial development. Figure 4 is a map of this area.

Notification

Notices were mailed to property owners located within ¼ mile of the property on February 22, 2021. To date, no responses have been received from property owners regarding this notice. The City of Ames has also contacted the property owners.



Interagency Review

The Engineers Office does not see any transportation impacts based on this request. 580th Avenue is currently maintained by the City of Ames.

Currently the property's wastewater is treated by two onsite lateral systems. If, in the future, municipal sewer service becomes available, the owner may be required to connect. State and county regulations require an owner to connect to the municipal sewer when it is within 200' of the building. The timing of when that connection needs to happen is based on the condition of the onsite system, and if the property is being sold. As a reminder, if this property sells, it will need a time of transfer septic inspections. Also, Story County now has a new requirement for property owners to pump their septic tank every five years. If you have any questions, please contact Margaret Jaynes at mjaynes@storycountyiowa.gov or 515-383-7241.

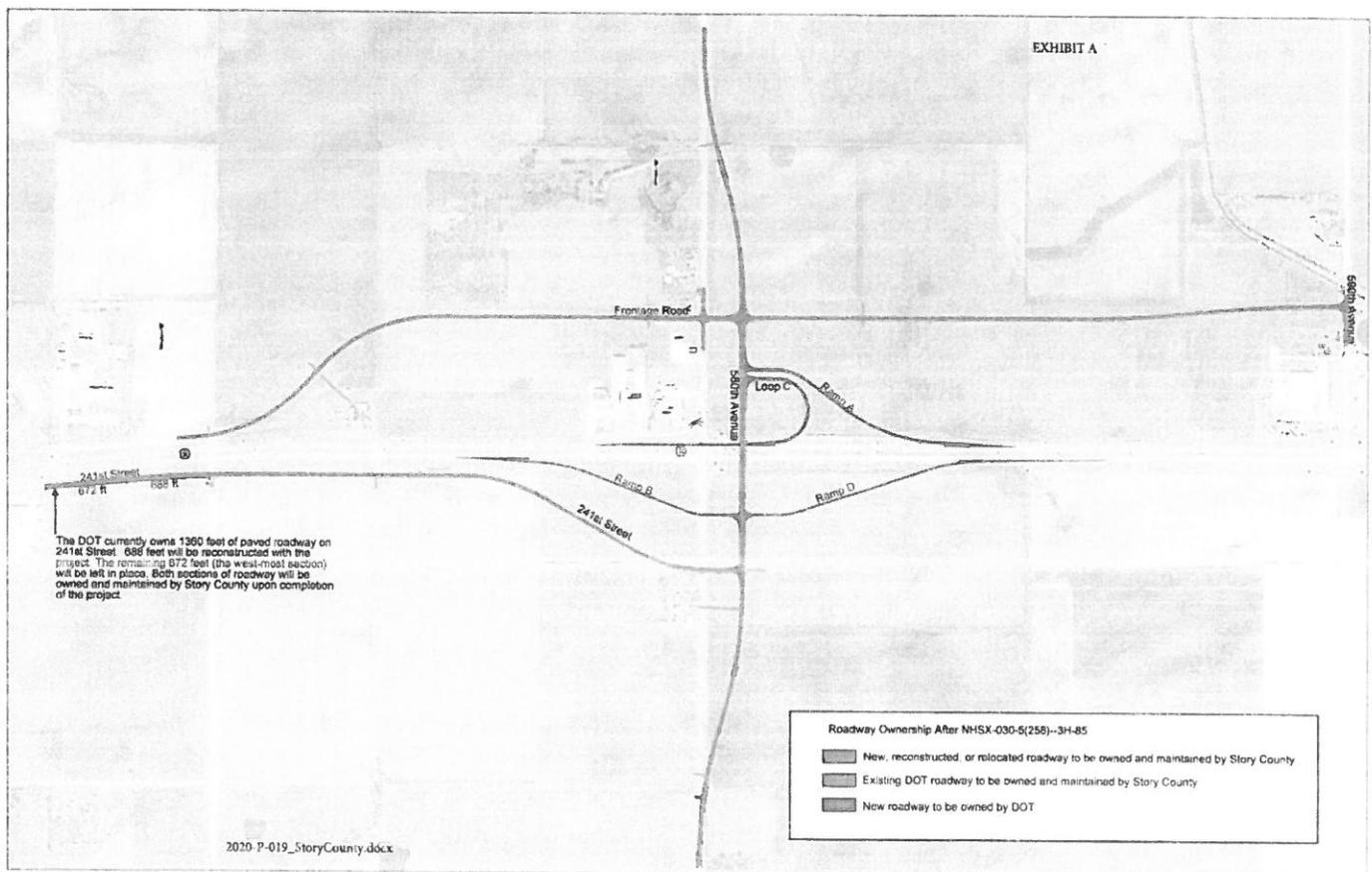


Figure 3: Iowa DOT Highway 30 and 580th Interchange Map



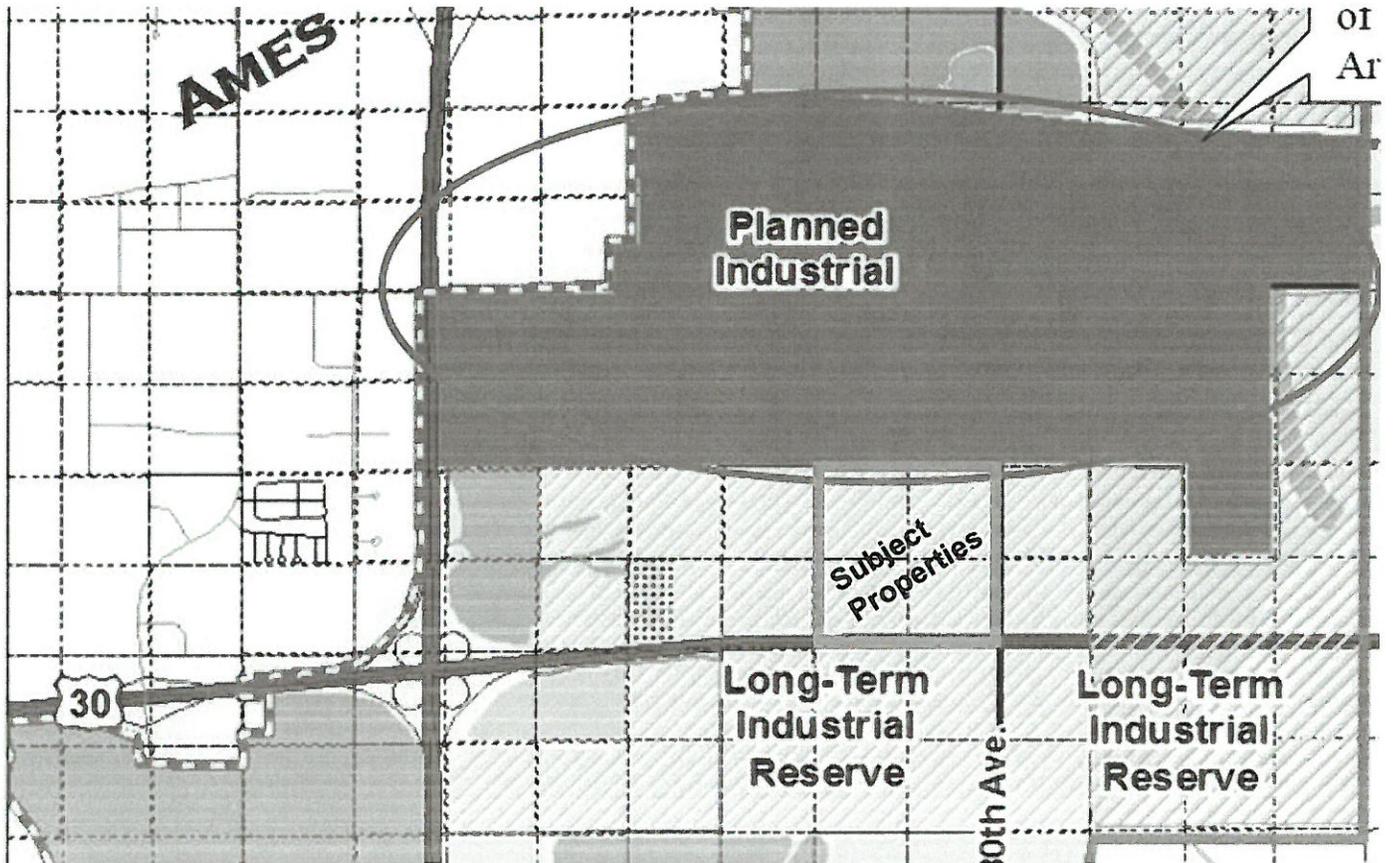


Figure 4: Prairie View Industrial Center, shown as Planned Industrial and Circled.

Analysis for Amending the Cornerstone to Capstone Comprehensive Plan

Ames Urban Fringe Joint and Cooperative Agreement

The 28E agreement between the City of Ames, City of Gilbert, and Story County identifies the process for AUPP amendments. Each cooperator is to follow its process for amending its comprehensive plan. The [standards for a C2C Plan Amendment](#) and analysis of how they are met by the request are included below.

(1) *The extent to which the change would be consistent with the comprehensive plan goals and policies.*

The amendment area is identified by the AUPP as Industrial Reserve. The AUPP describes this designation as providing additional expansion area for Planned Industrial Uses as demand for industrial land use is difficult to predict. Should the demand arise to develop properties in the Industrial Reserve designation, an amendment to the Planned Industrial Designation is first needed. This request to amend the area's designation to Planned Industrial follows the policies laid out for the Industrial Reserve designation in the AUPP.

Further, the request is consistent with the policies for the Planned Industrial Area.



- *PI Policy 1: Land uses are clustered/industrial park uses that are larger in scale than most general industrial uses.*
- *PI Policy 2: Locate Planned Industrial uses near limited access thoroughfares and/or major railroad systems to accommodate the transportation of industrial goods and services. Minimize environmental impacts and conflict with residential land uses.*
- *PI Policy 3: Give preference to clustering of uses to limit the short-term and long-term costs associated with infrastructure improvements and the distribution of public services.*
- *PI Policy 4: Permit Planned Industrial uses when suitable infrastructure and services are available. Require annexation into the city and comply with all municipal regulations, including zoning, land use policy, subdivision, and building code requirements.*
- *PI Policy 5: Mitigate and manage stormwater run-off, soil erosion, and wastewater discharge according to IDNR, county and city standards.*
- *PI Policy 5: Require buildings to front major thoroughfares to minimize the appearance of industrial operations and enhance the aesthetics of the road corridor. Require landscape and earthen buffering of parking areas and industrial activity, such as assembly yards, storage locations and loading facilities.*

The area is adjacent to the Prairie View Industrial Center. Part of the importance of requested amendment the Iowa DOT's plans for Highway 30 improvements including closing the access at 590th and constructing a new interchange and frontage road advancement to the amendment area. As a result of the changes, the amendment area will be an important entrance to the Prairie View Industrial Center.

While Ames does not have plans to expand utilities to the amendment area, the Caremoli site and three other properties totaling 115.19 net-acres have requested voluntary annexation and will be developed under city standards including zoning, building code, landscaping, and stormwater management requirements.

Currently, the property's wastewater is treated by two onsite lateral systems. If, in the future, municipal sewer service becomes available, the owner may be required to connect. State and county regulations require an owner to connect to the municipal sewer when it is within 200' of the building. The timing of when that connection needs to happen is based on the condition of the onsite system, and if the property is being sold.

