

The Board of Supervisors met on 1/11/22 at 10:00 a.m. in the Story County Administration Building. Latifah Faisal, Linda Murken, and Lisa Heddens, with Faisal presiding. (all audio of meetings available at storycountyia.gov).
SPECIAL NOTE TO THE PUBLIC: This meeting is also being offered via Zoom. While joining via Zoom, if you have a question and/or comment, you may raise your hand to speak during Public Forum or use the Chat Feature and the Chair will ask the Zoom Moderator to review all comments during Public Forums.

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

PROCLAMATION RECOGNIZING JANUARY 2022 AS SLAVERY AND HUMAN TRAFFICKING PREVENTION MONTH: The Board members read the proclamation in full. Heddens moved, Murken seconded the approval of the Proclamation Recognizing January 2022 as Slavery and Human Trafficking Prevention Month. Roll call vote. (MCU)
Dr. George Belitsos, Iowa Network Against Human Trafficking and Slavery, thanked the Board for its support. He reported on increased awareness and outreach efforts, survivors and prosecutions. Belitsos reported on the need for more education, awareness, and volunteers.

MINUTES: 1/3/22 Minutes – Murken moved, Heddens seconded the approval of the 12/28/21 Minutes as presented. Roll call vote. (MCU)

PERSONNEL ACTIONS: 1) new hire, effective 1/12/22, in a) Sheriff's Office for Angela Woster @ \$1,836.00/bw; 2) pay adjustment, effective 8/1/21, in a) Sheriff's Office, for Nicholas Lennie @ \$20.80/lump sum; effective 1/16/22, in b) Attorney's Office for David Fountain @ \$3,087.46/bw; c) Community Services for Jennifer Kerns @ \$22.72/hr; d) Facilities Management for Matthew Miller @ \$25.66/hr; e) Secondary Roads for Jeremy Barker @ \$2,829.33/bw; Kevin DeHaven @ \$28.55/hr; f) Sheriff's Office for Riley Auld @ \$2,061.60/bw; Dillon Combs @ \$3,201.50/bw; Marcene Hunter-Montgomery @ \$2,384.80/bw; Michael Peck @ \$2,523.20/bw. Heddens moved, Murken seconded the approval of the Personnel Actions as presented. Roll call vote. (MCU)

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

1. Resolution #22-48, to abate taxes assessed against said mobile home
2. Renewal Class B Beer Permit and Class B Native Wine Permit for Knotted Dough & Co, doing business as The Oil Press, 70197 130th Street, Zearing, Iowa, effective 10/1/21-9/30/22
3. Resolution #22-50, to abate property taxes on parcel owned by Political Subdivision
4. Sheriff's Office increasing mileage fee from \$.56 to \$.585 per mile to remain in line with the allowable fees permitted by the Internal Revenue Service
5. Revised Story County Compensation Schedule, effective 7/1/21-6/30/22
6. Renewal Class C Liquor License Application for Indian Creek Country Club, 63012 260th Street, Nevada, Iowa, effective 3/18/22-3/17/23, including outdoor service and Sunday sales
7. Acknowledge Receipt of Final GASB 75 Actuarial Valuation Report for FY21
8. Utility Permits: #22-6127, #22-6131, #22-6132

Roll call vote. (MCU)

AMES URBAN FRINGE PLAN RENEWAL AND AMENDMENT PRIORITIES AND DIRECTION ON OUTREACH PROCESS: Amelia Schoeneman, Planning and Development Director, reported on background information, renewal of 28E agreement, amendments, and future growth plan. She reviewed maps, jurisdictions, and major priorities, including rural transition areas and annexing prior to development. Schoeneman stated the Planning and Zoning Commission recommended sending the amended letter and draft plan to affected cities when completed. Heddens moved, Murken seconded the approval of Chair to sign the Ames Urban Fringe Plan renewal amendment letter and submit to the Mayors and City Councils as presented. Roll call vote. (MCU)

RESOLUTION #22-49, WALNUT VIEW RESIDENTIAL PARCEL SUBDIVISION: Andrea Wagner, Planner, Planning and Development, reported on the proposed subdivision, providing information about ownership, current and future use, location and alternatives. The cities of Roland and Story City both waived review. She recommended approval as presented. Heddens moved, Murken seconded the approval of Resolution #22-49, Walnut View Residential Parcel Subdivision as presented with the alternative compliance. Roll call vote. (MCU)

AGREEMENT BETWEEN STORY COUNTY, IOWA, STORY COUNTY CONSERVATION BOARD, AND THE CITY OF AMES, IOWA FOR FUNDING ASSISTANCE FOR WATER NUTRIENT REMOVAL PRACTICES OF UP TO \$41,000.00 (UNBUDGETED): Mike Cox, Conservation Director, provided detail on nutrient removal. Sara Carmichael, Watershed Coordinator, reported the City of Ames will be the fiscal agent. Carmichael reported the partners include Iowa Dept of Agriculture and Land Stewardship (IDALS), the United States Department of Agriculture (USDA) Natural Resource and Conservations Service (NRCS), and the City of Ames. IDALS will provide financial support, NRCS will provide financial and technical support, the City of Ames will provide fiscal agent service and funding for practice installation in watersheds north of the Ames Wastewater Treatment facility, and manage construction services. She stated Story County will provide funding assistance for practice installation in the remaining watershed throughout the county and landowner coordination assistance. Discussion took place. Cox stated the City of Ames will manage the construction and agreements. Heddens asked if the request was for one-time funding. Cox stated this is for one year only. If successful, it will be in his budget request for FY23. Additional discussion took place. Cox reported on a countywide assessment about application of program, and pinpointing and partnering with landowners. Murken moved, Heddens Murken seconded the approval of the Agreement between Story County, Iowa, the Story County Conservation Board, and the City of Ames, Iowa for funding assistance for water nutrient removal practices up to \$41,000.00. Roll call vote. (MCU)

STORY COUNTY COVID-19 VACCINATION, TESTING AND FACE COVERING POLICY IN RESPONSE TO IOWA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) NOT ADOPTING OR ENFORCING THE FEDERAL OSHA EMERGENCY TEMPORARY STANDARD (ETS): Alissa Wignall, Director of Human Resources and Internal Operations, reported the Iowa OSHA issued a statement that it would not adopt or enforce the Federal OSHA ETS on vaccination and testing (29 CFR 1910.501). The County implemented its policy yesterday to comply with the federal ETS. Murken asked about penalties to the State of Iowa for non-compliance. Wignall the issue is in litigation; federal OSHA can enforce this. Discussion took place. Heddens moved, Murken seconded approval of maintaining the current Story County COVID-19 policy. Roll call vote. (MCU)

ENGINEER QUARTERLY REPORT: The Board reviewed the submitted written report.

PLANNING AND DEVELOPMENT QUARTERLY REPORT: Director Amelia Schoeneman reported on permits, development cases, and update on the work program.

PUBLIC COMMENT #2: Faisal read a zoom chat.

LIAISON ASSIGNMENTS, COMMITTEE MEETINGS UPDATES, AND ANNOUNCEMENTS FROM THE SUPERVISORS: The Board members reported on upcoming meetings and budget work sessions this week.

Murken moved, Heddens seconded to adjourn at 11:36 a.m. Roll call vote. (MCU)

Story County Board of Supervisors
Meeting Agenda
Administration Building
900 6th St., Nevada, IA
1/11/22

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

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

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

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. ADOPTION OF AGENDA:
5. PUBLIC COMMENT #1:
This comment period is for the public to address topics on today's agenda
6. Proclamation Recognizing January 2022 As Slavery And Human Trafficking Prevention Month - Dr. George Belitsos, Iowa Network Against Human Trafficking And Slavery

Department Submitting Board of Supervisors

Documents:

BELITSOS PROCLAMATION.PDF

7. AGENCY REPORTS:
8. CONSIDERATION OF MINUTES:
 - I. 1/3/22 Minutes

Department Submitting Auditor

9. CONSIDERATION OF PERSONNEL ACTIONS:

I. Action Forms

- 1) new hire, effective 1/12/22, in a) Sheriff's Office for Angela Woster @ \$1,836.00/bw;
- 2) pay adjustment, effective 8/1/21, in a) Sheriff's Office, for Nicholas Lennie @ \$20.80/lump sum; effective 1/16/22, in b) Attorney's Office for David Fountain @ \$3,087.46/bw; c) Community Services for Jennifer Kerns @ \$22.72/hr; d) Facilities Management for Matthew Miller @ \$25.66/hr; e) Secondary Roads for Jeremy Barker @ \$2,829.33/bw; Kevin DeHaven @ \$28.55/hr; f) Sheriff's Office for Riley Auld @ \$2,061.60/bw; Dillon Combs @ \$3,201.50/bw; Marcene Hunter-Montgomery @ \$2,384.80/bw; Michael Peck @ \$2,523.20/bw.

Department Submitting HR

10. CONSENT AGENDA:

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

I. Consideration Of Resolution #22-48, To Abate Taxes Assessed Against Said Mobile Home

Department Submitting Treasurers Office

Documents:

RESOLUTION 22 48.PDF
FLUMMERFELT.PDF

II. Consideration Of Renewal Class B Beer Permit & Class B Native Wine Permit For Knotted Dough & Co, Dba The Oil Press, 70197 130th St., Zearing, Ia., Effective 10/1/21-9/30/22

Department Submitting Auditor

Documents:

THE OIL PRESS KNOTTED DOUGH.PDF

III. Consideration Of Resolution #22-50, To Abate Property Taxes On Parcel Owned By Political Subdivision

Department Submitting Auditor

Documents:

RES 2250.PDF

IV. Consideration For The Sheriff's Office To Increase The Mileage Fee Charged From \$.56 To \$.585 Per Mile To Remain In Line With The Allowable Fees Permitted By The IRS

Department Submitting Sheriff

Documents:

IRS MILEAGE INCREASE.PDF

V. Consideration Of Revised Story County Compensation Schedule Effective 7/1/21-6/30/22

Department Submitting Human Resources

Documents:

FY 22 COMP SCHEDULE REVISED.PDF

VI. Consideration Of Renewal Class C Liquor License Application For Indian Creek Country Club, 63012 260th St., Nevada, Ia., Effective 3/18/22-3/17/23 Including Outdoor Service And Sunday Sales

Department Submitting Auditor

Documents:

APPLICATION.PDF

VII. Acknowledge Receipt Of Final GASB 75 Actuarial Valuation Report For FY21

Department Submitting Auditor

Documents:

FY21 GASB 75 REPORT.PDF

VIII. Consideration Of Utility Permit(S): #22-6127,#22-6131, #22-6132

Department Submitting Engineer

Documents:

UT 22 6127.PDF

UT 22 6131.PDF

UT 22 6132.PDF

11. PUBLIC HEARING ITEMS:

12. ADDITIONAL ITEMS:

I. Discussion And Consideration Of Ames Urban Fringe Plan Renewal And Amendment Priorities And Direction On Outreach Process - Amelia Schoeneman

Department Submitting Planning and Development

Documents:

MEMO.PDF

LETTER.PDF

II. Discussion And Consideration Of Resolution #22-49, Walnut View Residential Parcel Subdivision - Andrea Wagner

Department Submitting Planning and Development

Documents:

STAFF REPORT.PDF
RESOLUTION 22 49.PDF
PLAT.PDF
APPLICATION MATERIALS.PDF

III. Discussion And Consideration Of Agreement Between Story County, Iowa, Story County Conservation Board, And The City Of Ames, Iowa For Funding Assistance For Water Nutrient Removal Practices Of Up To \$41,000.00 (Unbudgeted) - Mike Cox And Sara Carmichael

Department Submitting Conservation

Documents:

EOF AGREEMENT.PDF

IV. Discussion And Consideration Of Story County COVID-19 Vaccination, Testing And Face Covering Policy In Response To Iowa OSHA Not Adopting Or Enforcing The Federal OSHA ETS- Alissa Wignall

Department Submitting Human Resources

Documents:

COVID VACCINATION AND TESTING POLICY ADOPTED.PDF

13. DEPARTMENTAL REPORTS:

I. Engineer Quarterly Report - Darren Moon

Department Submitting Auditor

Documents:

ENG QTR.PDF

II. Planning & Development Quarterly Report - Amelia Schoeneman

Department Submitting Auditor

Documents:

PD Q4 2021.PDF

14. OTHER REPORTS:

15. UPCOMING AGENDA ITEMS:

16. PUBLIC COMMENT #2:

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

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

18. ADJOURNMENT:

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

Story County Board of Supervisors

Agenda

1/11/22

NAME

ADDRESS

George Belitzos
Amelia Schoeneman
Sara Carmichael
Jody Brogden
Mike Cox
Sundrel J
REEMAS MAHARWAR
Adam J. Christian

5508 W. L-Way Ames 50014
Pi.D
Conservation
SCFM
Conservation
BOS
NEVADA
Roland

PROCLAMATION

Slavery and Human Trafficking Prevention Month

January 2022

WHEREAS, the United States was founded upon the principle that all people are created with the inalienable right to freedom, and added the 13th Amendment to the Constitution making slavery illegal; and

WHEREAS, slavery within the United States today is most often found in the form of forced labor and sex trafficking, which weakens our social fabric, increases violence and organized crime, and debases our humanity; and

WHEREAS, this heinous crime is found within our own community; and

WHEREAS, the Iowa Network Against Human Trafficking and Slavery has been working since 2005 to abolish all forms of human trafficking through education, volunteerism, advocacy and collaboration; and

WHEREAS, even though awareness of this crime is growing, human trafficking continues to go unreported due to its isolating nature, the misunderstanding of its definition, and the lack of awareness about its indicators; and

WHEREAS, increased community education on how to identify victims of human trafficking along with increased knowledge of local resources and services for those affected by these criminal actions can help restore freedom and dignity to identified survivors, as well as help diminish the number of future victims; and

WHEREAS, every business, community organization, faith community, family, and individual can make a difference by choosing products that are not made by forced labor; by working to protect our young people from sexual exploitation; by addressing the problem of internet sex trafficking and pornography; and by becoming more aware of the problem and possible solutions; and

NOW, THEREFORE, BE IT RESOLVED THAT, We, the Story County Board of Supervisors, do hereby proclaim January 2022 as Slavery and Human Trafficking Prevention Month and encourage all our citizens to become more informed on this growing problem, to be vigilant, and report suspicious activity, and to work towards solutions to end trafficking in all its forms in our community. If you see something that doesn't look right, take action and call the National Human Trafficking Hotline at 888-3737-888.

 SIGNATURE	1-11-22 DATE
 SIGNATURE	1-11-22 DATE
 SIGNATURE	1-11-22 DATE



IN THE IOWA DISTRICT COURT FOR STORY COUNTY

FLUMMERFELTS COUNTRY CLUB ESTATES
Plaintiff(s)

vs.

NADEZHDA WITZKE
CHASE WITZKE

Defendant(s)

Case: 02851 SCSC062664

**Receipt and Return
(626.16 Code of Iowa) of
Writ of Removal
and Possession**

Docket Event Code: RSOT

This writ came into my hands on _____, _____. On _____, _____, I personally served it on the named defendant(s) by reading it to them and giving them a copy. The defendant(s) was/were removed from the premises described and the plaintiff(s) was/were placed in possession.

Date: _____

Signature of Serving Officer

IN THE IOWA DISTRICT COURT FOR STORY COUNTY

FLUMMERFELTS COUNTRY CLUB ESTATES
Plaintiff(s)

vs.

NADEZHDA WITZKE
CHASE WITZKE

Defendant(s)

Case No. 02851 SCSC062664

**Writ of Removal
and Possession**

Docket Event Code: WOPO

TO THE SHERIFF OF STORY COUNTY, IOWA:

On 10/20/21, judgment was entered in the court named above. The judgment requires that the defendant(s) be removed and FLUMMERFELTS COUNTRY CLUB ESTATES be put in possession of the following property:

10 MAPLE AVE LOT #214, NEVADA, IA 50201

You are commanded to remove the above named defendant(s) from the premises, as well as all persons claiming to be entitled to possession through them, and to place the above named in possession. Based on 648.22 Code of Iowa you are also commanded to collect from the defendant(s) the costs in the same manner as in ordinary cases. After performing as commanded by this writ you will file with the court a return describing your actions in execution of the writ.