- (2) *Evidence demonstrating the reasons why the plan should be changed, including (but not limited to) whether new information has become available since the comprehensive plan was adopted that supports reexamination of the plan, or that existing or proposed development offers new opportunities or constraints that were not previously considered.*

Since the plan's adoption, two new factors have influenced the need for the amendment:



- The annexation and creation of the Prairie View Industrial Area, which was previously designated as Industrial Reserve and Agriculture Farm Service prior to a 2016 amendment request to the Planned Industrial area and annexation of the area.
- The DOT's plans for the closure of Highway 30 accesses from Interstate 35 to 590th and the planned Highway 30 interchange adjacent to the amendment area at 580th Avenue.

(3) Whether or not the change is needed to allow reasonable development of the site.

The former Caremoli site is currently zoned A-2 agribusiness. The request began with the property owner, Larson Leasing, inquiring to Story County about allowing more general commercial uses on the property. Policy 3 of the current Industrial Reserve designation is that prior to considering a rezoning, the applicant shall first request an AUPF amendment to Planned Industrial area. Properties designated Planned Industrial are annexed as part of their development.

The amendment will allow for the annexation and development of the property inside the City of Ames and meeting Ames' standards and requirements. While the city does not plan to extend utilities to the site, it may in the long-term. City standards that would apply to new development including zoning, landscaping, and building code requirements. Given the importance of the area as a new gateway to the city and Prairie View Industrial Center with the planned Highway 30 interchange, it is necessary to allow the amendment, which will, in turn, allow annexation, and thus allow reasonable development of the site meeting Ames' requirements and future plans for the area.

(4) The relationship of the proposed amendment to the supply and demand for the particular land uses within the County and immediate vicinity of the site.

The AUPF indicates that the Industrial Reserve designation was developed to reserve land that could be potentially be used for an industrial use given demand. With the development of the Prairie View Industrial Center and Highway 30 Interchange, there will be new demand and development pressures for the area.

(5) A demonstration that the proposed amendment has merit beyond the interests of the applicant.

The request is benefiting more than Larson Leasing. The request has been broadened to an amendment request for the properties surrounding Larson Leasing given the area's position as a gateway into the Prairie View Industrial Center and City of Ames it will result in annexation of 115.19 net-acres to be developed under city standards and in line with Ames' plans for the area.

(6) The possible impacts of the amendment on all specific elements of the comprehensive plan as may be applicable:



Common Goals and Principles from the Ames Urban Fringe Plan are included below. To summarize, the request is within the planned future land use for the area as an area reserved for industrial growth. The parcel to be developed is proposed to be annexed into Ames and will be developed under their standards. City sewer and water are not currently planned, however, the property's location at the new Highway 30 Interchange and entrance to the Prairie View Industrial Center makes compliance with the city's zoning, landscaping, and building code standards important. It also creates new demand for development of the area. There are no natural resources on the property.

Principle 1: Recognizing that population and economic growth is likely, Boone County, Story County, the City of Ames and the City of Gilbert will strive towards intergovernmental coordination for successful planning within the Ames Urban Fringe.

Principle 2: Boone County, Story County, City of Ames and City of Gilbert seek to work together to preserve agricultural lands and protect rural lands from unplanned, rural single-family development and other forms of inefficient urbanization.

Principle 3: Boone County, Story County, City of Ames and City of Gilbert will work together to ensure that future development will be directed and targeted towards identified growth areas, as identified in a shared fringe area land use plan.

Principle 4: Boone County, Story County, City of Ames and City of Gilbert seek effective and efficient management of growth. Growth shall be managed by each government entity in order to minimize negative impacts to another affected governmental entity.

Principle 5: In efforts to establish an orderly transition of land uses from urban to rural (as well as rural to urban), Boone County, Story County, City of Ames and City of Gilbert seek to work together to delineate areas of responsibility and come to a common agreement on the definition of rural and urban land uses.

Principle 6: Boone County, Story County, City of Ames and City of Gilbert seek to establish growth policy within the Ames Urban Fringe compatible with ecological systems. It is commonly understood by each governmental agency that future growth will be compatible with natural resources. Environmental resources shall be protected.

Common Goal 1.1 To provide a balanced mix of land uses that is arranged to avoid conflicts and to maximize efficient delivery of municipal and county services and facilities.

Common Goal 1.2 To prevent premature development and preserve the most high value farmland in appropriate locations.



Common Goal 1.3 To provide a variety of housing opportunities in the Ames Urban Fringe in appropriate locations.

Common Goal 1.4 To provide adequate opportunities for commercial and industrial development in appropriate locations.

Common Goal 1.5 To coordinate development decisions with the efficient provision of public facilities and services.

Common Goal 1.6 To protect and preserve sensitive natural resources, including floodplains, woodland areas, wetlands, and other sensitive natural areas.

Common Goal 1.7 To secure a system of public and private open spaces throughout the Ames Urban Fringe that serves as a visual and recreational amenity.

(7) Consideration of the fiscal impact of the proposed amendment to Story County.

As annexation is planned for 115.19 net-acres of the area, including the Larson Leasing property, the fiscal impact of road maintenance, utility provision, emergency service provision, and the tax base of the annexed properties will be to the city of Ames. As the amendment is for the entire southeast quarter, property owners of the surrounding properties will be required to annex before development occurs. This also places the fiscal impacts of future development on the City of Ames.

Recommended Action

Story County Planning and Zoning Commission recommended the Story County Board of Supervisors approve the requested Ames Urban Fringe Plan Land Use Framework Map Amendment from the Industrial Reserve-Research Park Area to the Planned Industrial Area. The Commission does not take action on annexation requests.

Alternatives

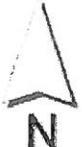
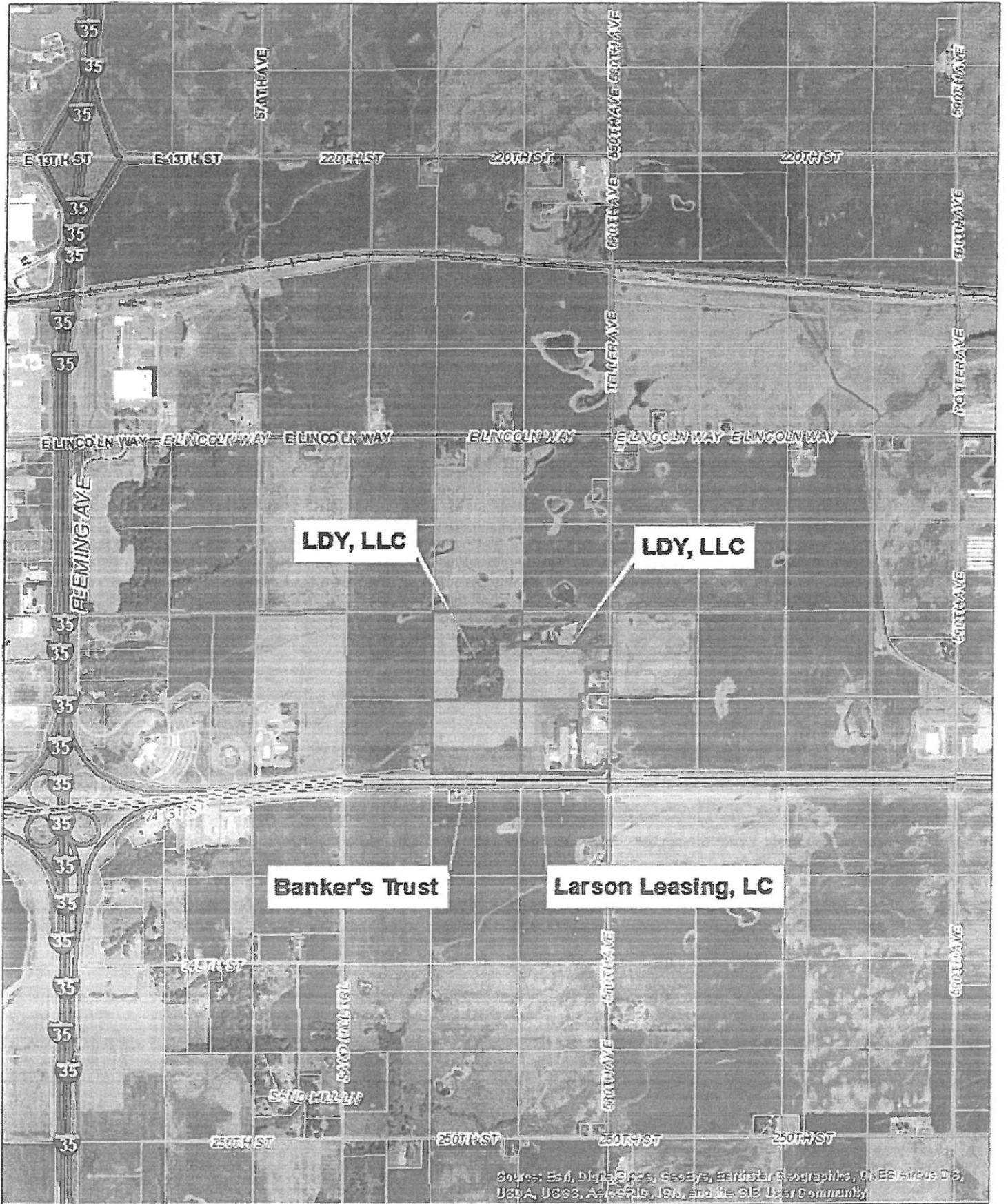
The Story County Board of Supervisors may consider the following alternatives:

- 1) **The Story County Board of Supervisors approves the requested Ames Urban Fringe Plan Land Use Framework Map Amendment from the Industrial Reserve-Research Park Area to the Planned Industrial Area Southeast Quarter of Section 08 in Grant Township Resolution 21-65 and the Annexation of the four Larson Leasing, Bankers Trust, and LDY LLC parcels into the City of Ames Resolution 21-72, as submitted.**
- 2) The Story County Board of Supervisors approve the requested Ames Urban Fringe Plan Land Use Framework Map Amendment from the Industrial Reserve-Research Park Area to the Planned Industrial Area Southeast Quarter of Section 08 in Grant Township Resolution 21-65, the Annexation of the four Larson Leasing, Bankers Trust, and LDY LLC parcels into the City of Ames Resolution 21-72, with conditions.



- 3) The Story County Board of Supervisors denies the requested Ames Urban Fringe Plan Land Use Framework Map Amendment from the Industrial Reserve-Research Park Area to the Planned Industrial Area Southeast Quarter of Section 08 in Grant Township Resolution 21-65 and the Annexation of the four Larson Leasing, Bankers Trust, and LDY LLC parcels into the City of Ames Resolution 21-72, as submitted.
- 4) The Story County Board of Supervisors remands the requested Ames Urban Fringe Plan Land Use Framework Map Amendment from the Industrial Reserve-Research Park Area to the Planned Industrial Area Southeast Quarter of Section 08 in Grant Township Resolution 21-65, and the Annexation of the four Larson Leasing, Bankers Trust, and LDY LLC parcels into the City of Ames Resolution 21-72, back to the applicant for further review and/or modifications, and directs staff to place this item on a future Story County Board of Supervisors agenda.





Annexation Location Map

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JAN 13 2021

ANNEX-001106

Effective Date: August 4, 2020

2

CITY OF AMES IA
DEPT. OF PLANNING AND HOUSING

Voluntary Annexation Petition Application Form

(This form must be filled out completely before your application will be accepted.)

1. **Property Address** for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned: North of Highway 30, 1/4 mile West of 580th Ave

2. **Legal Description** (attach, if lengthy) Section: 08 Township: 83 Range: 23 SW SE EX RD

4. **Property Owner:** Bankers Trust Company
Business: _____
Address: 3725 Stange Road Ames IA 50010
(Street) (City) (State) (Zip)
Telephone: N/A 515-232-3404 515-232-3428
(Home) (Business) (Fax)

Please attach separate sheets for each Property Owner and Legal Description.

5. **Applicant:** Chuck Winklebuck
Business: Hunziker Companies
Address: 105 S. 16th St Ames IA 50010
(Street) (City) (State) (Zip)
Telephone: N/A 515-239-8672 515-232-5821
(Home) (Business) (Fax)

6. **Contact Person:** Same as Applicant
Business: _____
Address: _____
(Street) (City) (State) (Zip)
Telephone: _____
(Home) (Business) (Fax)
E-mail address: Chuck@hunziker.com

Signature Page

I (We) certify that I (we) am (are) familiar with applicable state and local codes and ordinances, the procedural requirements of the City of Ames and have submitted all the required information.

Legal Description: Section: 08 Township: 83 Range: 23 SW SE Ex RD

Signed by: John T. Russell Date: 1/12/2021
Property Owner(s)* John T. Russell, Market President

Bankers Trust Company by John T. Russell, Market President
Print Name(s)

(Note: No other signature may be substituted for the Property Owner's Signature.)

State of Iowa

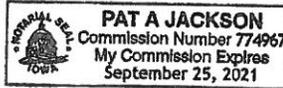
County of Story

Signed and sworn to (or affirmed) before me on Jan 12, 2021

by John Russell (name of person(s))

[Signature] (signature of Notary Public)

[Notary seal here]



Please attach additional Signature Pages for the notarized signature of all consenting Property Owner and Contract Buyer (if any). Original signatures for all consenting Property Owners and Contract Buyers (if any) must accompany this application

* If a limited liability corporation, association, trust, non-profit organization, or any other legal entity owns the property proposed for voluntary annexation, an agent or agents responsible for the affairs of the legal entity must sign the application as the property owner(s). It must be noted that the assignee(s) is (are) acting on behalf of the legal entity. In addition, documentation, such as incorporation documents, must be included that show the assignee's (assignees') authority to act on behalf of the legal entity. If the property owner is a religious institution, a written explanation must be provided on the institution's letterhead that the person(s) signing the application can act on behalf of the institution. One or more established leaders of the religious congregation must also attest to the letter.

Voluntary Annexation Petition

Checklist

(This form must be filled out completely and the required information must be attached to this form before your application will be accepted.)

The following information is required as part of the submittal of a Petition for Voluntary Annexation:

- A **Legal Description** of the each property proposed for annexation, including the amount of land to be annexed. *(Please attach.)*
- A **Plat** that includes the following:
 - Boundaries of the property proposed for annexation, drawn to scale with North indicated. If the Voluntary Annexation request includes non-consenting owners needed to avoid creating an island or to create more uniform boundaries (as allowed by Chapter 368.7(1)(a) of the Code of Iowa), these must be included in the Plat. The Plat shall indicate which parcels are owned by consenting and which are owned by non-consenting owners.
 - The Plat must show the relationship of the subject property(ies) to the existing corporate limits. (For recording purposes, the County Recorder's office requires that the City of Ames corporate limits be clearly shown and labeled as "City of Ames Corporate Limits.")
 - The Plat must be prepared by a licensed professional surveyor. A previously prepared plat of survey or subdivision plat is acceptable.
 - If the Voluntary Annexation request is within 2 miles of another city, the plat document must have the following notation on the Annexation Plat:
"WITHIN TWO MILES OF _____".
(City's name)

Voluntary Annexation Petition
Permission to Place a "Zoning Action Pending" Sign
on Private Property

(This form must be filled out completely before your application will be accepted.)

Section 29.1500(2)(d)(iii) of the Zoning Ordinance, requires that **notice shall be posted by the City on the subject property**. One notice sign shall be posted for each property. Required signs shall be posted along the perimeter of the subject property in locations that are highly visible from adjacent public streets **prior to the public hearing**.

The owner of property at _____ hereby grants the City of Ames permission to place "Zoning Action Pending" signs on the property for the purpose of informing interested persons of the request for action by the City of Ames.

I understand that the signs will be placed on the property several days prior to action on the request by the Planning and Zoning Commission or the City Council, and may remain on the property until the request has been approved or denied by the City.

Signed by: Vault Russell Date: 1/12/2021
Property Owner Vault Russell, Market President
(Note: No other signature may be substituted for the Property Owner's Signature.)
for Bankers Trust Company

ANNEXATION DESCRIPTION:

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 83 NORTH, RANGE 23 WEST OF THE 5TH P.M., STORY COUNTY, IOWA, THAT LIES NORTH OF PRIMARY ROAD NO. U.S. #30, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE N89°46'27"E, 1338.32 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S00°01'58"E, 1102.73 TO THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. #30; THENCE S89°42'30"W, 1341.84 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE N00°08'58"E, 1104.29 FEET TO THE POINT OF BEGINNING.

RECEIVED

JAN 13 2021

CITY OF AMES IA
DEPT. OF PLANNING AND HOUSING

REC'D

JAN 13

CITY OF AMES IA
DEPT. OF PLANNING AND HOUSING

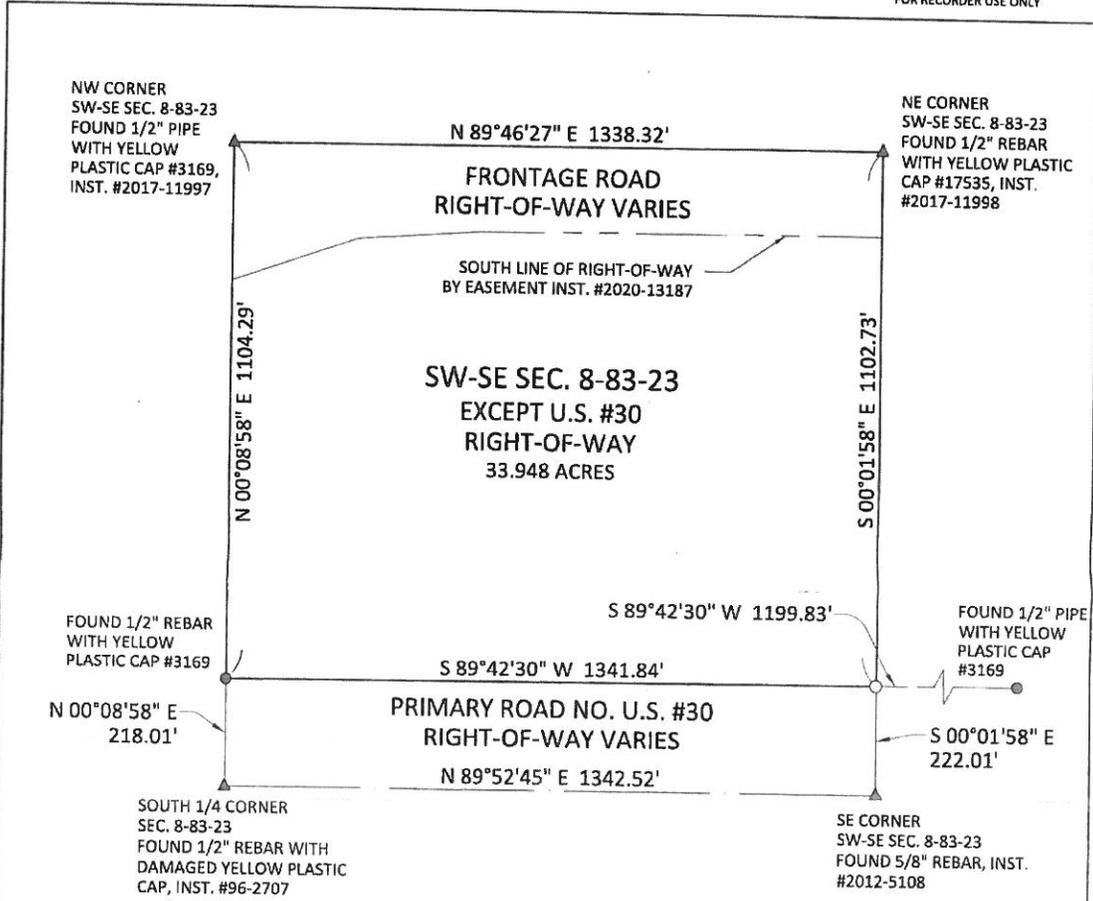
BANKER'S TRUST LEGAL – PARCEL 10-08-400-300

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 83 NORTH, RANGE 23, WEST OF THE 5TH P.M., STORY COUNTY, IOWA, THAT LIES NORTH OF PRIMARY ROAD NO. U.S. #30, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE S 89° 46' 27"E, 1338.32 FEET TO THE NORTHEAST CORNER THEROF; THENCE S 00° 01' 58" E, 1102.73 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. # 30; THENCE S 89° 42' 30" W, 1341.84 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE N 00° 08' 58" E, 1104.29 FEET TO THE POINT OF BEGINNING.

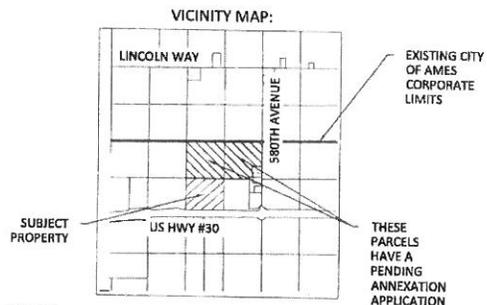
INDEX LEGEND	
LOCATION	PART OF SW-SE SEC. 8, T-83-N, R-23-W STORY COUNTY, IA
REQUESTOR:	CHUCK WINKLEBLACK
PROPRIETOR:	BANKERS TRUST COMPANY
SURVEYOR:	LUKE D. AHRENS P.L.S. #24413
SURVEYOR COMPANY:	BOLTON & MENK, INC.
RETURN TO:	LUKE D. AHRENS, BOLTON & MENK, INC. 1519 BALTIMORE DRIVE, AMES, IA 50010 (515)-233-6100

FOR RECORDER USE ONLY



ANNEXATION DESCRIPTION:
THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 83 NORTH, RANGE 23 WEST OF THE 5TH P.M., STORY COUNTY, IOWA, THAT LIES NORTH OF PRIMARY ROAD NO. U.S. #30, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE N89°46'27"E, 1338.32 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S00°01'58"E, 1102.73 TO THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. #30; THENCE S89°42'30"W, 1341.84 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE N00°08'58"E, 1104.29 FEET TO THE POINT OF BEGINNING.



- LEGEND:**
- FOUND MONUMENT AS NOTED
 - SET 1/2"x24" REBAR WITH PINK PLASTIC CAP #24413
 - ▲ FOUND SECTION CORNER AS NOTED

- NOTES:**
1. THIS PLAT IS SUBJECT TO EASEMENTS APPARENT OR OF RECORD.
 2. BEARINGS SHOWN ARE IOWA REGIONAL COORDINATE SYSTEM, ZONE 8, (AMES-DES MOINES), US SURVEY FOOT.
 3. AREA LIES WITHIN 2 MILES OF THE CITY OF NEVADA.
 4. CURRENT DEED OF RECORD IS INST. #2019-04144



I hereby certify that this land surveying document was prepared by me and the related field work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa

Luke D. Ahrens

LUKE D. AHRENS L.S.