Dated: October 25, 2021

/s/ Sandra Charter

Clerk of Court/Designee
STORY County



Affidavit – Removal of Valueless Mobile or Manufactured Home

STATE OF IOWA

County of Story)
) ss:

I, the undersigned, being first duly sworn upon my oath, do depose and state as follows:

1. I am the Keria Kirschmitz Country Club Estates

A mobile home park located at 10 maple Ave, Story County, IA

2. On or about the 25 day of October, 2021, the following mobile or manufactured home was removed from the mobile home park, to-wit:

a. Description of removed home. 1975 New Moon

b. Name of owner or occupant of removed home. Chase and Nadeshda Witzke

3. If applicable the name and address of the third party to whom a new title shall be issued pertaining to the removed home is:

Name

Address

City, State, Zip

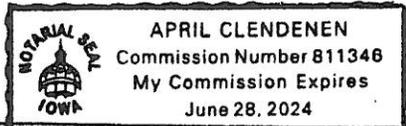
4. I make this affidavit pursuant to the provisions of Section 555C.2, Code of Iowa for delivery to the county treasurer for the count in which the mobile home park is located.

Dated this 27 day of October, 2021.

[Signature]

Subscribed and sworn to before me by April Clendenen

This 27 day of Oct, 2021.



Notary Public for the State of Iowa

IOWA DISTRICT COURT FOR STORY COUNTY

Plaintiff(s),

FLUMMERFELTS COUNTRY CLUB ESTATES,

vs.

Defendant(s),

NADEZHDA WITZKE
CHASE WITZKE

Small Claim No: 02851 SCSC062664

Order for Forcible Entry and Detainer

Appearances:

Defendant(s) failed to appear for trial.

Judgment is entered based on the following:

Plaintiff met their burden of proof.

It is Ordered:

That Defendant(s) be removed from the premises described below and that Plaintiff(s) be put in possession of the premises. Upon issuance of the Writ of Execution, the court commands the Sheriff of STORY County, Iowa, to remove Defendant(s) from the premises in the daytime, put Plaintiff(s) in possession of the premises, and remove from the property all persons claiming to hold property under or by virtue of authority of permission of Defendant(s). The court **further orders** that judgment be entered in favor of Plaintiff(s) and against Defendant(s) for the costs of this action and for all costs accrued on the Writ of Possession.

Description of Property:

10 Maple Ave. - Lot # 214
Nevada Ave. 50201

The Plaintiff corrected the Notice defect. Defendants still did not appear.

Writ of Possession shall issue on 10/25/2021.

Appeal bond: \$700.00.

Clerk to notify Plaintiff(s).

Clerk to notify Defendant(s).



State of Iowa Courts

Case Number
SCSC062664

Case Title
FLUMMERFELT'S COUNTRY CLUB VS. CHASE &
NADEZHDA WITZKE
ORDER TO ISSUE WRIT

Type:

So Ordered

A handwritten signature in cursive script, appearing to read "Paul G. Crawford".

Paul G. Crawford, District Associate Judge,
Second Judicial District of Iowa

Electronically signed on 2021-10-20 13:26:38



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS	
KNOTTED DOUGH & COMPANY, LLC	The Oil Press	(515) 460-8052	
ADDRESS OF PREMISES	CITY	COUNTY	ZIP
70197 130th St.	Zearing	Story	50278
MAILING ADDRESS	CITY	STATE	ZIP
33321 Mm Ave	New Providence	Iowa	50206

Contact Person

NAME	PHONE	EMAIL
Teri Thompson	(515) 460-8052	donalddteri6@gmail.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
BB0038721	Class B Beer Permit	12 Month	Pending Dramshop Review

TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
Oct 1, 2021	Sep 30, 2022	

APPROVED **DENIED**

Board Member Initials: DT

Meeting Date: 1.11.22

Follow-up action: _____

SUB-PERMITS
Class B Beer Permit, Class B Native Wine Permit

PRIVILEGES



State of Iowa

Alcoholic Beverages Division

Status of Business

BUSINESS TYPE

Limited Liability Company

Ownership

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Teri Thompson	New Providence	Iowa	50206	Owner	100.00	Yes
Donald Thompson	New Providence	Iowa	50206	Owner	0.00	Yes

Insurance Company Information

INSURANCE COMPANY

Illinois Casualty Co

POLICY EFFECTIVE DATE

POLICY EXPIRATION DATE

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE DATE

TEMP TRANSFER EXPIRATION DATE

BOARD OF SUPERVISORS RESOLUTION 22-50

RESOLUTION TO ABATE PROPERTY TAXES ON PARCEL OWNED BY POLITICAL SUBDIVISION

WHEREAS, the following parcel of property is currently owned by the Board of Regents-State of Iowa, acting for and on behalf of Iowa State University of Science & Technology and

WHEREAS, when the Board of Regents - State of Iowa, acting for and on behalf of Iowa State University of Science & Technology acquired this property there were property taxes then due and payable, and

WHEREAS, the Board of Regents - State of Iowa, acting for and on behalf of Iowa State University of Science & Technology has requested that the Story County Board of Supervisors abate any and all currently due and payable property taxes, and

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

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

NOW THEREFORE BE IT RESOLVED, that the second half of currently due and payable taxes and penalties in the amount of \$844.00 on the following described real estate are hereby abated

#0628100225 Parcel D; a part of the NE ¼ NW ¼ Section 28, Township 84 North, Range 23 West of the 5th P.M., Story County, Iowa.

APPROVED THIS 11th DAY OF JANUARY 2022 AT NEVADA, STORY COUNTY, IOWA.


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


CHAIRPERSON Above tabulation made by 



Sheriff's Office

Story County

PAUL H. FITZGERALD, Sheriff



Emergency 911 • Office: 515-382-6566 • Fax #: 515-382-7479 • P.O. Box 265 • Nevada, Iowa 50201

January 4, 2022

Latifah Faisal, Chairperson
Linda Murken
Lisa Heddens
Story County Board of Supervisors

Dear Board of Supervisors:

It has come to the attention of my office, that effective January 1, 2022 the IRS increased their mileage rate from \$.56 to \$.585 per mile. As you are aware, the Sheriff's mileage fee is governed by the Code of Iowa, Chapter 331.655(1)(j). Code of Iowa, Chapter 70A.9 states we may charge a mileage fee up to the maximum allowed under federal internal revenue service rules. Therefore, we request your approval to increase the current mileage fee charged to the rate of \$.585 to be effective immediately.

Respectfully,

Paul H. Fitzgerald
Story County Sheriff

PHF:jlj

APPROVED **DENIED**

Board Member Initials: JF

Meeting Date: 1.11.22

Follow-up action: _____



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS	
Indian Creek Country Club	Indian Creek Country Club	(515) 382-9070	
ADDRESS OF PREMISES	CITY	COUNTY	ZIP
63012 260th Street	Nevada	Story	50201
MAILING ADDRESS	CITY	STATE	ZIP
63012 260th Street PO Box 215	Nevada	Iowa	50201

Contact Person

NAME	PHONE	EMAIL
Sherry Newsome	(515) 382-9070	golf9@netins.net

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LC0046229	Class C Liquor License	12 Month	Active

TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
Mar 18, 2021 <i>2022</i>	Mar 17, 2022 <i>2023</i>	

SUB-PERMITS
Class C Liquor License

PRIVILEGES
Outdoor Service, Sunday Service

APPROVED **DENIED**

Board Member Initials: *JH*

Meeting Date: 1.11.22

Follow-up action: _____



State of Iowa

Alcoholic Beverages Division

Status of Business

BUSINESS TYPE

Privately Held Corporation

Ownership

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Sherry Newsome	Nevada	Iowa	50201	Director	0.01	Yes
Bernie Stephenson	Nevada	Iowa	50201	President	0.02	Yes
Jon Augustus	Nevada	Iowa	50201	Secretary/Treasurer	0.01	Yes
Scott Sporrer	Nevada	Iowa	50201	Director	0.01	Yes
Zack Spykerman	Nevada	Iowa	50201	Director	0.01	Yes
Kevin Linder	Nevada	Iowa	50201	Director	0.01	Yes
Jill Rhodes	Nevada	Iowa	50201	Director	0.01	Yes

Insurance Company Information



State of Iowa

Alcoholic Beverages Division

INSURANCE COMPANY

POLICY EFFECTIVE DATE

POLICY EXPIRATION DATE

Nationwide Insurance Company

Mar 18, 2021

Mar 18, 2022

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE
DATE

OUTDOOR SERVICE EXPIRATION
DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE
DATE

TEMP TRANSFER EXPIRATION
DATE



nyhart
part of FuturePlan by Ascensus®

GASB 75 ACTUARIAL VALUATION

Fiscal Year Ending June 30, 2021

STORY COUNTY

Approved
APPROVED

DENIED

Board Member Initials: *SEA*

Meeting Date: 1.11.22

Follow-up action: _____

CONTACT

Rosemary Howell, FSA, EA, MAAA
rosemary.howell@nyhart.com

ADDRESS

Nyhart
8415 Allison Pointe Blvd. Suite 300
Indianapolis, IN 46250

PHONE

General (317) 845-3500
Toll-Free (800) 428-7106
Fax (317) 845-3654

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January 6, 2022

Lucy Martin
Story County
900 6th Street
Nevada, IA 50201

This report summarizes the GASB actuarial valuation for the Story County 2020/21 fiscal year. To the best of our knowledge, the report presents a fair position of the funded status of the plan in accordance with GASB Statement No. 75 (Accounting and Financial Reporting by Employers for Post-Employment Benefits Other Than Pensions). This report may not be appropriate for other purposes. Please contact Nyhart prior to disclosing this report to any other party or relying on its content for any purpose other than that explained above. Failure to do so may result in misrepresentation or misinterpretation of this report.

The information presented herein is based on the actuarial assumptions and substantive plan provisions summarized in this report and participant information furnished to us by the Plan Sponsor. We have reviewed the employee census provided by the Plan Sponsor for reasonableness when compared to the prior information provided but have not audited the information at the source, and therefore do not accept responsibility for the accuracy or the completeness of the data on which the information is based. When relevant data may be missing, we may have made assumptions we feel are neutral or conservative to the purpose of the measurement. We are not aware of any significant issues with and have relied on the data provided.

The discount rate, other economic assumptions, and demographic assumptions have been selected by the Plan Sponsor with the concurrence of Nyhart. In our opinion, the actuarial assumptions are individually reasonable and in combination represent our estimate of anticipated experience of the Plan. All calculations have been made in accordance with generally accepted actuarial principles and practice.

Future actuarial measurements may differ significantly from the current measurements presented in this report due to such factors as the following:

- plan experience differing from that anticipated by the economic or demographic assumptions;
- changes in economic or demographic assumptions;
- increases or decreases expected as part of the natural operation of the methodology used for these measurements (such as the end of an amortization period); and
- changes in plan provisions or applicable law.

We did not perform an analysis of the potential range of future measurements due to the limited scope of our engagement.

To our knowledge, there have been no significant events prior to the current year's measurement date or as of the date of this report that could materially affect the results contained herein.



Neither Nyhart nor any of its employees has any relationship with the plan or its sponsor that could impair or appear to impair the objectivity of this report. Our professional work is in full compliance with the American Academy of Actuaries "Code of Professional Conduct" Precept 7 regarding conflict of interest. The undersigned meet the Qualification Standards of the American Academy of Actuaries to render the actuarial opinion contained herein.

Should you have any questions please do not hesitate to contact us.

Rosemary Howell, FSA, EA, MAAA
Actuary

John Mallows, FSA, MAAA
Actuary

Executive Summary

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2021

Summary of Results

Presented below is the summary of GASB 75 results for the fiscal year ending June 30, 2021 compared to the prior fiscal year as shown in the County's Notes to Financial Statement.

	As of June 30, 2020		As of June 30, 2021	
Total OPEB Liability	\$	1,508,183	\$	1,666,326
Actuarial Value of Assets	\$	0	\$	0
Net OPEB Liability	\$	1,508,183	\$	1,666,326
Funded Ratio		0.0%		0.0%
FY 2019/20				
OPEB Expense	\$	206,896	\$	215,114
Annual Employer Contributions	\$	148,407	\$	105,053
As of June 30, 2020				
Discount Rate		2.66%		2.19%
Expected Return on Assets		N/A		N/A
As of June 30, 2021				
Total Active Participants				252
Total Retiree Participants				4

The active participants' number above may include active employees who currently have no health care coverage. Refer to Summary of Participants section for an accurate breakdown of active employees with and without coverage.

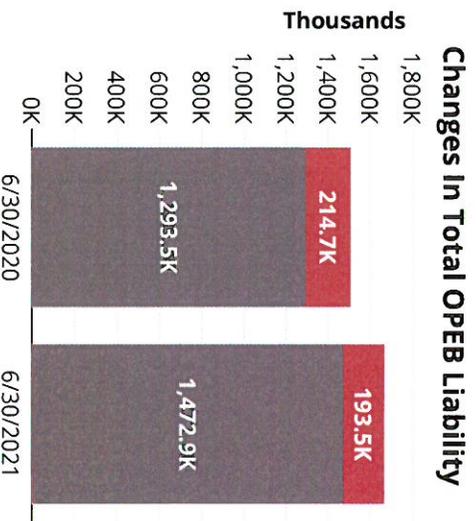
Executive Summary

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2021

Summary of Results

Below is a breakdown of total GASB 75 liabilities allocated to past and current service compared to the prior year. The table below also provides a breakdown of the Total OPEB Liability allocated to pre- and post- Medicare eligibility. The liability shown below includes explicit (if any) and implicit subsidies. Refer to the Substantive Plan Provisions section for complete information on the Plan Sponsor's GASB subsidies.

Present Value of Future Benefits		As of June 30, 2020	As of June 30, 2021
Active Employees	\$	4,027,091	\$ 4,955,618
Retired Employees		214,725	193,461
Total Present Value of Future Benefits	\$	4,241,816	\$ 5,149,079
Total OPEB Liability			
		As of June 30, 2020	As of June 30, 2021
Active Pre-Medicare	\$	1,293,458	\$ 1,472,865
Active Post-Medicare		0	0
Active Liability	\$	1,293,458	\$ 1,472,865
Retiree Pre-Medicare	\$	214,725	\$ 193,461
Retiree Post-Medicare		0	0
Retiree Liability	\$	214,725	\$ 193,461
Total OPEB Liability	\$	1,508,183	\$ 1,666,326
Discount Rate			
		As of June 30, 2020	As of June 30, 2021
		2.66%	2.19%



Present Value of Future Benefits (PVFB) is the amount needed as of June 30, 2021 and June 30, 2020, to fully fund the County's retiree health care subsidies for existing and future retirees and their dependents assuming all actuarial assumptions are met.

Total OPEB Liability is the portion of PVFB considered to be accrued or earned as of June 30, 2021 and June 30, 2020. This amount is a required disclosure in the Required Supplementary Information section.