REG. NO. 24413 DATE 12/31/2021

MY LICENSE RENEWAL DATE IS 12/31/2021

PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET



ANNEXATION PLAT
SW1/4-SE1/4 SECTION 8-T83N-R23W, STORY COUNTY, IOWA



1519 BALTIMORE DRIVE
AMES, IOWA 50010
(515) 233-6100

SHEET
1
OF
1

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Annex-001088

Effective Date: August 4, 2020

3

DEC 09 2020

CITY OF AMES IA - Voluntary Annexation Petition
DEPT. OF PLANNING AND HOUSING Application Form

(This form must be filled out completely before your application will be accepted.)

1. Property Address for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned: 59.69 Acres West of 580th Ave and North of US Highway 30

Parcels: 1008 440 220
1008 440 140

2. Legal Description (attach, if lengthy) All of parcels A and F of the Southeast Quarter of Section 8-83-23 West of the 5th PM, Story County Iowa

4. Property Owner: LDY LLC

Business:

Address: 105 S. 16th St. Ames IA 50010
(Street) (City) (State) (Zip)

Telephone: 515-233-4450
(Home) (Business) (Fax)

Please attach separate sheets for each Property Owner and Legal Description.

5. Applicant: Same As Above

Business:

Address: (Street) (City) (State) (Zip)

Telephone: (Home) (Business) (Fax)

6. Contact Person: Chuck Winkler

Business: Hunziker Companies

Address: 105 S. 16th St. Ames IA 50010
(Street) (City) (State) (Zip)

Telephone: 515-233-4450
(Home) (Business) (Fax)

E-mail address: Chuck@Hunziker.com

Effective Date: August 4, 2020

Signature Page

I (We) certify that I (we) am (are) familiar with applicable state and local codes and ordinances, the procedural requirements of the City of Ames and have submitted all the required information.

Legal Description: All of parcels ~~A and F~~ in the north half of the Southeast Quarter of Section 8-03-23 west of the 5th PM, Story County, Iowa

Signed by: Charles E. Winkblack Date: 12/9/2020
Property Owner(s)*

Charles E. Winkblack
Print Name(s)

(Note: No other signature may be substituted for the Property Owner's Signature.)

State of Iowa

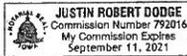
County of Story

Signed and sworn to (or affirmed) before me on 12/9 2020

by Charles E. Winkblack (name of person(s))

[Signature] (signature of Notary Public)

[Notary seal here]



Please attach additional Signature Pages for the notarized signature of all consenting Property Owner and Contract Buyer (if any). Original signatures for all consenting Property Owners and Contract Buyers (if any) must accompany this application

* If a limited liability corporation, association, trust, non-profit organization, or any other legal entity owns the property proposed for voluntary annexation, an agent or agents responsible for the affairs of the legal entity must sign the application as the property owner(s). It must be noted that the assignee(s) is (are) acting on behalf of the legal entity. In addition, documentation, such as incorporation documents, must be included that show the assignee's (assignees') authority to act on behalf of the legal entity. If the property owner is a religious institution, a written explanation must be provided on the institution's letterhead that the person(s) signing the application can act on behalf of the institution. One or more established leaders of the religious congregation must also attest to the letter.

Effective Date: August 4, 2020

Voluntary Annexation Petition Checklist

(This form must be filled out completely and the required information must be attached to this form before your application will be accepted.)

The following information is required as part of the submittal of a Petition for Voluntary Annexation:

- A **Legal Description** of the **each** property proposed for annexation, including the amount of land to be annexed. *(Please attach.)*
- A **Plat** that includes the following:
 - Boundaries of the property proposed for annexation, drawn to scale with North indicated. If the Voluntary Annexation request includes non-consenting owners needed to avoid creating an island or to create more uniform boundaries (as allowed by Chapter 368.7(1)(a) of the Code of Iowa), these must be included in the Plat. The Plat shall indicate which parcels are owned by consenting and which are owned by non-consenting owners.
 - The Plat must show the relationship of the subject property(ies) to the existing corporate limits. (For recording purposes, the County Recorder's office requires that the City of Ames corporate limits be clearly shown and labeled as "City of Ames Corporate Limits.")
 - The Plat must be prepared by a licensed professional surveyor. A previously prepared plat of survey or subdivision plat is acceptable.
 - If the Voluntary Annexation request is within 2 miles of another city, the plat document must have the following notation on the Annexation Plat:
"WITHIN TWO MILES OF _____"
(City's name)

Effective Date: August 4, 2020

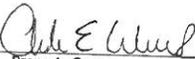
Voluntary Annexation Petition
*Permission to Place a "Zoning Action Pending" Sign
on Private Property*

(This form must be filled out completely before your application will be accepted.)

Section 29.1500(2)(c)(iii) of the Zoning Ordinance, requires that **notice shall be posted by the City on the subject property**. One notice sign shall be posted for each property. Required signs shall be posted along the perimeter of the subject property in locations that are highly visible from adjacent public streets **prior to the public hearing**.

The owner of property at land on West side of 580th Ave; North of US Highway 30 hereby grants the City of Ames permission to place "Zoning Action Pending" signs on the property for the purpose of informing interested persons of the request for action by the City of Ames.

I understand that the signs will be placed on the property several days prior to action on the request by the Planning and Zoning Commission or the City Council, and may remain on the property until the request has been approved or denied by the City.

Signed by:  Date: 12/9/2020
Property Owner
(Note: No other signature may be substituted for the Property Owner's Signature.)

LDY, LLC LEGAL - PARCELS 10-08-400-100 AND 10-08-400-220

ALL OF PARCELS 'A' AND 'F' IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 8-83-23, WEST OF THE 5TH P.M., STORY COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 8; THENCE S 00° 07' 32" E, A DISTANCE OF 544.59 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8, TO THE POINT OF BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 'F'; THENCE S 00° 07' 32" E, A DISTANCE OF 313.82 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8, AND ALSO ALONG THE EAST LINE OF SAID PARCEL 'F'; (THE NEXT 4 CALLS ARE ALONG SOUTHERLY AND EASTERLY LINES OF SAID PARCEL 'F') THENCE S 89° 53' 41" W, A DISTANCE OF 354.38 FEET; THENCE S 00° 07' 11" E, A DISTANCE OF 394.44 FEET; THENCE S 89° 32' 59" W, A DISTANCE OF 95.65 FEET; THENCE S 00° 18' 30" E, A DISTANCE OF 74.31 FEET; THENCE S 89° 46' 27" W, A DISTANCE OF 2,226.37 FEET ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 8, AND ALSO ALONG THE SOUTH LINE OF SAID PARCELS 'F' AND 'A'; THENCE N 00° 11' 18" E, A DISTANCE OF 1,322.86 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8, AND ALSO ALONG THE WEST LINE OF SAID PARCEL 'A'; THENCE N 89° 41' 21" E, A DISTANCE OF 1,334.48 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8, AND ALSO ALONG THE NORTH LINE OF SAID PARCEL 'A'; THENCE S 00° 01' 17" W, A DISTANCE OF 544.59 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8, AND ALSO ALONG THE EAST LINE OF SAID PARCEL 'A'; THENCE N 89° 41' 21" E, A DISTANCE OF 1,335.88 FEET ALONG THE NORTH LINE OF SAID PARCEL 'F' TO THE POINT OF BEGINNING.

RECEIVED

OCT 26 2020

Effective Date: August 4, 2020

CITY OF AMES IA
DEPT. OF PLANNING AND HOUSING

Voluntary Annexation Petition Application Form

(This form must be filled out completely before your application will be accepted.)

1. **Property Address** for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned: 23959 580th St

2. **Legal Description** (attach, if lengthy) Section:08 Township :83 Range :23 SE SE EX E450' & EX HY (This does include frontage road)

4. **Property Owner:** Roger S Larson & Michelle R Larson

Business: Larson Leasing LC

Address: 5650 6th St SW Cedar Rapids Iowa 52404
(Street) (City) (State) (Zip)

Telephone: 319-654-6213 319-369-4200 319-364-0882
(Home) (Business) (Fax)

Please attach separate sheets for each Property Owner and Legal Description.

5. **Applicant:** Michelle R Larson text here

Business: Larson Leasing LC

Address: 5650 6th St SW Cedar Rapids Iowa 52404
(Street) (City) (State) (Zip)

Telephone: 319-361-1019 319-369-4200 319-364-0882
(Home) (Business) (Fax)

6. **Contact Person:** Roger S Larson

Business: Larson Leasing LC

Address: 5650 6th St SW Cedar Rapids Iowa 52404
(Street) (City) (State) (Zip)

Telephone: 319-364-0563 319-369-4200 319-364-0882
(Home) (Business) (Fax)

E-mail address: scottlarson@jmstransport.com

Effective Date: August 4, 2020

Signature Page

I (We) certify that I (we) am (are) familiar with applicable state and local codes and ordinances, the procedural requirements of the City of Ames and have submitted all the required information.

Legal Description: Section:08 Township:83 Range:23 SE SE EX E450' & EX HY

(This does include frontage road)

Signed by: Michelle Larson - Member Date: 10/19/20
Property Owner(s)

Michelle R Larson

Print Name(s)

(Note: No other signature may be substituted for the Property Owner's Signature.)

State of Iowa

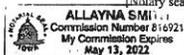
County of Story

Signed and sworn to (or affirmed) before me on October 19th, 2020

by Michelle Larson (name of person(s))

Allayna Smith (signature of Notary Public)

[Notary seal here]



Please attach additional Signature Pages for the notarized signature of all consenting Property Owner and Contract Buyer (if any). Original signatures for all consenting Property Owners and Contract Buyers (if any) must accompany this application

* If a limited liability corporation, association, trust, non-profit organization, or any other legal entity owns the property proposed for voluntary annexation, an agent or agents responsible for the affairs of the legal entity must sign the application as the property owner(s). It must be noted that the assignee(s) is (are) acting on behalf of the legal entity. In addition, documentation, such as incorporation documents, must be included that show the assignee's (assignees') authority to act on behalf of the legal entity. If the property owner is a religious institution, a written explanation must be provided on the institution's letterhead that the person(s) signing the application can act on behalf of the institution. One or more established leaders of the religious congregation must also attest to the letter.

Effective Date: August 4, 2020

Voluntary Annexation Petition Checklist

(This form must be filled out completely and the required information must be attached to this form before your application will be accepted.)

The following information is required as part of the submittal of a Petition for Voluntary Annexation:

- A **Legal Description** of the each property proposed for annexation, including the amount of land to be annexed. *(Please attach.)*
- A **Plat** that includes the following:
 - Boundaries of the property proposed for annexation, drawn to scale with North indicated. If the Voluntary Annexation request includes non-consenting owners needed to avoid creating an island or to create more uniform boundaries (as allowed by Chapter 368.7(1)(a) of the Code of Iowa), these must be included in the Plat. The Plat shall indicate which parcels are owned by consenting and which are owned by non-consenting owners.
 - The Plat must show the relationship of the subject property(ies) to the existing corporate limits. (For recording purposes, the County Recorder's office requires that the City of Ames corporate limits be clearly shown and labeled as "City of Ames Corporate Limits.")
 - The Plat must be prepared by a licensed professional surveyor. A previously prepared plat of survey or subdivision plat is acceptable.
 - If the Voluntary Annexation request is within 2 miles of another city, the plat document must have the following notation on the Annexation Plat:
"WITHIN TWO MILES OF _____"
(City's name)

Effective Date: August 4, 2020

Voluntary Annexation Petition
*Permission to Place a "Zoning Action Pending" Sign
on Private Property*

(This form must be filled out completely before your application will be accepted.)