CASB Disclosures

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2021

Schedule of Changes in Net OPEB Liability and Related Ratios

OPEB Liability	FY 2020/21	FY 2019/20	FY 2018/19	FY 2017/18	FY 2016/17
Total OPEB Liability					
Total OPEB Liability - beginning of year	\$ 1,508,183	\$ 1,502,748	\$ 1,236,406	\$ 1,138,874	\$ 1,172,914
Service cost	140,456	127,366	81,028	75,302	78,565
Interest	42,465	54,635	48,807	41,218	35,031
Change of benefit terms	0	0	0	0	0
Changes in assumptions	120,777	91,432	64,627	(23,346)	(43,293)
Differences between expected and actual experience	(40,502)	(119,591)	185,483	118,091	0
Benefit payments	(105,053)	(148,407)	(113,603)	(113,733)	(104,342)
Net change in total OPEB liability	\$ 158,143	\$ 5,435	\$ 266,342	\$ 97,532	\$ (34,039)
Total OPEB Liability - end of year	\$ 1,666,326	\$ 1,508,183	\$ 1,502,748	\$ 1,236,406	\$ 1,138,875
Plan Fiduciary Net Position					
Plan fiduciary net position - beginning of year	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Contributions - employer	105,053	148,407	113,603	113,733	104,342
Contributions - active employees	0	0	0	0	0
Net investment income	0	0	0	0	0
Benefit payments	(105,053)	(148,407)	(113,603)	(113,733)	(104,342)
Trust administrative expenses	0	0	0	0	0
Net change in plan fiduciary net position	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Plan fiduciary net position - end of year	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Net OPEB Liability - end of year	\$ 1,666,326	\$ 1,508,183	\$ 1,502,748	\$ 1,236,406	\$ 1,138,875
Plan fiduciary net position as % of total OPEB liability	0.0%	0.0%	0.0%	0.0%	0.0%
Covered employee payroll	\$ 16,745,067	\$ 15,881,003	\$ 15,602,603	\$ 14,593,861	\$ 14,032,559
Net OPEB liability as % of covered payroll	10.0%	9.5%	9.6%	8.5%	8.1%

GASB Disclosures

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2021

OPEB Expense

OPEB Expense	FY 2020/21	FY 2019/20
Discount Rate		
Beginning of year	2.66%	3.51%
End of year	2.19%	2.66%
Service cost	\$ 140,456	\$ 127,366
Interest	42,465	54,635
Change of benefit terms	0	0
Projected earnings on OPEB plan investments	0	0
Reduction for contributions from active employees	0	0
OPEB plan administrative expenses	0	0
Current period recognition of deferred outflows / (inflows) of resources		
Differences between expected and actual experience	\$ 13,044	\$ 16,726
Changes in assumptions	19,149	8,169
Net difference between projected and actual earnings on OPEB plan investments	0	0
Total current period recognition	\$ 32,193	\$ 24,895
Total OPEB expense	\$ 215,114	\$ 206,896

GASB Disclosures

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2021

Deferred Outflows / (Inflows) of Resources

Deferred Outflows / (Inflows) of Resources represents the following items that have not been recognized in the OPEB Expense:

1. Differences between expected and actual experience of the OPEB plan
2. Changes of assumptions
3. Differences between projected and actual earnings in OPEB plan investments (for funded plans only)

The initial amortization period for the first two items noted above is based on expected future service lives while the difference between the projected and actual earnings in OPEB plan investment is amortized over five years. All balances are amortized linearly on a principal only basis and new bases will be created annually for each of the items above.

Differences between expected and actual experience for FYE					
	Initial Balance	Initial Amortization Period	Annual Recognition	Unamortized Balance as of June 30, 2021	
June 30, 2017	\$ 0	N/A	\$ 0	\$ 0	0
June 30, 2018	\$ 118,091	11	\$ 10,736	\$ 75,147	75,147
June 30, 2019	\$ 185,483	11	\$ 16,862	\$ 134,897	134,897
June 30, 2020	\$ (119,591)	11	\$ (10,872)	\$ (97,847)	(97,847)
June 30, 2021	\$ (40,502)	11	\$ (3,682)	\$ (36,820)	(36,820)
Changes in assumptions for FYE					
	Initial Balance	Initial Amortization Period	Annual Recognition	Unamortized Balance as of June 30, 2021	
June 30, 2017	\$ (43,293)	11	\$ (3,896)	\$ (23,380)	(23,380)
June 30, 2018	\$ (23,346)	11	\$ (2,122)	\$ (14,858)	(14,858)
June 30, 2019	\$ 64,627	11	\$ 5,875	\$ 47,002	47,002
June 30, 2020	\$ 91,432	11	\$ 8,312	\$ 74,808	74,808
June 30, 2021	\$ 120,777	11	\$ 10,980	\$ 109,797	109,797

GASB Disclosures

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2021

Deferred Outflows / (Inflows) of Resources (Continued)

Net Difference between projected and actual earnings in OPEB plan investments for FYE		Initial Balance	Initial Amortization Period	Annual Recognition	Unamortized Balance as of June 30, 2021
June 30, 2017	\$	0	N/A	\$	0
June 30, 2018	\$	0	N/A	\$	0
June 30, 2019	\$	0	N/A	\$	0
June 30, 2020	\$	0	N/A	\$	0
June 30, 2021	\$	0	N/A	\$	0

As of fiscal year ending June 30, 2021	Deferred Outflows	Deferred Inflows
Differences between expected and actual experience	\$ 210,044	\$ (134,667)
Changes in assumptions	231,607	(38,238)
Net difference between projected and actual earnings in OPEB plan investments	N/A	N/A
Total	\$ 441,651	\$ (172,905)

Annual Amortization of Deferred Outflows / (Inflows)

The balances as of June 30, 2021 of the deferred outflows / (inflows) of resources will be recognized in OPEB expense in the future fiscal years as noted below.

FYE	Balance
2022	\$ 32,193
2023	\$ 32,193
2024	\$ 32,193
2025	\$ 32,193
2026	\$ 32,193
Thereafter	\$ 107,781

GASB Disclosures

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2021

Sensitivity Results

The following presents the Net OPEB Liability as of June 30, 2021, calculated using the discount rate assumed and what it would be using a 1% higher and 1% lower discount rate.

- The current discount rate is 2.19%.
- The 1% decrease in discount rate would be 1.19%.
- The 1% increase in discount rate would be 3.19%.

As of June 30, 2021	Net OPEB Liability	
1% Decrease	\$	1,784,674
Current Discount Rate	\$	1,666,326
1% Increase	\$	1,552,777

The following presents the Net OPEB Liability as of June 30, 2021, using the health care trend rates assumed and what it would be using 1% higher and 1% lower health care trend rates.

- The current health care trend rate starts at an initial rate of 8.00%, decreasing to an ultimate rate of 4.50%.
- The 1% decrease in health care trend rates would assume an initial rate of 7.00%, decreasing to an ultimate rate of 3.50%.
- The 1% increase in health care trend rates would assume an initial rate of 9.00%, decreasing to an ultimate rate of 5.50%.

As of June 30, 2021	Net OPEB Liability	
1% Decrease	\$	1,463,417
Current Trend Rates	\$	1,666,326
1% Increase	\$	1,909,272

Projection of GASB Disclosures

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2021

The Total OPEB Liability (TOL) is expected to change on an annual basis as a result of expected and unexpected events. Under normal circumstances, it is generally expected to have a net increase each year. Below is a list of the most common events affecting the total OPEB liability and whether they increase or decrease the liability.

Expected Events

- Increases in TOL due to additional benefit accruals as employees continue to earn service each year
- Increases in TOL due to interest as the employees and retirees age
- Decreases in TOL due to benefit payments

Unexpected Events

- Increases in TOL when actual premium rates increase more than expected. A liability decrease occurs when the reverse happens.
- Increases in TOL when more new retirements occur than expected or fewer terminations occur than anticipated. Liability decreases occur when the opposite outcomes happen.
- Increases or decreases in TOL depending on whether benefits are improved or reduced.

Projection of Total OPEB Liability (TOL)	FY 2020/21		FY 2021/22	
TOL as of beginning of year	\$	1,508,183	\$	1,666,326
Normal cost as of beginning of year		140,456		170,170
Exp. benefit payments during the year		(105,053)		(60,702)
Interest adjustment to end of year		42,465		39,558
Exp. TOL as of end of year	\$	1,586,051	\$	1,815,352
Actuarial Loss / (Gain)		80,275		TBD
Actual TOL as of end of year	\$	1,666,326	\$	TBD
Discount rate as of beginning of year		2.66%		2.19%
Discount rate as of end of year		2.19%		TBD

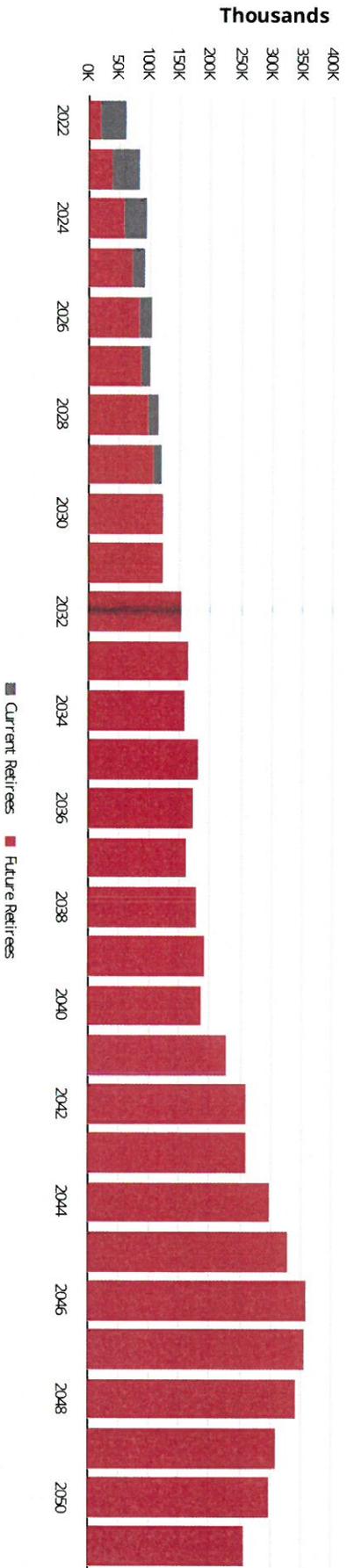
Cash Flow Projections

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2021

The below projections show the actuarially estimated employer-paid contributions for retiree health benefits for the next thirty years. Results are shown separately for a closed group of current/future retirees. These projections include explicit and implicit subsidies.

FYE	Current Retirees	Future Retirees*	Total	FYE	Current Retirees	Future Retirees*	Total	FYE	Current Retirees	Future Retirees*	Total
2022	\$ 42,044	\$ 18,658	\$ 60,702	2032	\$ 0	\$ 152,218	\$ 152,218	2042	\$ 0	\$ 259,839	\$ 259,839
2023	\$ 45,055	\$ 37,578	\$ 82,633	2033	\$ 0	\$ 161,883	\$ 161,883	2043	\$ 0	\$ 259,001	\$ 259,001
2024	\$ 36,404	\$ 56,659	\$ 93,063	2034	\$ 0	\$ 155,941	\$ 155,941	2044	\$ 0	\$ 297,127	\$ 297,127
2025	\$ 18,847	\$ 71,859	\$ 90,706	2035	\$ 0	\$ 178,785	\$ 178,785	2045	\$ 0	\$ 329,422	\$ 329,422
2026	\$ 19,864	\$ 82,154	\$ 102,018	2036	\$ 0	\$ 172,300	\$ 172,300	2046	\$ 0	\$ 358,806	\$ 358,806
2027	\$ 14,018	\$ 85,458	\$ 99,476	2037	\$ 0	\$ 158,803	\$ 158,803	2047	\$ 0	\$ 354,913	\$ 354,913
2028	\$ 14,712	\$ 97,618	\$ 112,330	2038	\$ 0	\$ 176,165	\$ 176,165	2048	\$ 0	\$ 342,291	\$ 342,291
2029	\$ 15,362	\$ 103,905	\$ 119,267	2039	\$ 0	\$ 189,353	\$ 189,353	2049	\$ 0	\$ 310,100	\$ 310,100
2030	\$ 0	\$ 120,379	\$ 120,379	2040	\$ 0	\$ 183,953	\$ 183,953	2050	\$ 0	\$ 298,911	\$ 298,911
2031	\$ 0	\$ 122,188	\$ 122,188	2041	\$ 0	\$ 227,437	\$ 227,437	2051	\$ 0	\$ 257,648	\$ 257,648

Projected Employer Pay-go Cost



* Projections for future retirees do not take into account future new hires.

Discussion of Discount Rates

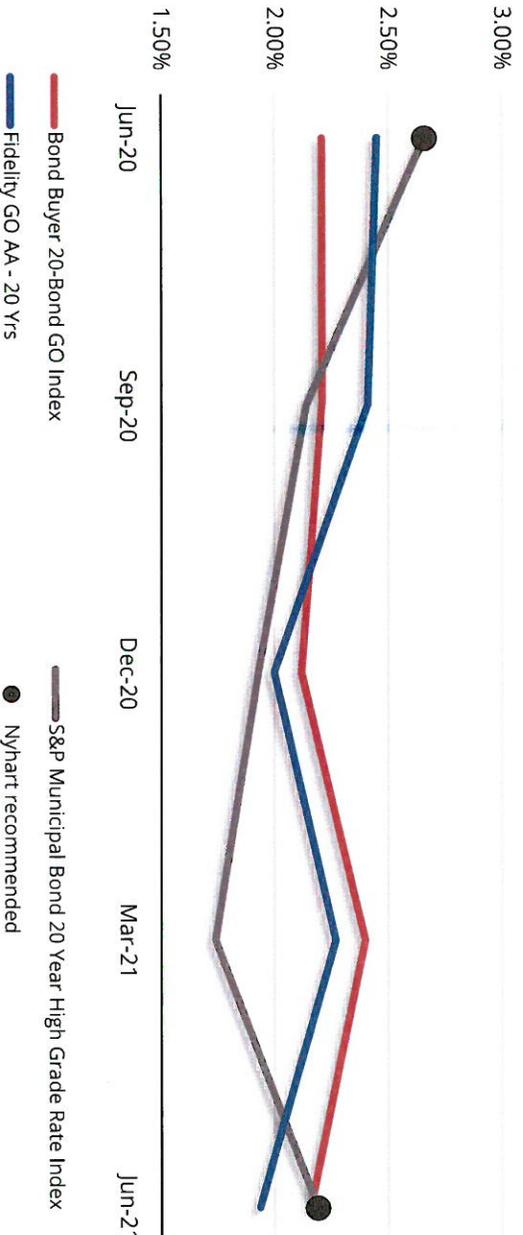
Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2021

Under GASB 75, the discount rate used in valuing OPEB liabilities for unfunded plans as of the Measurement Date must be based on a yield for 20-year tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher (or equivalent quality on another rating scale).

For the current valuation, the discount rate was selected from the range of indices as shown in the table below, where the range is given as the spread between the lowest and highest rate shown.

	Bond Buyer Go 20-Bond Municipal Bond Index	S&P Municipal Bond 20-Year High Grade Rate Index	Fidelity 20-Year Go Municipal Bond Index	Bond Index Range	Actual Discount Rate Used
Yield as of July 1, 2020	2.21%	2.66%	2.45%	2.21% - 2.66%	2.66%
Yield as of June 30, 2021	2.16%	2.19%	1.94%	1.94% - 2.19%	2.19%

20-Year Municipal Bond Indices



Summary of Plan Participants

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2021

Active Employees

Actives with coverage	Single		Non-Single		Total	Avg. Age	Avg. Svc	Salary
	Single	Non-Single	Total	Avg. Age				
Plan 1	1	1	2	48.5	17.5	\$	185,599	
Plan 2	79	121	200	43.0	10.6	\$	12,855,250	
Total actives with coverage	80	122	202	43.0	10.6	\$	13,040,850	
Actives without coverage								
Total actives without coverage			Total	Avg. Age	Avg. Svc	\$	Salary	
			50	44.2	11.5	\$	3,344,557	

Enrollment information above for full-time employees who are eligible for retiree health care benefits only. Active employees who currently have no coverage are assumed not to elect coverage at retirement. They have been excluded from the GASB valuation.

Active Age-Service Distribution

Age	Years of Service										Total	
	< 1	1 to 4	5 to 9	10 to 14	15 to 19	20 to 24	25 to 29	30 to 34	35 to 39	40 & up		
Under 25	6	10										16
25 to 29	3	12	3									18
30 to 34	3	13	12	2								30
35 to 39	4	4	15	17	5							45
40 to 44	3	9	6	5	12	2						37
45 to 49	2	4	4	3	4	4	1					22
50 to 54		6	3	5	6	10	4	1				35
55 to 59		4	3	3	2	7	3	4			1	27
60 to 64		3	3		3	5	2		1			17
65 to 69					1	1	2					4
70 & up		1										1
Total	21	66	49	35	33	29	12	5	1	1		252

Summary of Plan Participants

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2021

Retirees

Retirees with coverage	Single	Non-Single	Total	Avg. Age
Plan 1	0	0	0	0
Plan 2	3	1	4	61.6
Total retirees with coverage	3	1	4	61.6

Retiree Age Distribution

Age	Retirees
< 45	
45 to 49	
50 to 54	
55 to 59	1
60 to 64	3
65 to 69	
70 to 74	
75 to 79	
80 to 84	
85 to 89	
90 & up	
Total	4

Substantive Plan Provisions

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2021

Eligibility

General

Age 55

Special Service

Age 55 or age 50 with 22 years of service

Spouse Benefit

Surviving spouse / dependents of retirees are allowed to remain on health coverage provided the member pays 100% of the premium.

Explicit Subsidy

Retirees receive free single coverage for a number of months based on years of service at retirement. County paid health insurance payments will cease when an employee becomes eligible for Medicare, even if the retiree has additional months available. The schedule is shown below:

<u>Years of Service</u>	<u>Months of Free Single Coverage</u>
10	12
15	18
20	24
25	30
30	36

There is no explicit subsidy for spouses.

Retiree Cost Sharing

Retirees are responsible for the portion of premium rates not covered by the County's explicit subsidy.

Medical Benefits

Same benefit options are available to retirees as active employees. The health plans are self-funded. The monthly premiums effective July 1, 2021 by plan are as shown below.

<u>Eff. 7/1/2021</u>	<u>Single</u>	<u>Family</u>
AS Plan 1	\$ 910.28	\$ 2,252.64
AS Plan 2	\$ 855.54	\$ 2,115.80
BC Plan 1	\$ 836.15	\$ 2,067.32
BC Plan 2	\$ 784.61	\$ 1,938.46

Actuarial Methods and Assumptions

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2021

The actuarial assumptions used in this report represent a reasonable long-term expectation of future OPEB outcomes. As national economic and County experience change over time, the assumptions will be tested for ongoing reasonableness and, if necessary, updated.

There are changes to the actuarial methods and assumptions since the last GASB valuation, which was for the fiscal year ending June 30, 2019. Refer to Actuary's Notes section for complete information on these changes. For the current year GASB valuation, we have also updated the per capita costs. We expect to update discount rate, health care trend rates, mortality table, and per capita costs again in the next full GASB valuation, which will be for the fiscal year ending June 30, 2023.

Measurement Date

For fiscal year ending June 30, 2021, June 30, 2021 measurement date was used.

Actuarial Valuation Date

June 30, 2021 with no adjustments to get to the June 30, 2021 measurement date. Liabilities as of July 1, 2020 are based on an actuarial valuation date of June 30, 2019 projected to July 1, 2020 on a "no loss / no gain" basis.

Discount Rate

2.66% as of July 1, 2020 and 2.19% as of June 30, 2021; refer to the Discussion of Discount Rates section for more information on selection of the discount rate.

Payroll Growth

The payroll growth assumption for General and Sheriffs/Deputies and Protection Occupation employees are based on the IPERS valuation as of June 30, 2020. The rates below include general wage inflation (2.60% general inflation and 0.65% real wage inflation) and merit / productivity increases.

Years of Service	Sheriffs/Deputies and Protection Occupation	
	General (State)	Occupation
1	14.25%	16.25%
5	7.75%	5.75%
10	5.50%	4.55%
15	4.45%	4.05%
20	3.85%	3.75%
25	3.60%	3.75%
30	3.35%	3.25%
35+	3.25%	3.25%

Inflation Rate

The tables used in the payroll growth rate assumption include a general inflation rate of 2.60%.

Actuarial Methods and Assumptions

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2021

Cost Method

Allocation of Actuarial Present Value of Future Benefits for services prior and after the Measurement Date was determined using Entry Age Normal Level % of Salary method where:

- Service Cost for each individual participant, payable from date of employment to date of retirement, is sufficient to pay for the participant's benefit at retirement; and
- Annual Service Cost is a constant percentage of the participant's salary that is assumed to increase according to the Payroll Growth.

Census Data

Census information was provided by the County in October 2021. We have reviewed it for reasonableness and no material modifications were made to the census data.

Experience Study

Best actuarial practices call for a periodic assumption review and Nyhart recommends the County to complete an actuarial assumption review (also referred to as an experience study).

Health Care Coverage Election Rate

Active employees with current coverage: 25%
Active employees with no coverage: 0%

Inactive employees with current coverage: 100%
Inactive employees with no coverage: 0%

Spousal Coverage

Spousal coverage for current retirees is based on actual data.

Husbands are assumed to be three years older than wives.

Employer Funding Policy

Pay-as-you-go cash basis

Mortality

General: Pub-2010 General Headcount-weighted Mortality Table fully generational using scale MP-2020
Special Services: Pub-2010 Public Safety Headcount-weighted Mortality Table fully generational using scale MP-2020
Surviving Spouses: Pub-2010 Continuing Survivor Mortality Table fully generational using scale MP-2020

Actuarial Methods and Assumptions

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2021

Health Care Trend Rates	FYE	Medical/Rx	FYE	Medical/Rx
	2022	8.0%	2026	6.0%
	2023	7.5%	2027	5.5%
	2024	7.0%	2028	5.0%
	2025	6.5%	2029+	4.5%

The initial trend rate was based on a combination of employer history, national trend surveys, and professional judgment.
The ultimate trend rate was selected based on historical medical CPI information.

Retiree Contributions

Retiree contributions are assumed to increase according to health care trend rates.

Retirement Rate

These sample retirement rates mirror those used in the IPERS Actuarial Valuation for fiscal year ending June 30, 2020.

Age	General Years of Service				Special Services	
	1	20	30	33+	Sheriff	Protection
50	0%	0%	0%	0%	17%	0%
55	5%	5%	5%	20%	15%	25%
60	5%	5%	15%	15%	15%	10%
65	30%	30%	30%	30%	100%	100%
70+	100%	100%	100%	100%	100%	100%

Disability

None assumed

Actuarial Methods and Assumptions

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2021

Turnover Rate

Assumption used to project terminations (voluntary and involuntary) prior to meeting minimum retirement eligibility for retiree health coverage. The rates represent the probability of termination in the next 12 months. These sample termination rates mirror those used in the IPERS Actuarial Valuation for fiscal year ending June 30, 2020.

YOS	General	Sheriffs/Deputies	Other Protection
1	11.0%	4.0%	10.0%
5	4.8%	1.0%	6.5%
10	2.3%	1.0%	3.5%
15	1.6%	1.0%	2.2%
20	1.1%	1.0%	1.5%
25	0.8%	1.0%	1.0%
30+	0.8%	1.0%	1.0%

Per Capita Costs

Annual per capita costs were calculated based on the 2020/21 premium rates, actuarially increased using health index factors and current enrollment. The costs are assumed to increase with health care trend rates. Annual per capita costs are as shown below:

Age	Plan 1	Plan 2
<55	\$ 13,900	\$ 13,000
55 - 59	\$ 17,200	\$ 16,200
60 - 64	\$ 21,800	\$ 20,500

The per capita costs represent the cost of coverage for a retiree-only population.

Actuarial standards require the recognition of higher inherent costs for a retired population versus an active population.

Actuarial Methods and Assumptions

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2021

Explicit Subsidy

The difference between (a) the premium rate and (b) the retiree contribution. Below is an example of the monthly explicit subsidies for a retiree and spouse who has retired with 25 years of service, is in the first year of retirement, and is enrolled in Plan 1.

	Premium Rate	Retiree Contribution	Explicit Subsidy
	A	B	C = A - B
Retiree	\$ 910.28	\$ 0.00	\$ 910.28
Spouse	\$ 1,342.36	\$ 1,342.36	\$ 0.00

Implicit Subsidy

The difference between (a) the per capita cost and (b) the premium rate. Below is an example of the monthly implicit subsidies for a retiree age 62 with spouse of the same age enrolled in Plan 1.

	Per Capita Cost	Premium Rate	Implicit Subsidy
	A	B	C = A - B
Retiree	\$ 1,816.67	\$ 910.28	\$ 906.39
Spouse	\$ 1,816.67	\$ 1,342.36	\$ 474.31

All employers that utilize premium rates based on blended active/retiree claims experience will have an implicit subsidy. There is an exception for Medicare plans using a true community-rated premium rate.

Actuarial Methods and Assumptions

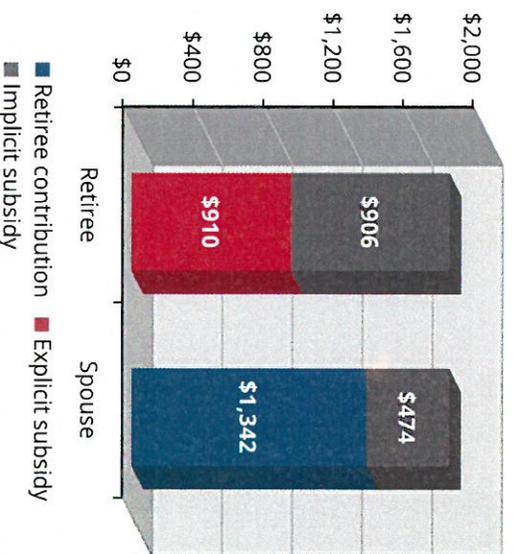
Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2021

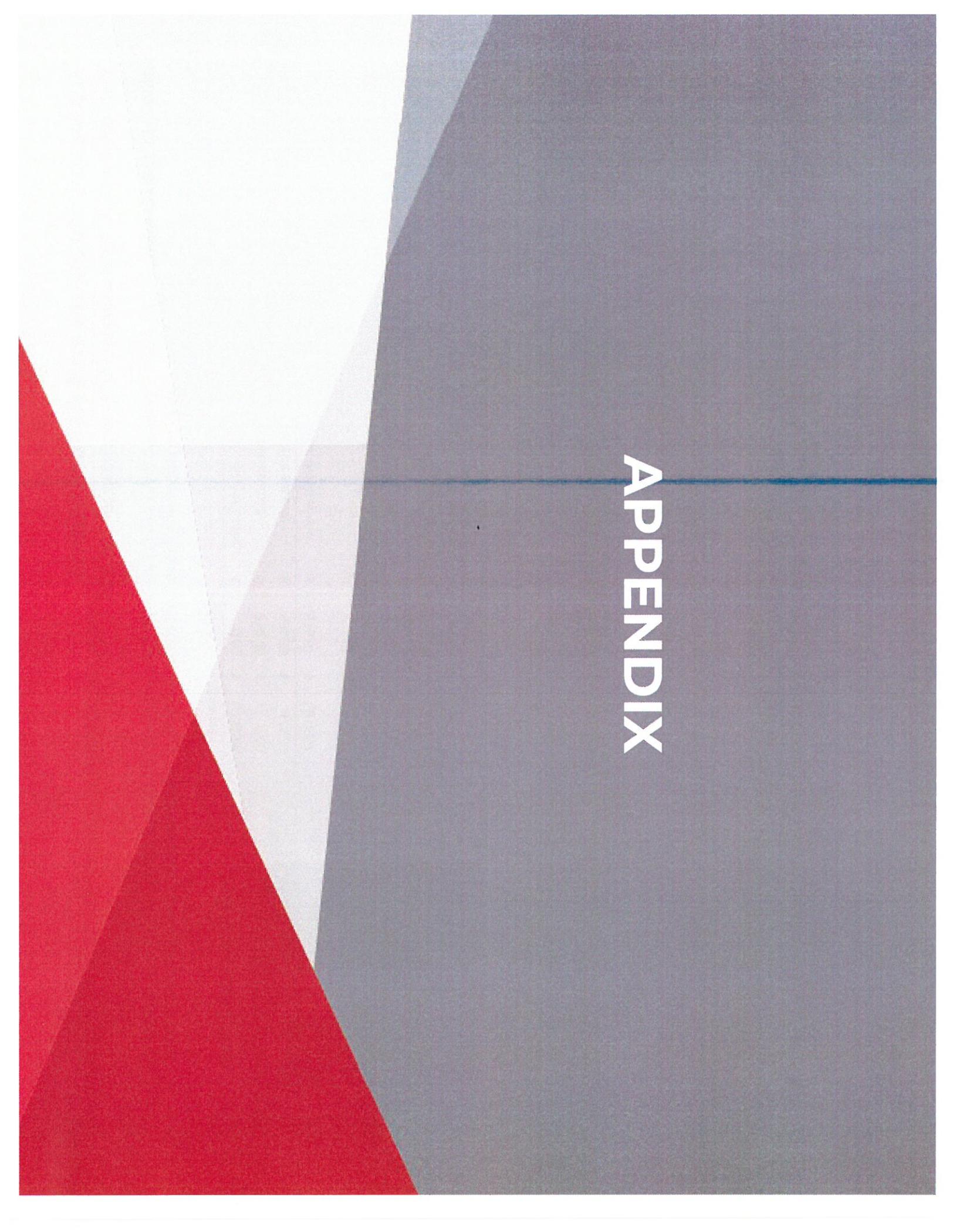
GASB Subsidy Breakdown

Below is a breakdown of the GASB 75 monthly total cost for a retiree age 62 and spouse of the same age who has retired with 25 years of service, is in the first year of retirement, and is enrolled in Plan 1.

	Retiree	Spouse
Retiree contribution	\$ 0.00	\$ 1,342.36
Explicit subsidy	\$ 910.28	\$ 0.00
Implicit subsidy	\$ 906.39	\$ 474.31
Total monthly cost	\$ 1,816.67	\$ 1,816.67

GASB Subsidy Breakdown





APPENDIX

Appendix

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2021

Comparison of Participant Demographic Information

The active participants' number below may include active employees who currently have no health care coverage. Refer to Summary of Participants section for an accurate breakdown of active employees with and without coverage.

	As of June 30, 2019	As of June 30, 2021
Active Participants	257	252
Retired Participants	8	4
Averages for Active		
Age	43.1	43.2
Service	10.1	10.8
Averages for Inactive		
Age	62.2	61.6

Appendix

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2021

Detailed Actuary's Notes

There have been no substantive plan provision changes since the last full valuation, which was for the fiscal year ending June 30, 2019.

The following assumptions have been updated:

1. Discount rate as of the Measurement Date has been updated to be based on a yield for 20-year tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher (or equivalent quality on another rating scale) tax-exempt, high quality 20-year municipal bonds. The prior valuation used a discount rate of 2.66%. The current full valuation uses a discount rate of 2.19%. This change has caused an increase in liabilities for the County.

The discount rate will be updated annually to reflect market conditions as of the Measurement Date.