Section 29.1500(2)(d)(iii) of the Zoning Ordinance, requires that *notice shall be posted by the City on the subject property*. One notice sign shall be posted for each property. Required signs shall be posted along the perimeter of the subject property in locations that are highly visible from adjacent public streets *prior to the public hearing*.

The owner of property at 23959 580th Ave hereby grants the City of Ames permission to place "Zoning Action Pending" signs on the property for the purpose of informing interested persons of the request for action by the City of Ames.

I understand that the signs will be placed on the property several days prior to action on the request by the Planning and Zoning Commission or the City Council, and may remain on the property until the request has been approved or denied by the City.

Signed by:  Date: 10/19/20
Property Owner
(Note: No other signature may be substituted for the Property Owner's Signature.)

Roger

Larson Leasing, LC legal - Parcel 10-08-400-405

That part of the Southeast Quarter of the Southeast Quarter of Section 8, Township 83 North, Range 23 West of the 5th P.M., being more particularly described as follows:

Beginning at the Southwest Corner of said Southeast Quarter of the Southeast Quarter; thence $N00^{\circ}06'40''E$, 222.27 feet along the west line thereof to the north right of way line of U.S. Highway #30 and the point of beginning; thence continuing $N00^{\circ}06'40''E$, 1102.48 feet to the Northwest Corner of said Southeast Quarter of the Southeast Quarter; thence $N89^{\circ}54'58''E$, 888.04 feet along the North line thereof to the Northwest Corner of the East 450' of said Southeast Quarter of the Southeast Quarter; thence $S00^{\circ}01'11''W$, 484.16 feet along said line to the Northwest Corner of JDA Subdivision; thence $S00^{\circ}02'26''W$, 551.73 feet to the Southwest Corner thereof; thence following the southerly line thereof $N89^{\circ}49'21''E$, 249.62 feet; thence northeasterly, 66.08 feet along a curve having a radius of 67.00 feet, concave northerly, a central angle of $56^{\circ}30'18''$ and being subtended by a chord which bears $N61^{\circ}33'03''E$, 63.43 feet; thence $N33^{\circ}24'14''E$, 69.96 feet; thence northeasterly, 78.35 feet along a curve having a radius of 79.33 feet, concave southerly, a central angle of $56^{\circ}35'04''$ and being subtended by a chord which bears $N61^{\circ}37'40''E$, 75.20 feet to the west right of way line of the public road; thence following said right of way $S00^{\circ}01'07''W$, 72.10 feet; thence $S40^{\circ}37'50''W$, 155.34 feet; thence $S89^{\circ}51'20''W$, 1198.52 feet to the point of beginning, containing 23.21 acres.

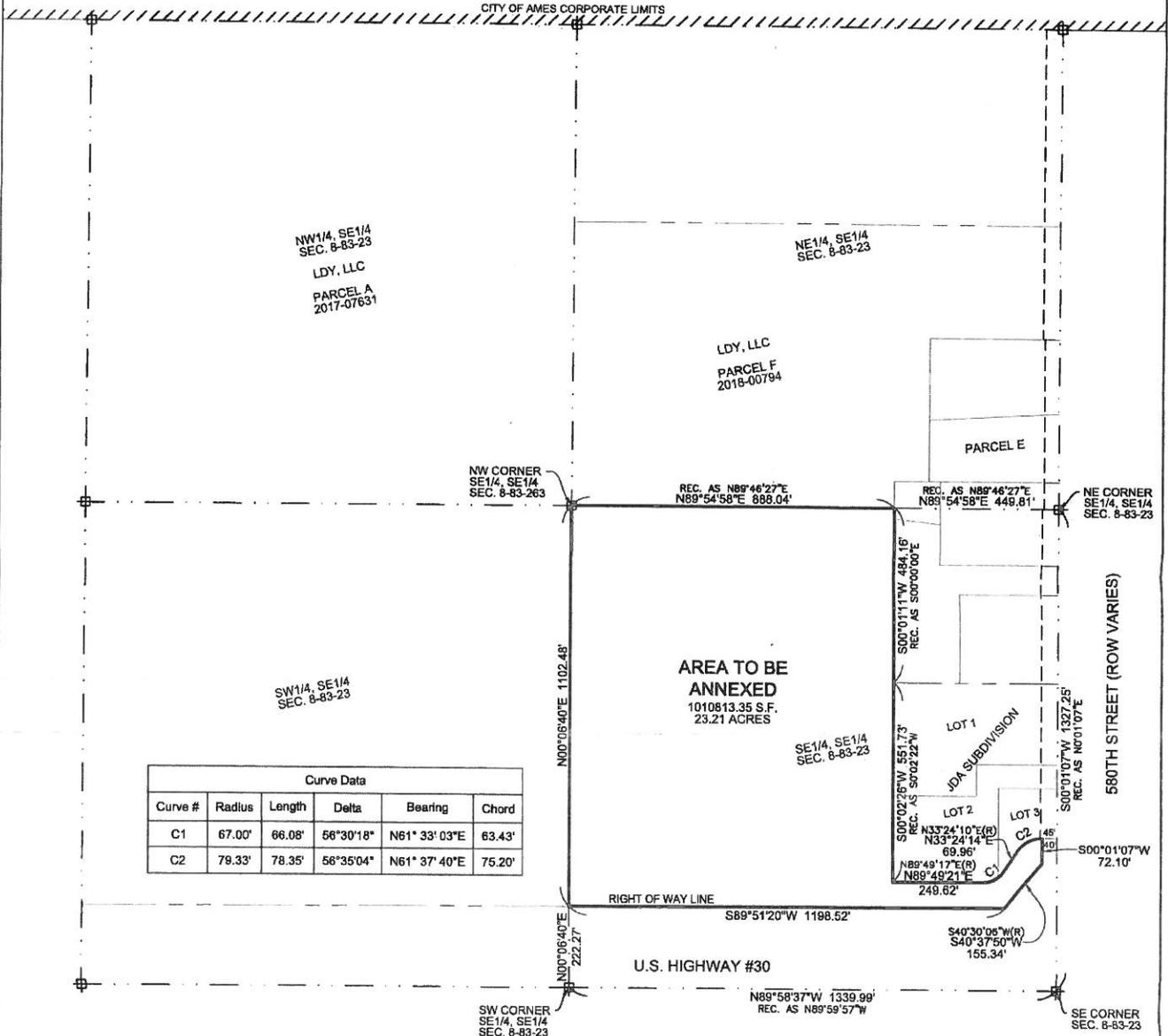
ANNEXATION PLAT

LOCATION: IN THE SE1/4, SE1/4 OF SECTION 8-83-23
STORY COUNTY, IOWA

PROPRIETOR: LARSON LEASING, LC

REQUESTED BY: SCOTT LARSON

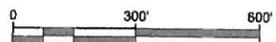
SURVEYOR: R. BRADLEY STUMBO, PLS #17161
FOX ENGINEERING ASSOCIATES, INC.
AMES, IA 50010
515-233-0000



Curve Data					
Curve #	Radius	Length	Delta	Bearing	Chord
C1	67.00'	66.08'	56°30'18"	N61°33'03"E	63.43'
C2	79.33'	78.35'	56°35'04"	N61°37'40"E	75.20'

Survey Description - Area to be Annexed:
That part of the Southeast Quarter of the Southeast Quarter of Section 8, Township 83 North, Range 23 West of the 5th P.M., being more particularly described as follows: Beginning at the Southwest Corner of said Southeast Quarter of the Southeast Quarter; thence N00°06'40"E, 222.27 feet along the west line thereof to the north right of way line of U.S. Highway #30 and the point of beginning; thence continuing N00°06'40"E, 1102.48 feet to the Northwest Corner of said Southeast Quarter of the Southeast Quarter; thence N89°54'58"E, 888.04 feet to the North line thereof to the Northwest Corner of the East 450' of said Southeast Quarter of the Southeast Quarter; thence S00°01'11"W, 484.16 feet along said line to the Northwest Corner of JDA Subdivision; thence S00°02'26"W, 551.73 feet to the Southwest Corner thereof; thence following the southerly line thereof N89°49'21"E, 249.62 feet; thence northeasterly, 66.08 feet along a curve having a radius of 67.00 feet, concave northerly, a central angle of 56°30'18" and being subtended by a chord which bears N61°33'03"E, 63.43 feet; thence N33°24'14"E, 69.96 feet; thence northeasterly, 78.35 feet along a curve having a radius of 79.33 feet, concave southerly, a central angle of 56°35'04" and being subtended by a chord which bears N61°37'40"E, 75.20 feet to the west right of way line of the public road; thence following said right of way S00°01'07"W, 72.10 feet; thence S40°37'50"W, 155.34 feet; thence S89°51'20"W, 1198.52 feet to the point of beginning, containing 23.21 acres.

Note: The subject property also lies within two miles of the corporate limits of Nevada, Iowa.

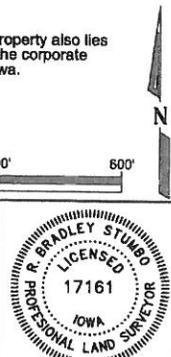


FOX Engineering
FOX Engineering Associates, Inc.
414 South 17th Street, Suite 107
Ames, Iowa 50010
Phone: (515) 233-0000
FAX: (515) 233-0108

I hereby certify that this land surveying document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

R. Bradley Stumbo
R. BRADLEY STUMBO, PLS
License number 17161
My license renewal date is December 31, 2021.

11-30-2020
DATE





March 2, 2021

NOTICE OF HEARING ON VOLUNTARY ANNEXATION

This is to give notice that the City Council will hold a public hearing and consider voluntary annexation of properties pursuant to Section 368.7, *Code of Iowa*, at its meeting of March 23, 2021, to commence at 6:00 p.m. Due to the COVID-19 pandemic, this will be an electronic meeting. Any and all persons desiring to be heard for or against the proposed annexation as aforesaid may participate by going to: <https://zoom.us/j/826593023> or by telephone by dialing the following number: US: 1-312-626-6799; the Zoom Meeting ID is: 826 593 023.

The properties to be annexed are generally located at [1] 23959-580th Street (formerly Caremoli), [2] One-quarter mile west of 580th Avenue (north of Highway 30), [3] 59.69 acres west of 580th Avenue and north of U. S. Highway 30.