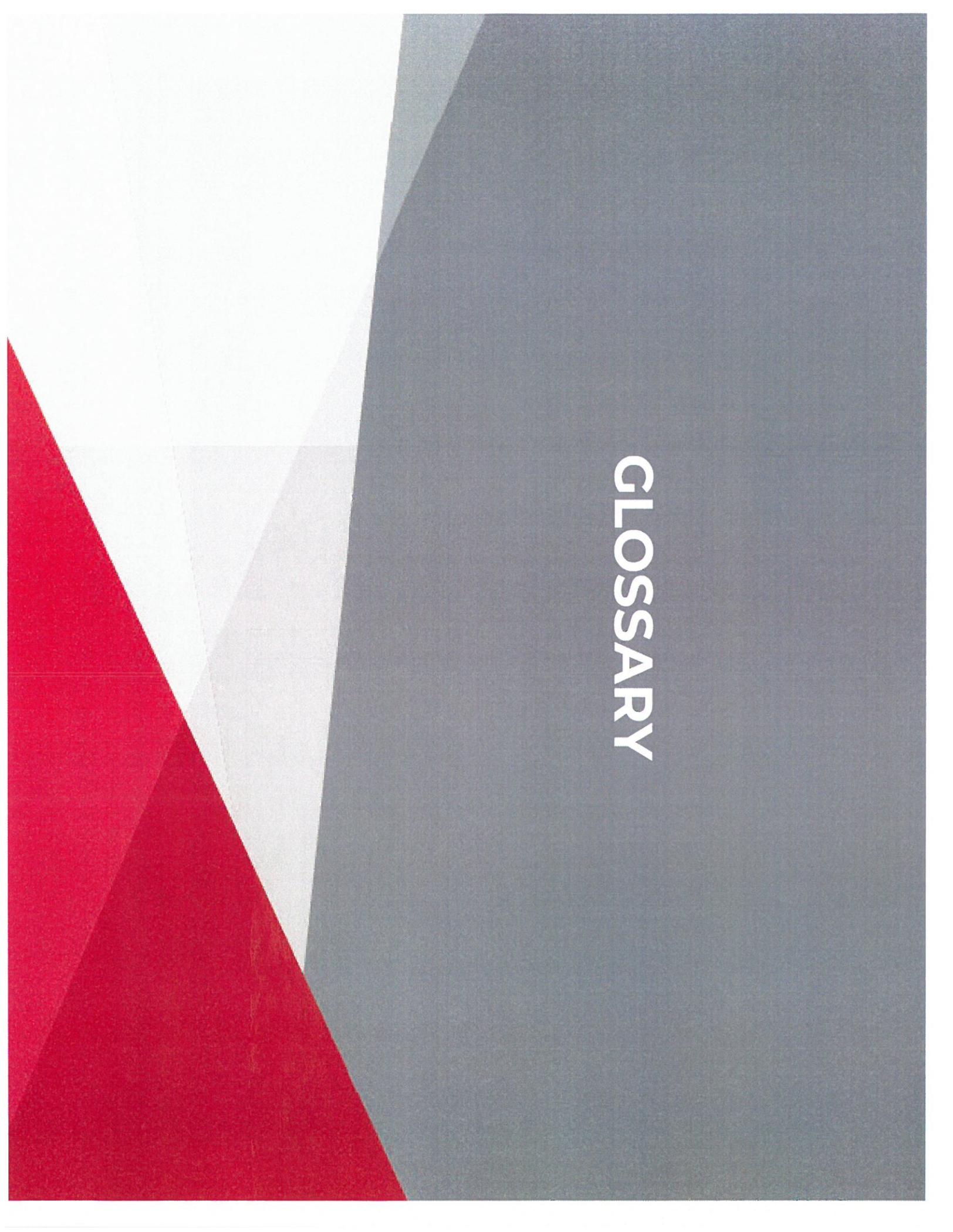
2. Mortality table has been updated as follows:
 - a. General: from Pub-2010 General Headcount-weighted Mortality Table fully generational using scale MP-2019 to Pub-2010 General Headcount-weighted Mortality Table fully generational using scale MP-2020
 - b. Special Services: from Pub-2010 Public Safety Headcount-weighted Mortality Table fully generational using scale MP-2019 to Pub-2010 Public Safety Headcount-weighted Mortality Table fully generational using scale MP-2020
 - c. Surviving Spouses: from Pub-2010 Continuing Survivor Mortality Table fully generational using scale MP-2019 to Pub-2010 Continuing Survivor Mortality Table fully generational using scale MP-2020

This change caused a slight increase in liabilities.

3. The termination rate assumption has been updated to the most recent IPERS tables as of June 30, 2021. This change caused a decrease in liabilities.

4. Health care trend rates have been updated to an initial rate of 8.0% decreasing by 0.5% annually to an ultimate rate of 4.5% as shown below. This change caused an increase in liabilities.

FYE	Medical/Rx	FYE	Medical/Rx
2022	8.0%	2026	6.0%
2023	7.5%	2027	5.5%
2024	7.0%	2028	5.0%
2025	6.5%	2029+	4.5%

The background features abstract geometric shapes. A large grey area occupies the right side, while the left side is divided into white and red sections by diagonal lines. The word 'GLOSSARY' is centered in the grey area.

GLOSSARY

Glossary – Decrements Exhibit

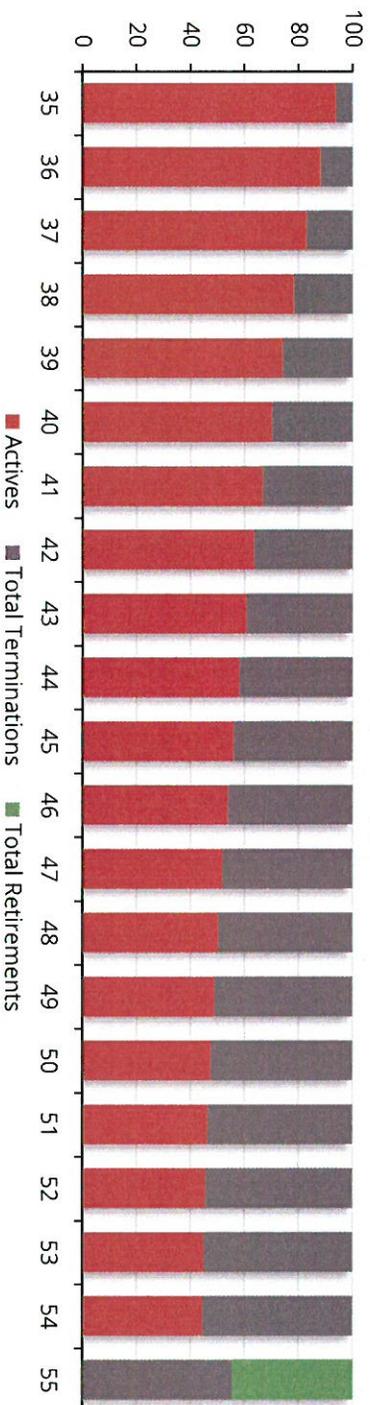
Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2021

The table below illustrates how actuarial assumptions can affect a long-term projection of future liabilities. Starting with 100 employees at age 35, the illustrated actuarial assumptions show that 44.43 employees out of the original 100 are expected to retire and could elect retiree health benefits at age 55.

Age	# Remaining Employees	# of Terminations per Year ¹	# of Retirements per Year	Total Decrements
35	100.000	6.276	0.000	6.276
36	93.724	5.677	0.000	5.677
37	88.047	5.136	0.000	5.136
38	82.911	4.648	0.000	4.648
39	78.262	4.209	0.000	4.209
40	74.053	3.814	0.000	3.814
41	70.239	3.456	0.000	3.456
42	66.783	3.131	0.000	3.131
43	63.652	2.835	0.000	2.835
44	60.817	2.564	0.000	2.564
45	58.253	2.316	0.000	2.316

Age	# Remaining Employees	# of Terminations per Year	# of Retirements per Year	Total Decrements
46	55.938	2.085	0.000	2.085
47	53.853	1.866	0.000	1.866
48	51.987	1.656	0.000	1.656
49	50.331	1.452	0.000	1.452
50	48.880	1.253	0.000	1.253
51	47.627	1.060	0.000	1.060
52	46.567	0.877	0.000	0.877
53	45.690	0.707	0.000	0.707
54	44.983	0.553	0.000	0.553
55	44.430	0.000	44.430	44.430

Decrements Exhibit



¹ The above rates are illustrative rates and are not used in our GASB calculations.

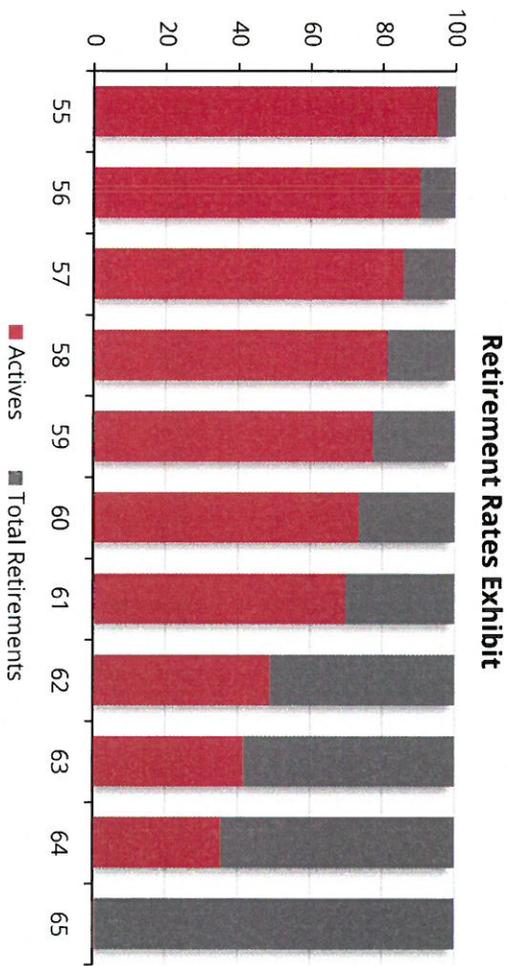
Glossary – Retirement Rates Exhibit

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2021

The table below illustrates how actuarial assumptions can affect a long-term projection of future liabilities. The illustrated retirement rates show the number of employees who are assumed to retire annually based on 100 employees age 55 who are eligible for retiree health care coverage. The average age at retirement is 62.0.

Age	Active Employees BOY	Annual Retirement Rates*	# Retirements per Year	Active Employees EOY
55	100,000	5.0%	5,000	95,000
56	95,000	5.0%	4,750	90,250
57	90,250	5.0%	4,513	85,738
58	85,738	5.0%	4,287	81,451
59	81,451	5.0%	4,073	77,378
60	77,378	5.0%	3,869	73,509
61	73,509	5.0%	3,675	69,834
62	69,834	30.0%	20,950	48,884
63	48,884	15.0%	7,333	41,551
64	41,551	15.0%	6,233	35,318
65	35,318	100.0%	35,318	0,000

* The above rates are illustrative rates and are not used in our GASB calculations.



Glossary – Definitions

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2021

GASB 75 defines several unique terms not commonly employed in the funding of pension and retiree health plans. The definitions of the terms used in the GASB actuarial valuations are noted below.

1. **Actuarial Assumptions** – Assumptions as to the occurrence of future events affecting health care costs, such as: mortality, withdrawal, disablement and retirement; changes in compensation and Government provided health care benefits; rates of investment earnings and asset appreciation or depreciation; procedures used to determine the Actuarial Value of Assets; characteristics of future entrants for Open Group Actuarial Cost Methods; and other relevant items.
2. **Actuarial Cost Method** – A procedure for determining the Actuarial Present Value of Future Benefits and expenses and for developing an actuarially equivalent allocation of such value to time periods, usually in the form of a Service Cost and a Total OPEB Liability.
3. **Actuarially Determined Contribution** - A target or recommended contribution to a defined benefit OPEB plan for the reporting period, determined in accordance with the parameters and in conformity with Actuarial Standards of Practice.
4. **Actuarial Present Value** – The value of an amount or series of amounts payable or receivable at various times, determined as of a given date by the application of a particular set of Actuarial Assumptions. For purposes of this standard, each such amount or series of amounts is:
 - a. adjusted for the probable financial effect of certain intervening events (such as changes in compensation levels, Social Security, marital status, etc.);
 - b. multiplied by the probability of the occurrence of an event (such as survival, death, disability, termination of employment, etc.) on which the payment is conditioned; and
 - c. discounted according to an assumed rate (or rates) of return to reflect the time value of money.
5. **Deferred Outflow / (Inflow) of Resources** – represents the following items that have not been recognized in the OPEB Expense:
 - a. Differences between expected and actual experience of the OPEB plan
 - b. Changes in assumptions
 - c. Differences between projected and actual earnings in OPEB plan investments (for funded plans only)
6. **Explicit Subsidy** – The difference between (a) the amounts required to be contributed by the retirees based on the premium rates and (b) actual cash contribution made by the employer.
7. **Funded Ratio** – The actuarial value of assets expressed as a percentage of the Total OPEB Liability.

Glossary – Definitions

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2021

8. **Healthcare Cost Trend Rate** – The rate of change in the per capita health claims costs over time as a result of factors such as medical inflation, utilization of healthcare services, plan design, and technological developments.
9. **Implicit Subsidy** – In an experience-rated healthcare plan that includes both active employees and retirees with blended premium rates for all plan members, the difference between (a) the age-adjusted premiums approximating claim costs for retirees in the group (which, because of the effect of age on claim costs, generally will be higher than the blended premium rates for all group members) and (b) the amounts required to be contributed by the retirees.
10. **OPEB** – Benefits (such as death benefits, life insurance, disability, and long-term care) that are paid in the period after employment and that are provided separately from a pension plan, as well as healthcare benefits paid in the period after employment, regardless of the manner in which they are provided. OPEB does not include termination benefits or termination payments for sick leave.
11. **OPEB Expense** – Changes in the Net OPEB Liability in the current reporting period, which includes Service Cost, interest cost, changes of benefit terms, expected earnings on OPEB Plan investments, reduction of active employees' contributions, OPEB plan administrative expenses, and current period recognition of Deferred Outflows / (Inflows) of Resources.
12. **Pay-as-you-go** – A method of financing a benefit plan under which the contributions to the plan are generally made at about the same time and in about the same amount as benefit payments and expenses becoming due.
13. **Per Capita Costs** – The current cost of providing postretirement health care benefits for one year at each age from the youngest age to the oldest age at which plan participants are expected to receive benefits under the plan.
14. **Present Value of Future Benefits** – Total projected benefits include all benefits estimated to be payable to plan members (retirees and beneficiaries, terminated employees entitled to benefits but not yet receiving them, and current active members) as a result of their service through the valuation date and their expected future service. The actuarial present value of total projected benefits as of the valuation date is the present value of the cost to finance benefits payable in the future, discounted to reflect the expected effects of the time value (present value) of money and the probabilities of payment. Expressed another way, it is the amount that would have to be invested on the valuation date so that the amount invested plus investment earnings will provide sufficient assets to pay total projected benefits when due.
15. **Real Rate of Return** – the rate of return on an investment after adjustment to eliminate inflation.

Glossary – Definitions

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2021

16. **Select and Ultimate Rates** – Actuarial assumptions that contemplate different rates for successive years. Instead of a single assumed rate with respect to, for example, the investment return assumption, the actuary may apply different rates for the early years of a projection and a single rate for all subsequent years. For example, if an actuary applies an assumed investment return of 8% for year 20W0, then 7.5% for 20W1, and 7% for 20W2 and thereafter, then 8% and 7.5% select rates, and 7% is the ultimate rate.
17. **Service Cost** – The portion of the Actuarial Present Value of projected benefit payments that are attributed to a valuation year by the Actuarial Cost Method.
18. **Substantive Plan** – The terms of an OPEB plan as understood by the employer(s) and plan members.
19. **Total OPEB Liability** – That portion, as determined by a particular Actuarial Cost Method, of the Actuarial Present Value of Future Benefits which is attributed to past periods of employee service (or not provided for by the future Service Costs).

STORY COUNTY UTILITY PERMIT

Date 1/3/2022

To the Board of Supervisors, Story County, Iowa:

The Interstate Power & light (Alliant Energy) Company, incorporated under the laws of Iowa, with its principal place of business at McCallsburg, does hereby make application requesting permission to occupy certain portions of public right-of-way and that the County Engineer be directed to establish the location of lines of transmission of Electricity on secondary route various roads, from 130th St to Bindfold Ave, a distance of 30 total 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 12/21

Alliant Energy (IP&L)
Name of Company (Applicant - Permittee)

Matthew O. Deam 641-481-6108
by Phone no.

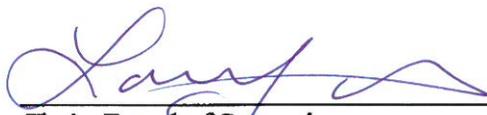
Recommended for Approval:

Date 1-3-22

 515-382-7355
County Engineer Phone no.

Approved:

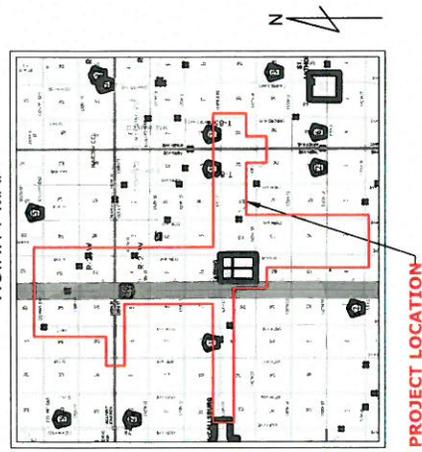
Date 1.11.22


Chair, Board of Supervisors
Story County, Iowa

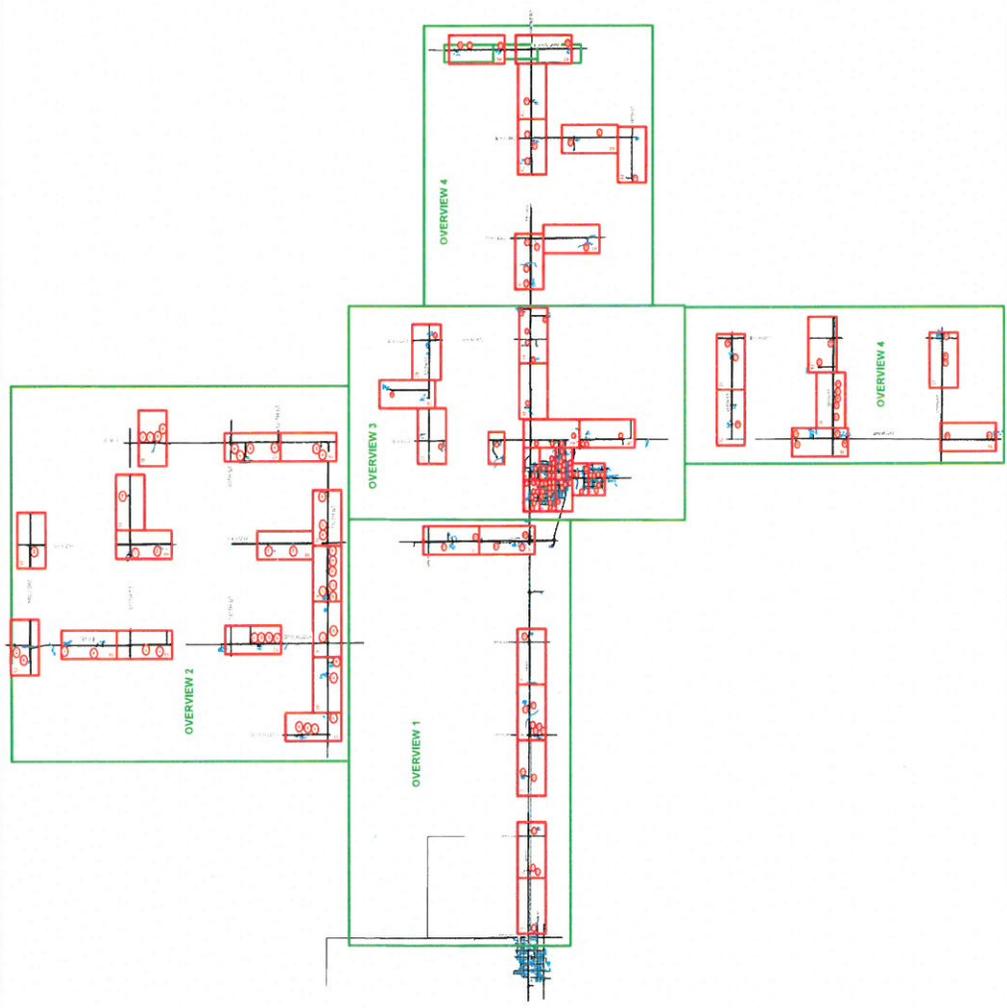
Three (3) copies of this form will be required for each installation. A plat shall be attached to each copy submitted.

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

VICINITY MAP



PROJECT LOCATION



PROJECT CONTACTS
 CONTRACT DESIGNER: ALLIANT ENERGY ENGINEER:
 DYLAN VASSAR JOSH LONG
 (920) 392-2495 (CELL) (515) 401-2121 (CELL)
 IOWA ONE CALL:
 (800)-292-8989 OR 811

PERMITS REQUIRED:
 IA DOT, STORY COUNTY
 & HARDIN COUNTY

ALL RETIREMENT IS BLUE

ALLIANT ENERGY HAS DIRECTED THAT ENGINEERING RISING TO THE LEVEL OF PROFESSIONAL ENGINEERING OR DESIGN ISSUES OR QUESTIONS SHALL BE DIRECTED TO ALLIANT ENERGY. MI-TECH WILL USE INDUSTRY STANDARDS FOR REVIEWS AND COMPLETION OF THE SCOPE OF SERVICES FOR ALLIANT ENERGY ENGINEERING SERVICES.

MI-TECH
 1000 10th St, Grand Bay, Madison, Iowa 50450
 515.465.8020

LINE TYPES

EXISTING SECONDARY/SERVICE	---
NEW SECONDARY	---
EXISTING LINE US	---
NEW 3PH LINE US	---
EXISTING LINE OH	---
NEW 3PH LINE OH	---
CABLE TV	---
TELEPHONE	---

SYMBOL LEGEND

TRANSFORMER 3PH PAD MOUNTED NEW	○
TRANSFORMER 3PH PAD MOUNTED EXISTING	○
TRANSFORMER 3PH POLE MOUNTED NEW	○
TRANSFORMER 3PH POLE MOUNTED EXISTING	○
TRANSFORMER 2PH POLE MOUNTED NEW	○
TRANSFORMER 2PH POLE MOUNTED EXISTING	○
TRANSFORMER 1PH POLE MOUNTED NEW	○
TRANSFORMER 1PH POLE MOUNTED EXISTING	○
TRANSMISSION POLE NEW	○
TRANSMISSION POLE EXISTING	○
ANCHOR NEW	○
ANCHOR EXISTING	○
FUSE NEW	○
FUSE EXISTING	○
GROUND NEW	○
GROUND EXISTING	○
SWITCH 3PH NEW	○
SWITCH 3PH EXISTING	○
SWITCH 2PH NEW	○
SWITCH 2PH EXISTING	○
SWITCH 1PH NEW	○
SWITCH 1PH EXISTING	○
SWITCH M.C. NEW	○
SWITCH M.C. EXISTING	○
NEW POLE	○
POWER PFD NEW	○
POWER PFD EXISTING	○
WARNING MARKER	○
METER	○
PHASING	○
SKINS	○
STREET LIGHT	○
COMM PEDestal	○

Linetypes

EASEMENT	---
GAS	---
WATER	---
ELECTRICAL	---
STORM	---
SANITARY	---
CABLE TV	---
TELEPHONE	---

SYMBOL LEGEND

CAPACITOR NEW	○
CAPACITOR EXISTING	○
SWITCH N.O. NEW	○
SWITCH N.O. EXISTING	○
SWITCH M.C. NEW	○
SWITCH M.C. EXISTING	○

Linetypes

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NEW 3PH LINE US	---
EXISTING LINE OH	---
NEW 3PH LINE OH	---
CABLE TV	---
TELEPHONE	---

SYMBOL LEGEND

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CAPACITOR EXISTING	○
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Linetypes

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EXISTING LINE OH	---
NEW 3PH LINE OH	---
CABLE TV	---
TELEPHONE	---

SYMBOL LEGEND

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CAPACITOR EXISTING	○
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SWITCH M.C. EXISTING	○

Linetypes

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EXISTING LINE OH	---
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CABLE TV	---
TELEPHONE	---

SYMBOL LEGEND

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CAPACITOR EXISTING	○
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SWITCH N.O. EXISTING	○
SWITCH M.C. NEW	○
SWITCH M.C. EXISTING	○

Linetypes

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EXISTING LINE OH	---
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SYMBOL LEGEND

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Linetypes

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SYMBOL LEGEND

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CAPACITOR EXISTING	○
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SWITCH N.O. EXISTING	○
SWITCH M.C. NEW	○
SWITCH M.C. EXISTING	○

Linetypes

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EXISTING LINE OH	---
NEW 3PH LINE OH	---
CABLE TV	---
TELEPHONE	---

SYMBOL LEGEND

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CAPACITOR EXISTING	○
SWITCH N.O. NEW	○
SWITCH N.O. EXISTING	○
SWITCH M.C. NEW	○
SWITCH M.C. EXISTING	○

Linetypes

EXISTING SECONDARY/SERVICE	---
NEW SECONDARY	---
EXISTING LINE US	---
NEW 3PH LINE US	---
EXISTING LINE OH	---
NEW 3PH LINE OH	---
CABLE TV	---
TELEPHONE	---

SYMBOL LEGEND

CAPACITOR NEW	○
CAPACITOR EXISTING	○
SWITCH N.O. NEW	○
SWITCH N.O. EXISTING	○
SWITCH M.C. NEW	○
SWITCH M.C. EXISTING	○

Linetypes

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NEW 3PH LINE US	---
EXISTING LINE OH	---
NEW 3PH LINE OH	---
CABLE TV	---
TELEPHONE	---

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CAPACITOR EXISTING	○
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SWITCH N.O. EXISTING	○
SWITCH M.C. NEW	○
SWITCH M.C. EXISTING	○

Linetypes

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CAPACITOR EXISTING	○
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SWITCH N.O. EXISTING	○
SWITCH M.C. NEW	○
SWITCH M.C. EXISTING	○

Linetypes

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CABLE TV	---
TELEPHONE	---

SYMBOL LEGEND

CAPACITOR NEW	○
CAPACITOR EXISTING	○
SWITCH N.O. NEW	○
SWITCH N.O. EXISTING	○
SWITCH M.C. NEW	○
SWITCH M.C. EXISTING	○

Linetypes

EXISTING SECONDARY/SERVICE	---
NEW SECONDARY	---
EXISTING LINE US	---
NEW 3PH LINE US	---
EXISTING LINE OH	---
NEW 3PH LINE OH	---
CABLE TV	---
TELEPHONE	---

SYMBOL LEGEND

CAPACITOR NEW	○
CAPACITOR EXISTING	○
SWITCH N.O. NEW	○
SWITCH N.O. EXISTING	○
SWITCH M.C. NEW	○
SWITCH M.C. EXISTING	○

Linetypes

EXISTING SECONDARY/SERVICE	---
NEW SECONDARY	---
EXISTING LINE US	---
NEW 3PH LINE US	---
EXISTING LINE OH	---
NEW 3PH LINE OH	---
CABLE TV	---
TELEPHONE	---

SYMBOL LEGEND

CAPACITOR NEW	○
CAPACITOR EXISTING	○
SWITCH N.O. NEW	○
SWITCH N.O. EXISTING	○
SWITCH M.C. NEW	○
SWITCH M.C. EXISTING	○

Linetypes

EXISTING SECONDARY/SERVICE	---
NEW SECONDARY	---
EXISTING LINE US	---
NEW 3PH LINE US	---
EXISTING LINE OH	---
NEW 3PH LINE OH	---
CABLE TV	---
TELEPHONE	---

SYMBOL LEGEND

CAPACITOR NEW	○
CAPACITOR EXISTING	○
SWITCH N.O. NEW	○
SWITCH N.O. EXISTING	○
SWITCH M.C. NEW	○
SWITCH M.C. EXISTING	○

Linetypes

EXISTING SECONDARY/SERVICE	---
NEW SECONDARY	---
EXISTING LINE US	---
NEW 3PH LINE US	---
EXISTING LINE OH	---
NEW 3PH LINE OH	---
CABLE TV	---
TELEPHONE	---

SYMBOL LEGEND

CAPACITOR NEW	○
CAPACITOR EXISTING	○
SWITCH N.O. NEW	○
SWITCH N.O. EXISTING	○
SWITCH M.C. NEW	○
SWITCH M.C. EXISTING	○

Linetypes

EXISTING SECONDARY/SERVICE	---
NEW SECONDARY	---
EXISTING LINE US	---
NEW 3PH LINE US	---
EXISTING LINE OH	---
NEW 3PH LINE OH	---
CABLE TV	---
TELEPHONE	---

SYMBOL LEGEND

CAPACITOR NEW	○
CAPACITOR EXISTING	○
SWITCH N.O. NEW	○
SWITCH N.O. EXISTING	○
SWITCH M.C. NEW	○
SWITCH M.C. EXISTING	○

Linetypes

EXISTING SECONDARY/SERVICE	---
NEW SECONDARY	---
EXISTING LINE US	---
NEW 3PH LINE US	---
EXISTING LINE OH	---
NEW 3PH LINE OH	---
CABLE TV	---
TELEPHONE	---

SYMBOL LEGEND

CAPACITOR NEW	○
CAPACITOR EXISTING	○
SWITCH N.O. NEW	○
SWITCH N.O. EXISTING	○
SWITCH M.C. NEW	○
SWITCH M.C. EXISTING	○

Linetypes

EXISTING SECONDARY/SERVICE	---
NEW SECONDARY	---
EXISTING LINE US	---
NEW 3PH LINE US	---
EXISTING LINE OH	---
NEW 3PH LINE OH	---
CABLE TV	---
TELEPHONE	---

SYMBOL LEGEND

CAPACITOR NEW	○
CAPACITOR EXISTING	○
SWITCH N.O. NEW	○
SWITCH N.O. EXISTING	○
SWITCH M.C. NEW	○
SWITCH M.C. EXISTING	○

Linetypes

EXISTING SECONDARY/SERVICE	---
NEW SECONDARY	---
EXISTING LINE US	---
NEW 3PH LINE US	---
EXISTING LINE OH	---
NEW 3PH LINE OH	---
CABLE TV	---
TELEPHONE	---

SYMBOL LEGEND

CAPACITOR NEW	○
CAPACITOR EXISTING	○
SWITCH N.O. NEW	○
SWITCH N.O. EXISTING	○
SWITCH M.C. NEW	○
SWITCH M.C. EXISTING	○

Linetypes

EXISTING SECONDARY/SERVICE	---
NEW SECONDARY	---
EXISTING LINE US	---
NEW 3PH LINE US	---
EXISTING LINE OH	---
NEW 3PH LINE OH	---
CABLE TV	---
TELEPHONE	---

SYMBOL LEGEND

CAPACITOR NEW	○
CAPACITOR EXISTING	○
SWITCH N.O. NEW	○
SWITCH N.O. EXISTING	○
SWITCH M.C. NEW	○
SWITCH M.C. EXISTING	○

Linetypes

EXISTING SECONDARY/SERVICE	---
NEW SECONDARY	---
EXISTING LINE US	---
NEW 3PH LINE US	---
EXISTING LINE OH	---
NEW 3PH LINE OH	---
CABLE TV	---
TELEPHONE	---

SYMBOL LEGEND

CAPACITOR NEW	○
CAPACITOR EXISTING	○
SWITCH N.O. NEW	○
SWITCH N.O. EXISTING	○
SWITCH M.C. NEW	○
SWITCH M.C. EXISTING	○

Linetypes

EXISTING SECONDARY/SERVICE	---
NEW SECONDARY	---
EXISTING LINE US	---
NEW 3PH LINE US	---
EXISTING LINE OH	---
NEW 3PH LINE OH	---
CABLE TV	---
TELEPHONE	---

SYMBOL LEGEND

CAPACITOR NEW	○
CAPACITOR EXISTING	○
SWITCH N.O. NEW	○
SWITCH N.O. EXISTING	○
SWITCH M.C. NEW	○
SWITCH M.C. EXISTING	○

Linetypes

EXISTING SECONDARY/SERVICE	---
NEW SECONDARY	---
EXISTING LINE US	---
NEW 3PH LINE US	---
EXISTING LINE OH	---
NEW 3PH LINE OH	---
CABLE TV	---
TELEPHONE	---