The legal descriptions for the land proposed to be voluntarily annexed are as follows: [1] 23959-580th Avenue (formerly Caremoli): and, that part of the southeast quarter of the southeast quarter of section 8, township 83 north, range 23 west of the 5th p.m., being more particularly described as follows: beginning at the southwest corner of said southeast quarter of the southeast quarter; thence n00°06'40"e, 222.27 feet along the west line thereof to the north right of way line of U.S Highway #30 and the point of beginning; thence continuing n00°06'40"e, 1102.48 feet to the northwest corner of said southeast quarter of the southeast quarter; thence n89°54'58"e, 888.04 feet along the north line thereof to the northwest corner of the east 450' of said southeast quarter of the southeast quarter; thence s00°01'11"w, 484.16 feet along said line to the northwest corner of JDA subdivision; thence s00°02'26"w, 551.73 feet to the southwest corner thereof; thence following the southerly line thereof n89°49'21"e, 249.62 feet; thence northeasterly, 66.08 feet along a curve having a radius of 67.00 feet, concave northerly, a central angle of 56°30'18" and being subtended by a chord which bears n61°33'03"e, 63.43 feet; thence n33°24'14"e, 69.96 feet; thence northeasterly, 78.35 feet along a curve having a radius of 79.33 feet, concave southerly, a central angle of 56°35'04" and being subtended by a chord which bears n61°37'40"e, 75.20 feet to the west right of way line of the public road; thence following said right of way s00°01'07"w, 72.10 feet; thence s40°37'50"w, 155.34 feet; thence s89°51'20"w, 1198.52 feet to the point of beginning, containing 23.21 acres. [2]

RECEIVED

MAR 01 2021

STORY CO. PLANNING & DEVELOPMENT

Property located one-quarter mile west of 580th Avenue (north of Highway 30): that part of the southwest quarter of the southeast quarter of section 8, township 83 north, range 23, west of the 5th p.m., Story County, Iowa, that lies north of primary road No. U.S. #30, and being more particularly described as follows: beginning at the northwest corner of the southwest quarter of the southeast quarter of said section 8; thence s 89° 46' 27"e, 1338.32 feet to the northeast corner thereof; thence s 00° 01' 58" e, 1102.73 feet to the north right-of-way line of said U.S. # 30; thence s 89°42'30" w, 1341.84 feet to the west line of the southwest quarter of the southeast quarter of said section 8; thence n 00°08'58" e, 1104.29 feet to the point of beginning [3] 59.69 acres west of 580th Avenue and north of U. S. Highway 30: All of parcels 'a' and 'f' in the north half of the southeast quarter of section 8-83-23, west of the 5th p.m., Story County, Iowa, being more particularly described as follows: commencing at the east quarter corner of said section 8; thence s 00° 07' 32" e, a distance of 544.59 feet along the east line of the northeast quarter of the southeast quarter of said section 8, to the point of beginning at the northeast corner of said parcel 'f'; thence s 00° 07' 32" e, a distance of 313.82 feet along the east line of the northeast quarter of the southeast quarter of said section 8, and also along the east line of said parcel 'f';(the next 4 calls are along southerly and easterly lines of said parcel 'f') thence s 89°53'41" w, a distance of 354.38 feet; thence s 00° 07'11" e, a distance of 394.44 feet; thence s 89° 32' 59" w, a distance of 95.65 feet; thence s 00° 18'30" e, a distance of 74.31 feet; thence s 89° 46' 27" w, a distance of 2,226.37 feet along the south line of the north half of the southeast quarter of said section 8, and also along the south line of said parcels 'f' and 'a'; thence n 00° 11' 18" e, a distance of 1,322.86 feet along the west line of the northwest quarter of the southeast quarter of said section 8, and also along the west line of said parcel 'a'; thence n 89° 41' 21" e, a distance of 1,334.48 feet along the north line of the northwest quarter of the southeast quarter of said section 8, and also along the north line of said parcel 'a'; thence s 00°01'17" w, a distance of 544.59 feet along the east line of the northwest quarter of the southeast quarter of said section 8, and also along the east line of said parcel 'a'; thence n 89°41'21" e, a distance of 1,335.88 feet along the north line of said parcel 'f' to the point of beginning.

In accordance with *Code of Iowa*, Section 368.7(1) c, you are being provided with a copy of the applications by certified mail. If you need further information, please contact Julie Gould, Planning & Housing Department, at julie.gould@cityofames.org or 515-239-5400.

Diane Voss, City Clerk



*Caring People
Quality Programs
Exceptional Service*

TO: Amelia Schoeneman, Story County
Sonia Arellano Sundberg, Gilbert

FROM: Julie Gould, Planner

DATE: December 31, 2020

SUBJECT: Request for Urban Fringe amendment for area East of Ames

Scott Larson, representing Larson Leasing, LC, has asked to initiate an amendment to the Ames Urban Fringe Plan for property he owns at 23959 580th Avenue. He seeks to amend the current designation of Industrial Reserve to Planned Industrial to allow for annexation to the City of Ames. The City of Ames also seeks to include adjacent lands. (Attachment A). These lands are designated Industrial Reserve. The City seeks to designate all lands within the proposed amendment area to Planned Industrial. A map showing the showing the current Ames Urban Fringe designations has also been included. (Attachment B).

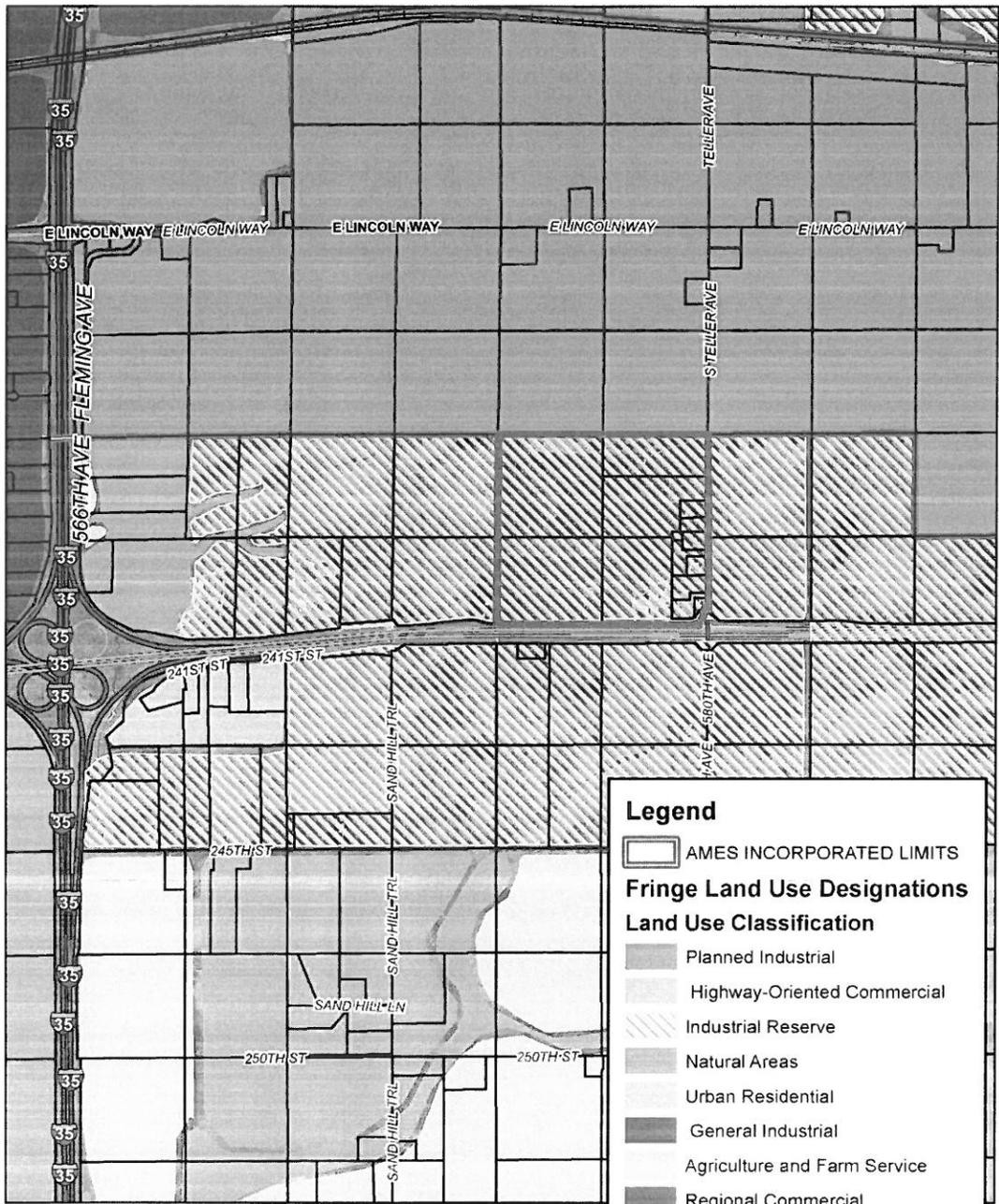
The Ames City Council has taken the first step in allowing Mr. Larson to initiate the amendment. The 28E agreement requires two jurisdictions to initiate the request before Mr. Larson can submit an application for an amendment. **The City of Ames is asking each of you to present this request to your respective bodies for action.** This request is only to initiate the amendment process. Formal approval of the AUF Amendment will follow the steps outlined in the 28E Agreement.

Attachment A



Proposed AUF Amendment Area

Attachment B



Legend

-  AMES INCORPORATED LIMITS
- Fringe Land Use Designations**
- Land Use Classification**
-  Planned Industrial
-  Highway-Oriented Commercial
-  Industrial Reserve
-  Natural Areas
-  Urban Residential
-  General Industrial
-  Agriculture and Farm Service
-  Regional Commercial
-  Planned Industrial
-  General Industrial



Proposed AUF Amendment Area



County Outreach and Special Projects Manager
Story County, Iowa
Administration Building
900 6th Street, Nevada, Iowa 50201

Ph. 515-382-7247 Email: lharter@storycountyiowa.gov
www.storycountyiowa.gov

TO: Story County Board of Supervisors
FROM: Leanne Lawrie Harter, AICP, CFM
RE: Discussion and Consideration of Story County Housing Study Draft
DATE: March 4, 2021

APPROVED
Board Member Initials: *AKH*
Meeting Date: *3-9-21*
DENIED
Follow-up action: _____

Background

In June 2016, the Story County Board of Supervisors adopted the *Cornerstone to Capstone (C2C) Comprehensive Plan*. The C2C Plan is a coordinated long-range plan that is intended to be physical and policy-based, guiding Story County with vision and goals, identifying quality of life aspects, and outlining strategies. Within Chapter 3 – The Foundation, the Plan outlines goals, objectives, and strategies addressing several goals to help build the foundation of the Plan to meet shared values and vision. Included within this section are goals and objectives related to housing, and the three main goals in this area are listed below. The pages from the C2C Plan further outlining the related objectives and supporting strategies are attached to this memo.

Housing Goal 1

Plan for safe, attractive and affordable housing to meet existing needs and forecasted housing demands of all residents of the county.

Housing Goal 2

Plan for housing types and densities that reinforce the predominately rural character of the unincorporated areas of the county.

Housing Goal 3

Housing is planned for, designed, and built in a way that responds to residents' needs and reflects their voices and experiences.

Following the adoption of the C2C Plan, the *Implementation Matrix* was adopted by the Board in November 2016, describing how the policies and actions in the C2C Plan should be carried out. It provides recommendations for administering the planning process and enhancing linkages between the C2C Plan, Strategic Plan, and the Capital Improvement Program (CIP). While developing a housing study was not listed as an implementation step, the Board recognized the necessity to undertake a process to develop such a plan in order to address many of the action steps and goals from the C2C Plan and Implementation Matrix.





County Outreach and Special Projects Manager

Story County, Iowa

Ph. 515-382-7247 Email: lharter@storycountyiowa.gov

www.storycountyiowa.gov

Discussions regarding a housing study formalized into a decision to budget for a study and release a request for proposals (RFP) to solicit proposals from consulting firms to develop a housing study. The last comprehensive housing study conducted for Story County and communities within the County was compiled in July 1998.

Story County contracted with RDG in 2020 to complete a comprehensive housing study. The purpose of the study is to identify existing and future housing stock throughout Story County (excluding the City of Ames) and to identify strategies that will help ensure the housing market provides housing opportunities for all income levels and provide an analysis of affordability throughout the housing market for all population segments of the County.

Proposed Study

The study provides an in-depth analysis of the current and future needs for affordable, workforce, and other housing options to bridge gaps in housing demand and supply. Each strategy in the study is tied to a wealth of information which forms a picture of Story County's housing market today. The information includes qualitative and quantitative sources to analyze factors for each individual community in Story County, except for Ames, and for the unincorporated areas in the County. The strategies recognize the influence of Ames on the county's other communities.