SYMBOL LEGEND

CAPACITOR NEW	○
CAPACITOR EXISTING	○
SWITCH N.O. NEW	○
SWITCH N.O. EXISTING	○
SWITCH M.C. NEW	○
SWITCH M.C. EXISTING	○

Linetypes

EXISTING SECONDARY/SERVICE	---
NEW SECONDARY	---
EXISTING LINE US	---
NEW 3PH LINE US	---
EXISTING LINE OH	---
NEW 3PH LINE OH	---
CABLE TV	---
TELEPHONE	---

SYMBOL LEGEND

CAPACITOR NEW	○
CAPACITOR EXISTING	○
SWITCH N.O. NEW	○
SWITCH N.O. EXISTING	○
SWITCH M.C. NEW	○
SWITCH M.C. EXISTING	○

Linetypes

EXISTING SECONDARY/SERVICE	---
NEW SECONDARY	---
EXISTING LINE US	---
NEW 3PH LINE US	---
EXISTING LINE OH	---
NEW 3PH LINE OH	---
CABLE TV	---
TELEPHONE	---

SYMBOL LEGEND

CAPACITOR NEW	○
CAPACITOR EXISTING	○
SWITCH N.O. NEW	○
SWITCH N.O. EXISTING	○
SWITCH M.C. NEW	○
SWITCH M.C. EXISTING	○

Linetypes

EXISTING SECONDARY/SERVICE	---
NEW SECONDARY	---
EXISTING LINE US	---
NEW 3PH LINE US	---
EXISTING LINE OH	---
NEW 3PH LINE OH	---
CABLE TV	---
TELEPHONE	---

SYMBOL LEGEND

CAPACITOR NEW	○
CAPACITOR EXISTING	○
SWITCH N.O. NEW	○
SWITCH N.O. EXISTING	○
SWITCH M.C. NEW	○
SWITCH M.C. EXISTING	○

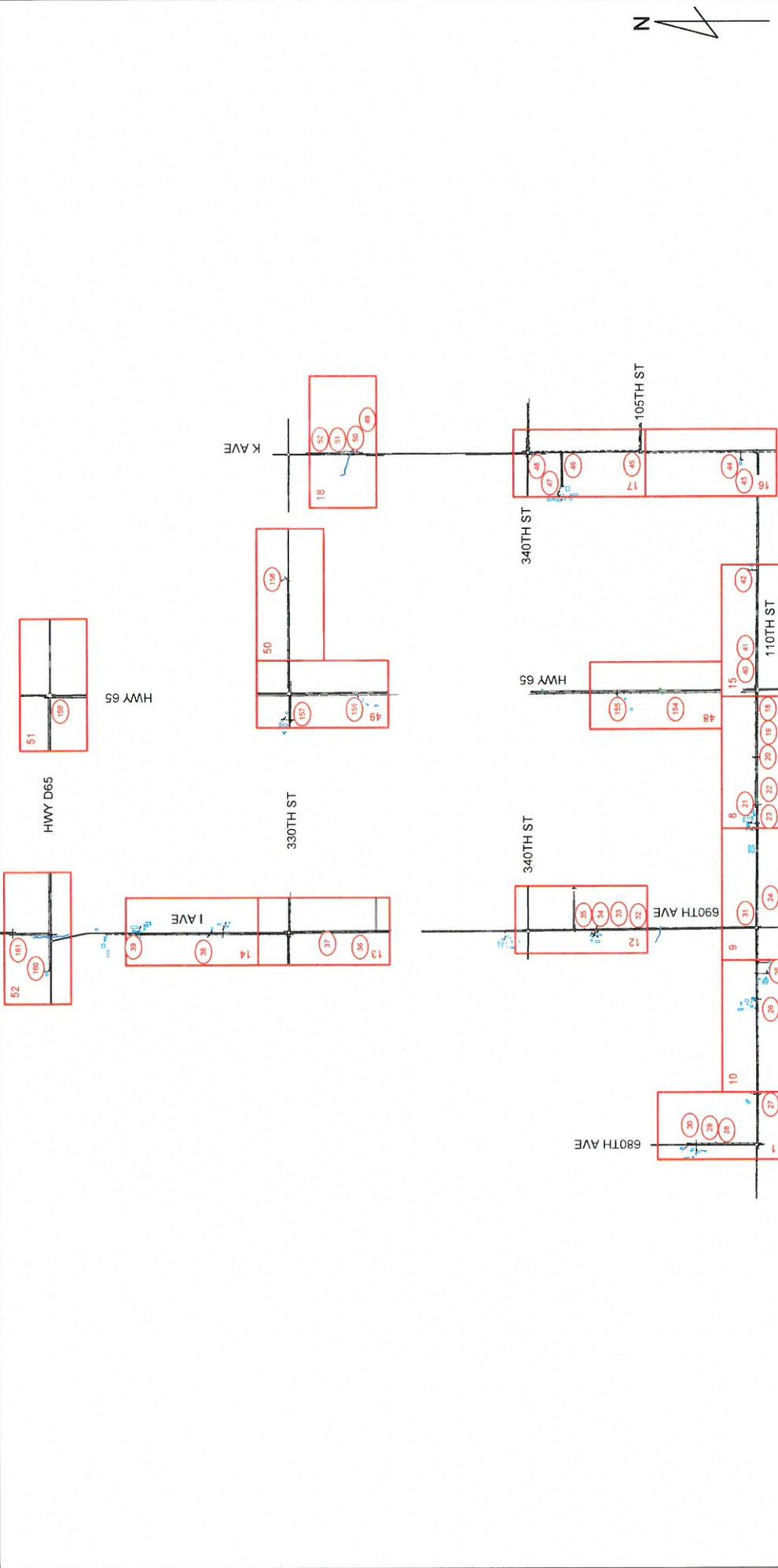
Linetypes

EXISTING SECONDARY/SERVICE	---
NEW SECONDARY	---
EXISTING LINE US	---
NEW 3PH LINE US	---
EXISTING LINE OH	---
NEW 3PH LINE OH	---
CABLE TV	---
TELEPHONE	---

SYMBOL LEGEND

CAPACITOR NEW	○
CAPACITOR EXISTING	○
SWITCH N.O. NEW	○
SWITCH N.O. EXISTING	○
SWITCH M.C. NEW	○
SWITCH M.C. EXISTING	○

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



mi-TECH
Food Dr. L.P., Green Bay, Madison, Wisconsin
800.445.8870

Alliant Energy

LOCATION: **McCALLSBURG, IA**

ALLIANT ENERGY WORK REQUEST # **4236491**

FILED BY: D.V.	DATE: 11/3/2021
DRAFTED BY: R.L.	DATE: 12/21/2021
DESIGNED BY: D.V.	DATE: 11/3/2021
IOWA PE: A.S.	APPROVAL DATE:

LINE TYPES

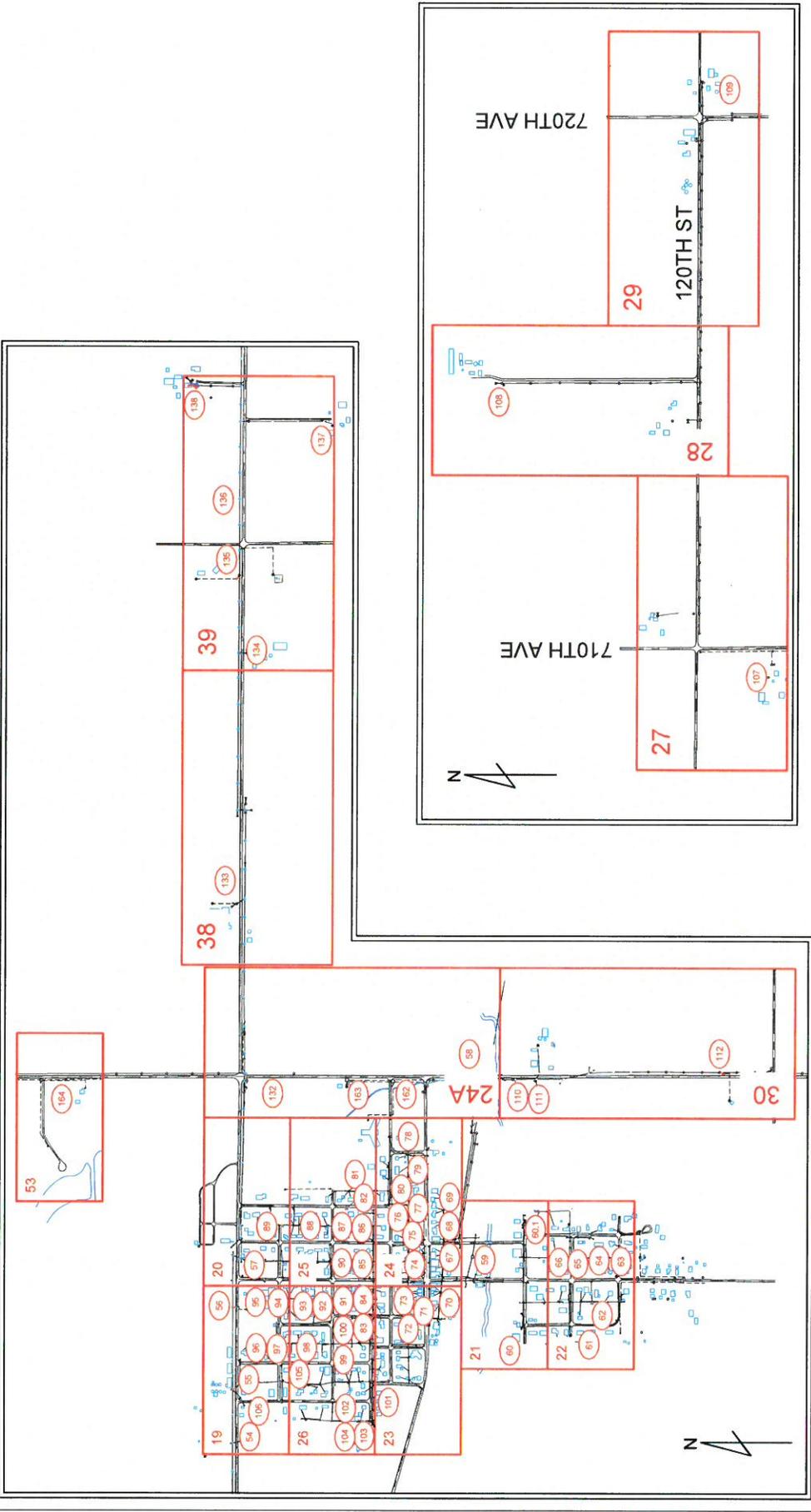
EXISTING SECONDARY/SERVICE	NEW SECONDARY
EXISTING LINE US	NEW LINE US
NEW 3PH LINE US	NEW 3PH LINE US
EXISTING LINE OH	NEW 3PH LINE OH
NEW 3PH LINE OH	NEW 3PH LINE OH

SYMBOL LEGEND

TRANSFORMER 3PH PAD MOUNTED NEW	TRANSFORMER 3PH PAD MOUNTED EXISTING	TRANSFORMER 3PH PAD MOUNTED NEW	TRANSFORMER 3PH PAD MOUNTED EXISTING	TRANSFORMER 3PH PAD MOUNTED NEW	TRANSFORMER 3PH PAD MOUNTED EXISTING
ANCHOR NEW	ANCHOR EXISTING	POLE NEW	POLE EXISTING	POLE NEW	POLE EXISTING
SWITCH H.O. NEW	SWITCH H.O. EXISTING	SWITCH H.C. NEW	SWITCH H.C. EXISTING	SWITCH H.C. NEW	SWITCH H.C. EXISTING
METER	METER	SKINS	SKINS	STREET LIGHT	STREET LIGHT
WARNING MARKER	WARNING MARKER	COMM PEDestal	COMM PEDestal	COMM PEDestal	COMM PEDestal

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

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



mi-TECH
 Paul Du Lac - Green Bay, WI
 920.762.9220

Alliant Energy

LOCATION: **McCALLSBURG, IA**

ALLIANT ENERGY WORK REQUEST # **4236491**

FIELD BY: D.V.	DATE: 11/3/2021
DRAFTED BY: R.L.	DATE: 12/21/2021
DESIGNED BY: D.V.	DATE: 11/3/2021
POWER PE: A.S.	APPROVAL DATE:

LINE TYPES

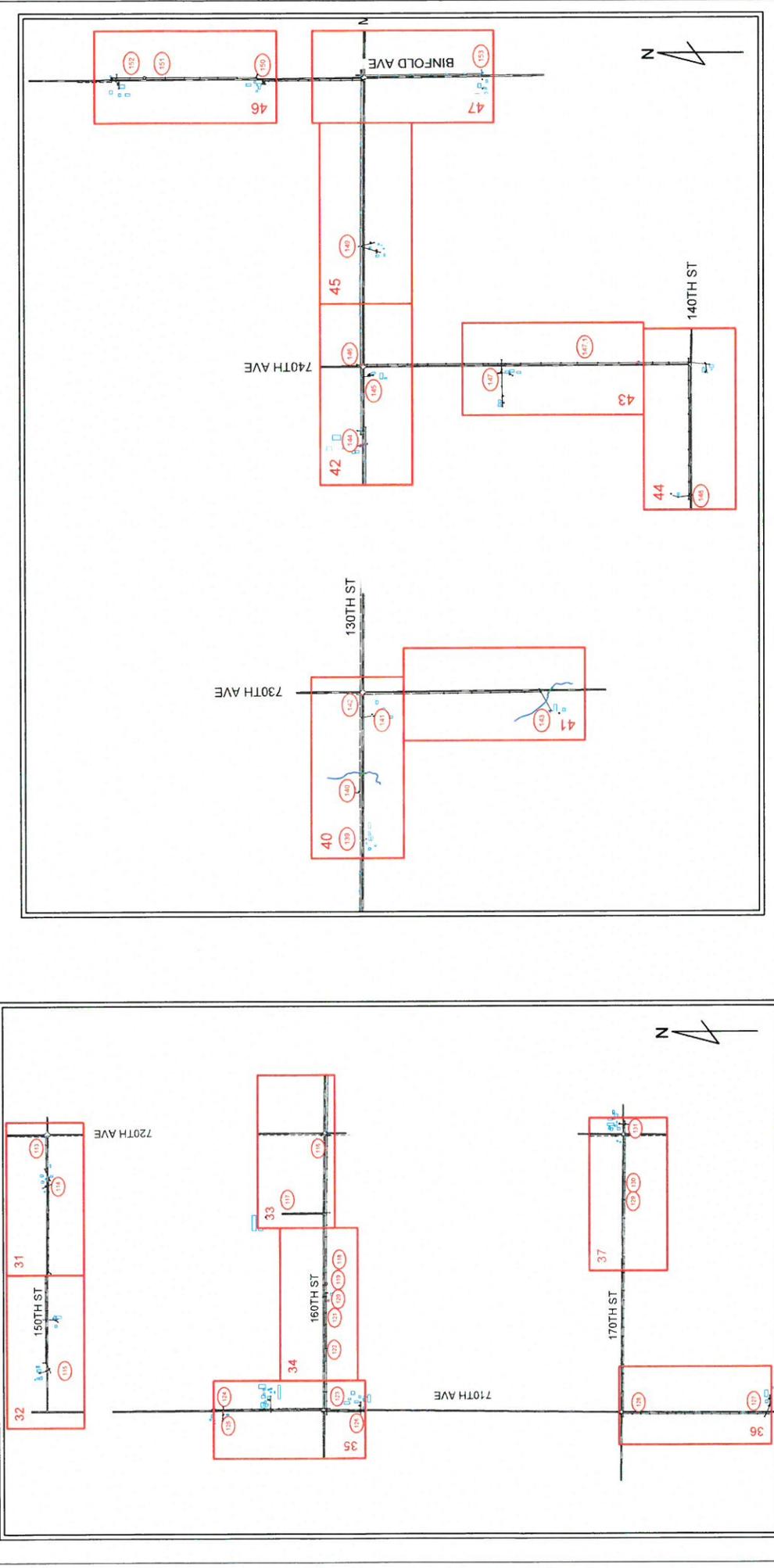
EXISTING SECONDARY SERVICE	EXISTING GAS	EXISTING WATER	EXISTING ELECTRICAL	EXISTING STORM	EXISTING SANITARY	EXISTING CABLE TV	EXISTING TELEPHONE
NEW SECONDARY SERVICE	NEW GAS	NEW WATER	NEW ELECTRICAL	NEW STORM	NEW SANITARY	NEW CABLE TV	NEW TELEPHONE