The draft study is available on Story County's website at <https://www.storycountyiowa.gov/DocumentCenter/View/11782/Story-County-Housing-Study-Draft---Dated-1-18-2021>.

Staff from RDG will be presenting the proposed study to the Board of Supervisors for consideration on March 9, 2021.

Following action by the Board, Nick Sorensen, Director of Community and Economic Development Outreach with the Ames Chamber of Commerce and Economic Development, will be presenting the study to all the communities with whom he works. County staff will be reaching out to the other jurisdictions as well as school districts to schedule presentations.



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Appendix A
Appendix B
Appendix C
Appendix D
Appendix E
Appendix F

The Foundation

This Chapter presents a vision for the future of Story County and describes goals, objectives, and strategies to achieve that vision. Agricultural Resources, Community Facilities, Housing, Communications and Public Safety, Emergency Preparedness, Cultural Resources, Infrastructure and Utilities, and Intergovernmental Coordination are all addressed. See *Chapter 4* for Conservation of Natural Resources and Recreation, *Chapter 5* for Land Use, *Chapter 6* for Economic Prosperity and *Chapter 7* for Transportation.

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3.2 Goals, Objectives, and Strategies	3-6
3.3 Agricultural Resources	3-8
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3.7 Emergency Preparedness	3-16
3.8 Cultural Resources	3-28
3.9 Infrastructure and Utilities	3-20
3.10 Intergovernmental Coordination	3-22



Goals Summary

The goals listed below build the foundation for Story County to meet our shared values and vision outlined on page 3-2. Subsequent pages of this Chapter identify objectives and strategies that help achieve these goals.

Agricultural Resources

AR1: Protect agricultural practices in areas with prime soils and viable agricultural interests.

AR2: Minimize conflicts between agricultural and non-agricultural land uses.

AR3: Preserve farmland and the rural landscape as a viable foundation for a strong and growing agricultural economy.

Community Facilities and Services

CFS1: Ensure the County’s community public facilities are of high quality and protect public health, as well as the county’s natural resources and rural character.

CFS2: Provide adequate access to quality educational and recreational facilities for all county residents in Story County.

Housing

H1: Plan for safe, attractive and affordable housing to meet existing needs and forecasted housing demands of all residents of the county.

H2: Plan for housing types and densities that reinforce the predominately rural character of the unincorporated areas of the county.

H3: Housing is planned for, designed, and built in a way that responds to residents’ needs and reflects their voices and experiences.

Intergovernmental Coordination

IC1: Maintain mutually-beneficial relationships and partnerships with neighboring jurisdictions and other governmental agencies.

Communications and Public Safety

CPS1: Encourage and provide open communication between residents and Story County.

CPS2: Ensure safe communities by protecting health, welfare and property in Story County.

CPS3: Support and maintain high-quality County facilities and services to meet the needs of residents.

Emergency Preparedness

EP1: Mitigate the risk of impacts before a disaster.

EP2: Protect Story County’s residents and property during a disaster.

EP3: Successfully recover from disasters.

Cultural Resources

CR1: New development in the unincorporated areas of Story County respects and enhances the area’s rural character.

CR2: Seek to protect historical and cultural resources from negative impacts of development.

Infrastructure and Utilities

IU1: Ensure utility infrastructure protects public health, as well as the county’s natural and agricultural resources and rural character.



As Story County grows and changes, housing must change to meet the needs of the population. Housing is included in a comprehensive plan to provide guidance for decision-makers and developers when considering additions to and renovations of the housing stock throughout Story County.

Housing Goal 1

Plan for safe, attractive and affordable housing to meet existing needs and forecasted housing demands of all residents of the county.

Objective H1.1: Throughout Story County, plan for a range of housing that meets the needs of residents of various income, age, and health status.

Objective H1.2: Encourage homes to be built and maintained to levels deemed safe by applicable building, zoning or property codes.

Objective H1.3: Encourage that new homes or retrofits include safe and healthy building materials, clean indoor air, pest-free environments, energy and water efficiency, and design that prevents injuries and promotes universal access for people of all abilities.

Objective H1.4: Encourage that all housing has healthy indoor air that is free from pollutants such as mold, carbon monoxide, and radon, and is constructed from materials that do not contain hazardous elements, such as lead or asbestos.

Objective H1.5: Maximize the impact of available funding sources that lead to better housing and health outcomes through a coordinated and integrated approach among housing, environmental health, and public health agencies.

Strategies

- Encourage municipalities to include affordable, senior, and special needs housing in any future discussions with developers regarding new residential growth. Explore opportunities to provide incentives funded by State or Federal grants for developers and home builders that create these housing units, especially within and near urbanized areas.
- Encourage consideration of the creation of a local housing trust address affordable housing needs that would involve input from local officials, residents, developers, builders, banking institutions, and housing advocates.
- Encourage communication and collaboration among housing authorities, advocate organizations, local leaders and planning staff at County and local levels to address the housing needs of elderly, special needs and low-income citizens in Story County.



- Encourage municipalities to reuse and redevelop properties within their jurisdictions for residential uses that could provide opportunities for affordable, senior, and special needs housing.
- Focus housing growth in Story County primarily within existing municipal boundaries or in newly annexed areas and/or certain housing types in unincorporated areas where practical.
- Take a leadership role in regional efforts to increase affordable housing preservation and production.
- Support compliance with all State and Federal regulations relating to housing opportunities and discrimination prevention.
- Work across jurisdictions and departments to align housing development and economic development strategies to ensure housing is affordable to people working in planned jobs or industries.
- Continue participation in the HUD Lead Hazard Control Program and encourage more communities to be involved with future opportunities.
- Continue to offer a simple radon test kit at low cost for county residents through the Story County Environmental Health Department.

Housing Goal 2

Plan for housing types and densities that reinforce the predominately rural character of the unincorporated areas of the county.

Objective H2.1: Manage residential development to prevent conflicts between incompatible land uses and to minimize the environmental impact of residential growth.

Strategies

- Support programs that maintain or rehabilitate the local housing stock.
- Encourage voluntary efforts by private homeowners to maintain, rehabilitate, update or otherwise make improvements to their homes.
- Encourage the development and incorporation of sustainable design, construction practices, material sourcing, and high quality energy efficiency in current and future housing whenever possible.

Housing Goal 3

Housing is planned for, designed, and built in a way that responds to residents' needs and reflects their voices and experiences.

Objective H3.1: Proactively and meaningfully engage residents in planning decisions that impact their housing and neighborhoods.

Strategies

- Encourage residents and other stakeholders to participate in development plans and proposals through appropriate public outreach efforts.
- Support creativity in the construction of new housing by proactively developing zoning and healthy design guidelines. Solicit broad public input during drafting.
- In order to understand and address public health implications of housing strategies and projects, consider conducting health impact assessments when approving new or undertaking policy making with regard to public infrastructure and development.



Story County Community Services
Karla Webb, Director
Story County Human Services Center
126 S. Kellogg Ave. Suite 001, Ames, Iowa 50010

Ph. 515-663-2930 Fax 515-663-2940
www.storycountyia.gov
communityservices@storycountyia.gov

To: Story County Board of Supervisors
From: Karla Webb, Community Services Director and Joby Brogden, Director of Facilities Management
Date: 3/3/21
Subject: Story County Human Services Center Building Reopening

Tenants of the Story County Human Services Center Building held a building committee meeting on 3/3/21 to discuss reopening of the Human Services Center Building. Tenants of the building, including the offices of Juvenile Court, Story County Attorney's Office, BooST Together for Children, Department of Human Services (DHS), Veterans Affairs, Facilities Management and Community Services are agreeable to the building reopening to the public with the main building doors unlocking during open hours. DHS office doors will remain locked to the public for an undetermined timeframe, all other offices in the building would be open to the public.

Discussion was held regarding signage for offices in the building, Facilities Management will assist with building signage needs to help direct the public. DHS staff intends to work with Facilities Management regarding language for signage and relocate forms directly outside the DHS office. Other offices can also post signage to direct individuals for DHS related needs.

Facilities Management and DHS staff will address window treatments for the DHS office.

Open offices intend to primarily operate via appointment, walk in services will be available at Veterans Affairs and Community Services as staff are available, appointments will be encouraged in order to assist with managing the volume of individuals in the lobby.

Should the Human Services Center Building unlock the Story County website will need updated to communicate this change.

Recommendation is for the Human Services Center Building to reopen 3/29/21 with regular hours of operation.

Thank you for your consideration.

APPROVED **DENIED**

Board Member Initials: AKH

Meeting Date: 3-9-21

Follow-up action: _____

Story County, Iowa

Economic Development Process and Policies



Adopted by the Story County Board of Supervisors on the 2nd day of October, 2012

Amended:	April 30, 2013	May 27, 2014
	May 17, 2016	December 5, 2017
	April 2, 2019	March 31, 2020
	May 26, 2020	October 20, 2020
	<u>March 9, 2021</u>	

The Board of Supervisors will prioritize its potential tax increment financing (TIF) revenues in the order as follows:

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

~~Due to potential tax increment financing revenues available to the County, the Board of Supervisors can expect to receive requests regarding various projects throughout the County.~~

~~Because these requests may become routine, †~~The Story County Board of Supervisors developed this process and policies to establish structure and objectivity to the standard operating procedures for evaluating economic development projects. Establishing standard procedures and a framework for incentives ~~will allow applicants to more clearly understand the County's intentions in evaluating such projects and~~ ensures that the County's financial resources are used as efficiently and effectively as possible while limiting the impact to public budgets. Funds may or may not be available in any given year.

Tax Increment Financing (TIF) goals, objectives and strategies

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

1. Percentage Limitation

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

2. School Funding Recognition

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

Eligibility Requirements

1. The following types of Economic Development projects will be considered through the Urban Renewal Area Program TIF assistance:
 - a) Transportation Infrastructure Enhancement
 - b) Public Land and Trail Improvement
 - c) Communication and Utility Infrastructure Expansion
 - d) Main Street and Town Center Revitalization
 - e) Housing Development, Rehabilitation, and/or Conversion
2. **No Tax Increment Rebate, Grants, Loans or Assistance to Private Business.** Story County will not use TIF funds to participate in any direct disbursement or rebate to a private entity.
3. Tax Increment Financing assistance will not be provided to projects that have the financial feasibility to proceed without the benefit of the assistance.
4. **Required Match Guidelines.** It is expected that applicants identify a match of 25% of the total project costs.
5. **Required Attendance at Pre-Application Conference.** In order to be deemed an eligible applicant, potential applicants must attend the Pre-Application Conference as describe in Step 1 in the Economic Development Project Process section.
6. **Number of Applications Per Organization.** Only one application is allowed per organization per grant cycle. If an organization submits more than one grant application, all applications submitted by that organization will be deemed ineligible for grant funds and will not be reviewed.
 - a) The Board of Supervisors reserves the right to allow more than one application per organization per fiscal year, if in the opinion of the Board of Supervisors, it is in the best interest of the County and potential applicant and necessary due to extenuating circumstances beyond the control of the potential applicant.
7. **Incomplete Applications or Applications Received Passed Deadline.** To ensure fairness for all, applications that are incomplete, do not follow the guidelines, whose representative did not attend the Pre-Application Conference, or miss the deadline will not be reviewed.
 - a. The Board of Supervisors reserves the right to reasonably alter deadlines in connection with any project, if in the opinion of the Board of Supervisors, it is in the best interest of the County and potential applicant.

Evaluation Criteria

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

Economic Development Project Process

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

Step 1 - Pre-Application Conference (*prior to the ~~Third Friday of June~~ Third Tuesday of April – Annually*). Annually, County staff will hold an information session to review application forms, timeline, and procedures. ~~In order to be deemed an eligible applicant, potential applicants must attend this meeting.~~

Step 2 - Application Deadline (*prior to the ~~Second Tuesday of July~~ First Tuesday of June – Annually*) This is the information gathering stage of a project which will provide the foundation for subsequent decision making by the Board of Supervisors. Applicants shall submit the Urban Renewal Area Project Application and include as much information as possible. ~~Only one application is allowed per organization per grant cycle. If an organization submits more than one grant application, all applications submitted by that organization will be deemed ineligible for grant funds and will not be reviewed. To ensure fairness for all, applications that are incomplete, do not follow the guidelines, whose representative did not attend the Pre-Application Conference, or miss the deadline will not be reviewed.~~

Step 3 – Acknowledgement of Applications (*prior to the Third Tuesday of ~~July~~ June – Annually*)

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

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

Step 5 – Consultation Meeting (*First Tuesday of ~~September~~ August – Annually*). The Board of Supervisors will schedule a consultation meeting to discuss potential projects.

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

Step 7 – Urban Renewal Area Plan Updated (*prior to November 15¹*). Story County in consultation with the Story County Civil Attorney will prepare necessary updates to the Urban Renewal Area Plan to reflect any approved projects and present for action by the Board of Supervisors.

Step 7 – Incur Debt (*i.e. borrow money – prior to November 15¹*).

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

Addition of TIF Property Process

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

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

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

Step 3 – Urban Renewal Area Plan and Ordinance Updated (*prior to November 1 November 15 1*). Story County in consultation with the Story County Civil Attorney will prepare necessary updates to reflect any approved property to the Urban Renewal Area Plan and present the Urban Renewal Area Plan and Ordinance to the Board of Supervisors for consideration (including three readings).

APPROVED **DENIED**
Board Member Initials: AKH
Meeting Date: 3-9-21
Follow-up action: Bring back to
BOB 3/16/21

Milestone/Activity	21-Mar	21-Apr	21-May	21-Jun	21-Jul	21-Aug	21-Sep	21-Oct	21-Nov	21-Dec	22-Jan	22-Feb	22-Mar
Board of Supervisors Adoption of FY22 Budget	3/23/2021												
Board of Supervisors Adoption of CIP - Prioritize FY23 Funding	3/23/2021												
Auditor Presents Estimated FY23 TIF Revenues		4/6/2021											
Pre-Application Conference for FY23 URA Program Applications		4/16/2021											
Jurisdictions Work on Applications for FY23 URA Program Applications - Due Date at 4:30 pm on Friday, May 28, 2021		4/13/2021-5/28/2021											
Board of Supervisors Acknowledgement of Applications for FY23 URA Program Applications				6/8/2021									
Notification of Applications for FY23 URA Program Applications and Consultation Meeting Invitation				6/29/2021-7/6/2021									
Consultation Meeting for FY23 URA Program Applications						8/3/2021							
Board of Supervisors Evaluation of FY23 URA Program Applications						8/3/2021-9/7/2021							
Board of Supervisors Updates Urban Renewal Area Plan for FY23 URA Program Applications and Other Projects as Applicable							9/7/2021-11/1/2021						
If applicable, Incur Debt for Financing FY23 URA Program Applications							9/7/2021-11/1/2021						

Email	First Name	Last Name	Department	License Type
aHenderson@storycountyiowa.gov	Anna	Henderson	Animal Control	Basic
lmartin@storycountyiowa.gov	Lucy	Martin	Auditors Office	Basic
nmclatchie@storycountyiowa.gov	Noelle	McLatchie	Board of Supervisor	Basic
sking@storycountyiowa.gov	Sandra	King	Board of Supervisor	Licensed
tlundvall@storycountyiowa.gov	Todd	Lundvall	Board of Supervisor	Licensed
dingham@storycountyiowa.gov	Darla	Ingham	Board of Supervisors	Licensed
lharter@storycountyiowa.gov	Leanne	Harter	Board of Supervisors	Licensed
erewerts@storycountyiowa.gov	Erin	Rewerts	Community Services	Licensed
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eplace@storycountyiowa.gov	Erica	Place	Conservation	Licensed
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Tkelley@storycountyiowa.gov	Tyler	Kelley	Conservation - IRVM	Licensed
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awignall@storycountyiowa.gov	Alissa	Wignall	Human Resources	Basic
kbeste@storycountyiowa.gov	Kyle	Beste	Information Technolgy	Basic
bsteinback@storycountyiowa.gov	Barbara	Steinback	Information Technology	Licensed (Webinar500)
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tpatterson@storycountyiowa.gov	Tim	Patterson	Information Technology	Basic
sjones@storycountyiowa.gov	Stephanie	Jones	P&D and Environmental Health	Licensed
aschoeneman@storycountyiowa.gov	Amelia	Schoeneman	Planning and Zoning	Licensed
sherridge@storycountyiowa.gov	Stacie	Herridge	Recorder	Basic
mpeck@storycountyiowa.gov	Michael	Peck	Sheriff	Basic
nlennie@storycountyiowa.gov	NICHOLAS	LENNIE	Sheriff	Licensed
TRasmusson@StoryCountyIowa.gov	Ted	Rasmusson	Treasurer	Licensed
bmclain@storycountyiowa.gov	Brett	McLain	Veteran's Affairs	Basic
onlineconferencing@storycountyiowa.gov	Story	County		Basic
mjaynes@storycountyiowa.gov			Health	Basic
scwebinar@storycountyiowa.gov	Story County	Webinar		Licensed

APPROVED

DENIED

Board Member Initials: SKH

Meeting Date: 3-9-21

Follow-up action: _____



Department of Information Technology
Administration Building
900 6th Street, Nevada, Iowa 50201

Ph. 515-382-7300 Fax 515-382-7349
www.storycountyiowa.gov

3/4/2021

Information Technology Quarterly Report

March 9, 2021

Website Refresh

The website Committee has been formed and our first meeting will be held the last week in March. We will be looking at the new templates and reviewing ideas for the new look. The refresh should be available sometime after August.

Animal Control Opportunities

The VoIP system has been put in place and four digit dialing through-out the County has been implemented

Shelter Pro software has been installed and training has been completed.

Working on a printing solution for the office areas.

Managed Print Solution

This solution was implemented nearly five years ago and it is time to review the options. I have reviewed the last RFP we posted and it only needs a few minor tweaks before it can be published again.

Permitting Software for Environmental Health

Matt Corry has been putting data into an Access database that he calls PIP. We are working with a vendor in order to migrate it to a more stable foundation and eventually plan to have a web interface so that users can enter data and notes while working in the field. Phase 1 has been completed. Phase 2 will take some time as this involves the data migration. Phase 3 and 4 will be less costly and can be implemented at a later date.



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Paging Systems for Admin and HSC

Performing walk-throughs and evaluating proposals. Costs will be higher for these buildings than for the Justice Center as there is no structure already in place for the system (ie speakers, amplifiers, cabling, etc.)

Enhanced Security Complaints (spam filter and SPF Records)

URL's being blocked – type in the address works

All POP mail accounts are up-to-date on SPF (Gmail, yahoo, Hotmail, mediacombb.net, outlook etc.)

ProLaw to Karpel Migration for County Attorney's Office

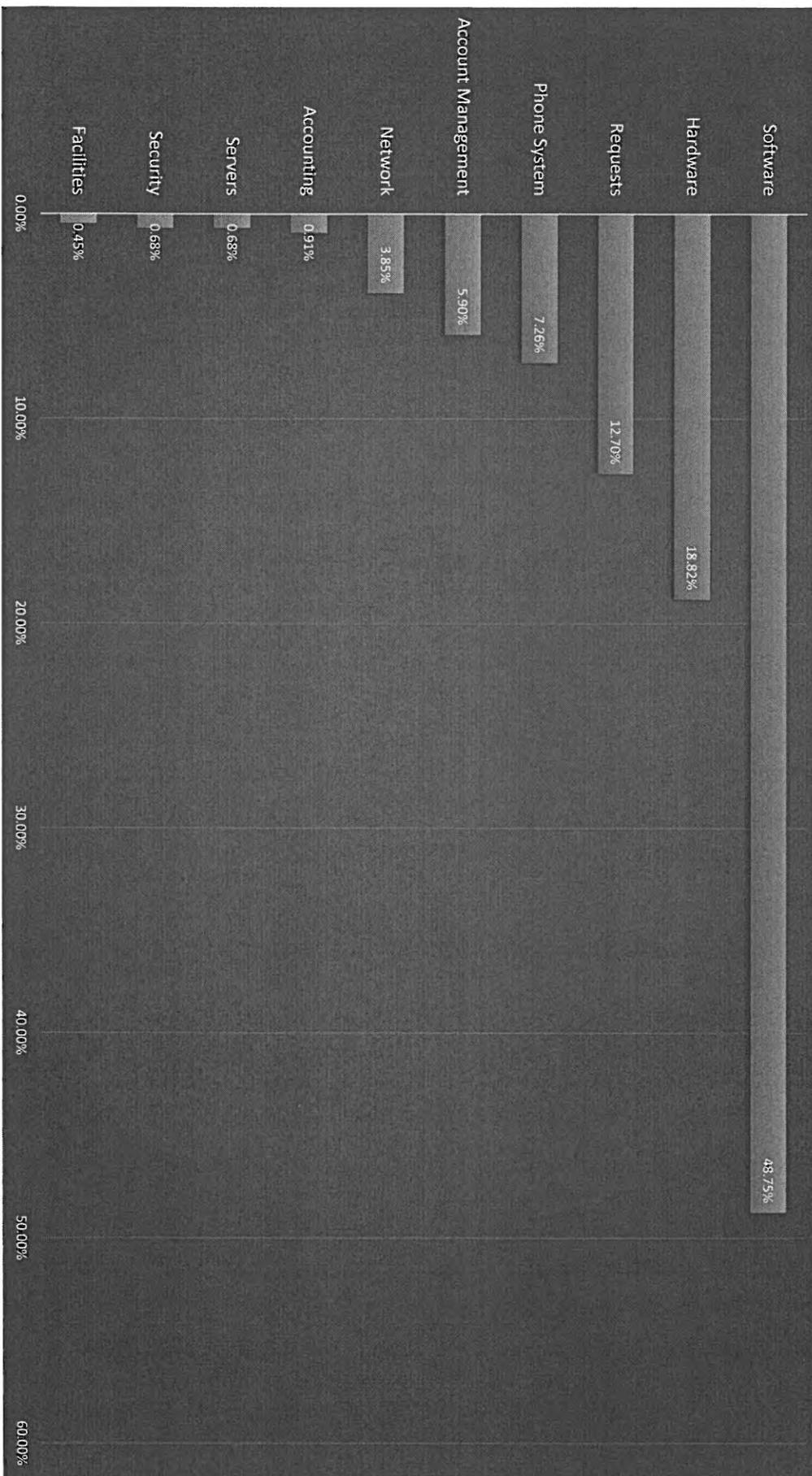
Introductory meeting scheduled for March 12th.

Implementation planned for July 2021

Miscellaneous

- Numerous hardware moves and switch installations while assisting in office moves due to remodels and new work roles.
- Musical Zoom licenses (20) – juggling the host licenses
- Microsoft HUP troubleshooting
- Server patching due to severe exploits
- Communication Options for EMA to EOC
- Implementing alternate Faxing options
- Sheriff's Office squad Room audio/visual update options
- Networking Issues with radio project for StoryComm
- Configured helpdesk software to accommodate Facilities tickets

Closed Service Requests %



December 1 - March 1 2021 - Unique Visits