SYMBOL LEGEND

TRANSFORMER 3PH PAD MOUNTED NEW	TRANSFORMER 3PH PAD MOUNTED EXISTING	TRANSMISSION POLE NEW	TRANSMISSION POLE EXISTING	CAPACITOR NEW	CAPACITOR EXISTING	NEW POLE	POWER PED NEW	POWER PED EXISTING
TRANSFORMER 3PH PAD MOUNTED NEW	TRANSFORMER 3PH PAD MOUNTED EXISTING	ANCHOR NEW	ANCHOR EXISTING	SWITCH I.O. NEW	SWITCH I.O. EXISTING	METER	WARNING MARKER	METER
TRANSFORMER 3PH POLE MOUNTED NEW	TRANSFORMER 3PH POLE MOUNTED EXISTING	FUSE NEW	FUSE EXISTING	SWITCH I.O. NEW	SWITCH I.O. EXISTING	GROUND NEW	GROUND EXISTING	GROUND NEW
TRANSFORMER 3PH POLE MOUNTED NEW	TRANSFORMER 3PH POLE MOUNTED EXISTING	GROUND NEW	GROUND EXISTING	SWITCH I.C. NEW	SWITCH I.C. EXISTING	STREET LIGHT	STREET LIGHT	STREET LIGHT
TRANSFORMER 3PH POLE MOUNTED NEW	TRANSFORMER 3PH POLE MOUNTED EXISTING	GROUND NEW	GROUND EXISTING	SWITCH I.C. NEW	SWITCH I.C. EXISTING	COMM FEDERAL	COMM FEDERAL	COMM FEDERAL

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

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



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

LOCATION: McCallSBURG, IA

ALLIANT ENERGY WORK REQUEST # 4236491

FIELD BY: DATE: 11/3/2021
D.V.
DRAFTED BY: DATE: 12/21/2021
R.L.
DESIGNED BY: DATE: 11/3/2021
D.V.
APPROVAL DATE:
IOWA PE:
A.S.

mi-TECH
 Paul Da Lee - Creston, IA
 800.462.8000

Symbol Legend

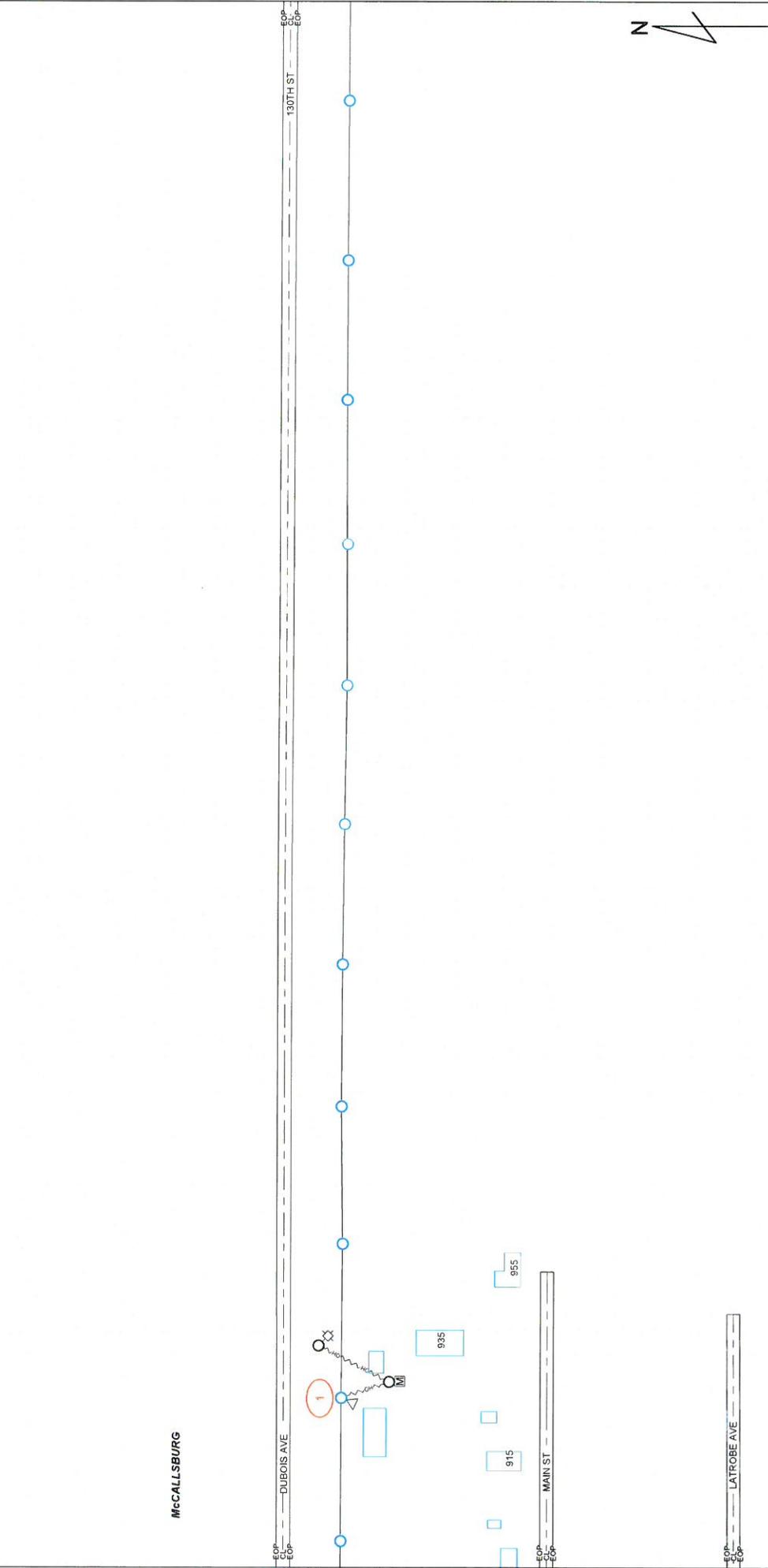
Transformer 3PH Pad Mounted New	Transformer 3PH Pad Mounted Existing	Capacitor New	Capacitor Existing	Switch N.O. New	Switch N.O. Existing	Switch N.C. New	Switch N.C. Existing
Transformer 1PH Pad Mounted New	Transformer 1PH Pad Mounted Existing	Capacitor New	Capacitor Existing	Switch N.O. New	Switch N.O. Existing	Switch N.C. New	Switch N.C. Existing
Transformer 3PH Pole Mounted New	Transformer 3PH Pole Mounted Existing	Capacitor New	Capacitor Existing	Switch N.O. New	Switch N.O. Existing	Switch N.C. New	Switch N.C. Existing
Transformer 1PH Pole Mounted New	Transformer 1PH Pole Mounted Existing	Capacitor New	Capacitor Existing	Switch N.O. New	Switch N.O. Existing	Switch N.C. New	Switch N.C. Existing
Transformer 2PH Pole Mounted New	Transformer 2PH Pole Mounted Existing	Capacitor New	Capacitor Existing	Switch N.O. New	Switch N.O. Existing	Switch N.C. New	Switch N.C. Existing
Transformer 1PH Pole Mounted New	Transformer 1PH Pole Mounted Existing	Capacitor New	Capacitor Existing	Switch N.O. New	Switch N.O. Existing	Switch N.C. New	Switch N.C. Existing

Linetypes

Existing Secondary/Service	New Secondary	Existing Line US	New 1PH Line US	New 3PH Line US	Existing Line OH	New 3PH Line OH	New 1PH Line OH
Facement	Gas	Water	Electrical	Storm	Sanitary	Cable TV	Telephone

Alliant Energy

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



mi-TECH
Field Dr. Lic. - Green Bay, Madison, Woodfield
(920) 202-2020

Alliant Energy

LINE TYPES

	EXISTING SECONDARY SERVICE
	NEW SECONDARY
	EXISTING LINE UG
	NEW 3PH LINE UG
	EXISTING LINE OH
	NEW 3PH LINE OH
	EXISTING CABLE TV
	NEW CABLE TV
	EXISTING TELEPHONE
	NEW TELEPHONE

SYMBOL LEGEND

	TRANSFORMER 3PH PAD MOUNTED NEW		POLE NEW
	TRANSFORMER 3PH PAD MOUNTED EXISTING		POLE EXISTING
	TRANSFORMER 2PH POLE MOUNTED NEW		ANCHOR NEW
	TRANSFORMER 2PH POLE MOUNTED EXISTING		ANCHOR EXISTING
	FUSE NEW		FUSE EXISTING
	GROUND NEW		GROUND EXISTING
	SWITCH 3PH NEW		SWITCH 3PH EXISTING
	SWITCH 2PH NEW		SWITCH 2PH EXISTING
	SWITCH 1PH NEW		SWITCH 1PH EXISTING
	METER		METER
	WARNING MARKER		WARNING MARKER
	POWER RED NEW		POWER RED EXISTING
	CAPACITOR NEW		CAPACITOR EXISTING
	SWITCH A.O. NEW		SWITCH A.O. EXISTING
	SKINS		STREET LIGHT
	COMM PEDESTAL		COMM PEDESTAL

ALLIANT ENERGY WORK REQUEST # 4236491

LOCATION: McCallsburg, IA

FIELD BY: D.V.	DATE: 11/3/2021
DRAFTED BY: R.L.	DATE: 12/21/2021
DESIGNED BY: D.V.	DATE: 11/3/2021
IOWA P.E.: A.S.	APPROVAL DATE:

McCallsburg

130TH ST

DUBOIS AVE

MAIN ST

LATROBE AVE

STORY COUNTY UTILITY PERMIT

Date 1/5/2022

To the Board of Supervisors, Story County, Iowa:

The Iowa Regional Utilities Association Company, incorporated under the laws of Iowa authorize to do business within the State of Iowa, with its principal place of business at 1351 Iowa Speedway Drive, Newton, Iowa 50208, 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 Potable Water on secondary route 330th St., from North ROW Line to South ROW Line to 67246 330th Street, a distance of 120 L.F. ~~xxxx~~

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: Directional boring from North ROW Line to South ROW Line under 330th Street, installing a 1" PVC Water Service Line between Sections 25 and 36, in Indian Creek Township, a minimum of 5 feet deep. See attached Plan Sheet.
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 1-5-2022

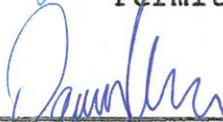
Iowa Regional Utilities Association

Name of Company (Applicant - Permittee)


by Gayla E. Hannagan, Phone no. 641-792-7011
Permit Manager

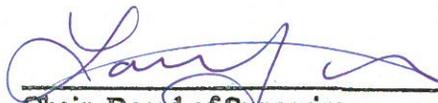
Recommended for Approval:

Date 1-5-22


County Engineer Phone no. 515-382-7355

Approved:

Date 1.11.22


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.



22-6132

~~August 4, 2021~~

11/5/2022

STORY COUNTY UTILITY PERMIT

To the Board of Supervisors, Story County, Iowa:

The COLO TELEPHONE Company, incorporated under the laws of authorize to do business within the State of Iowa, with its principal place of business at 303 Main Street, Colo, IA 50056 does hereby make application requesting permission to occupy certain portions of the public right-of-way and that the County Engineer be directed to establish the location of lines of transmission of installation of fiber optic cable on secondary route; **please see attached map for route and 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.

I. 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 inequity, 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. 12-30-2021

COLO TELEPHONE
Name of Company (Applicant- Permittee)

Larry W. Springer 641-377-2202
by Phone no.

Recommended for Approval:

Date. 1-5-21

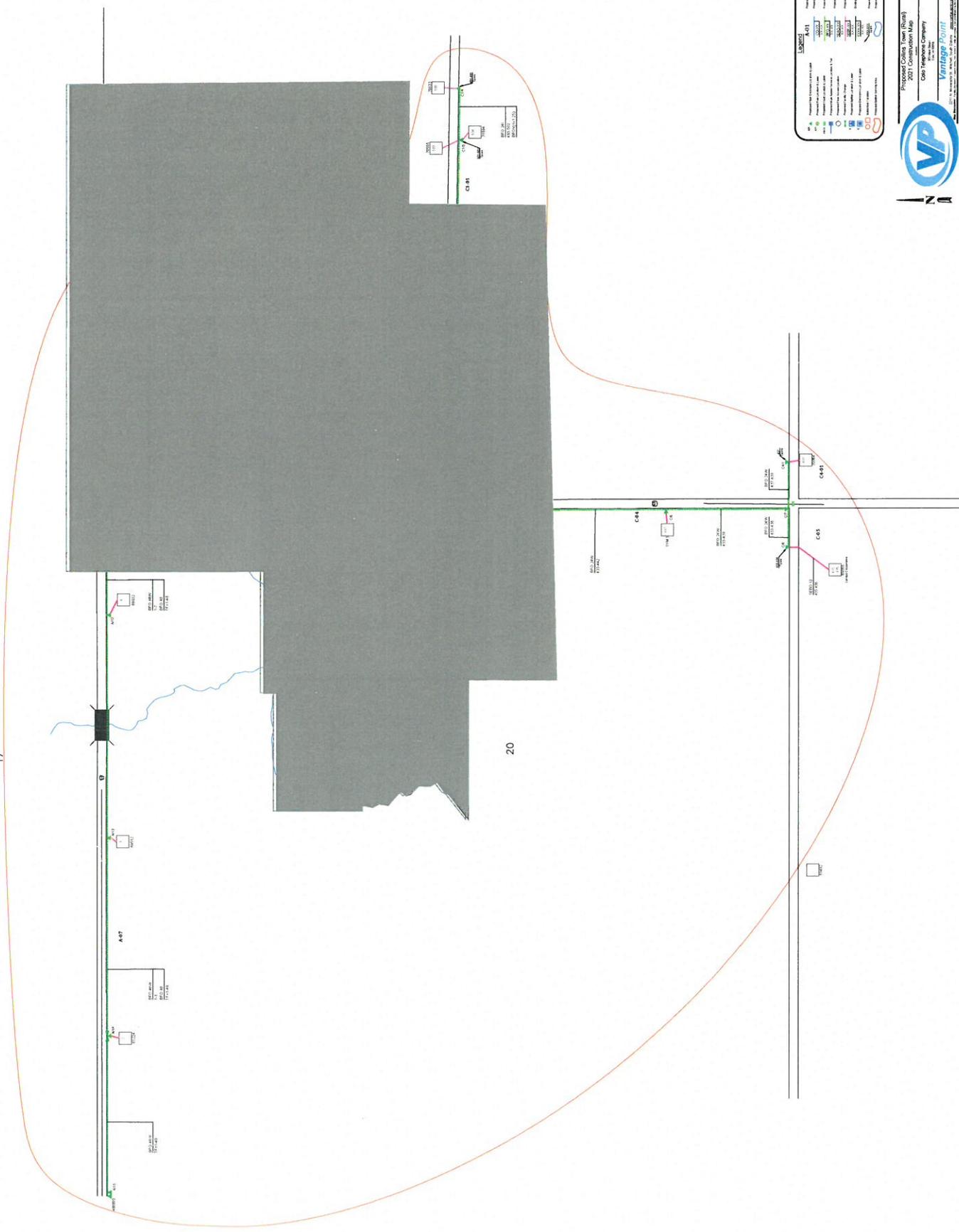
[Signature] 515-382-7355
County Engineer Phone no.

Approved:

Date 1-11-22

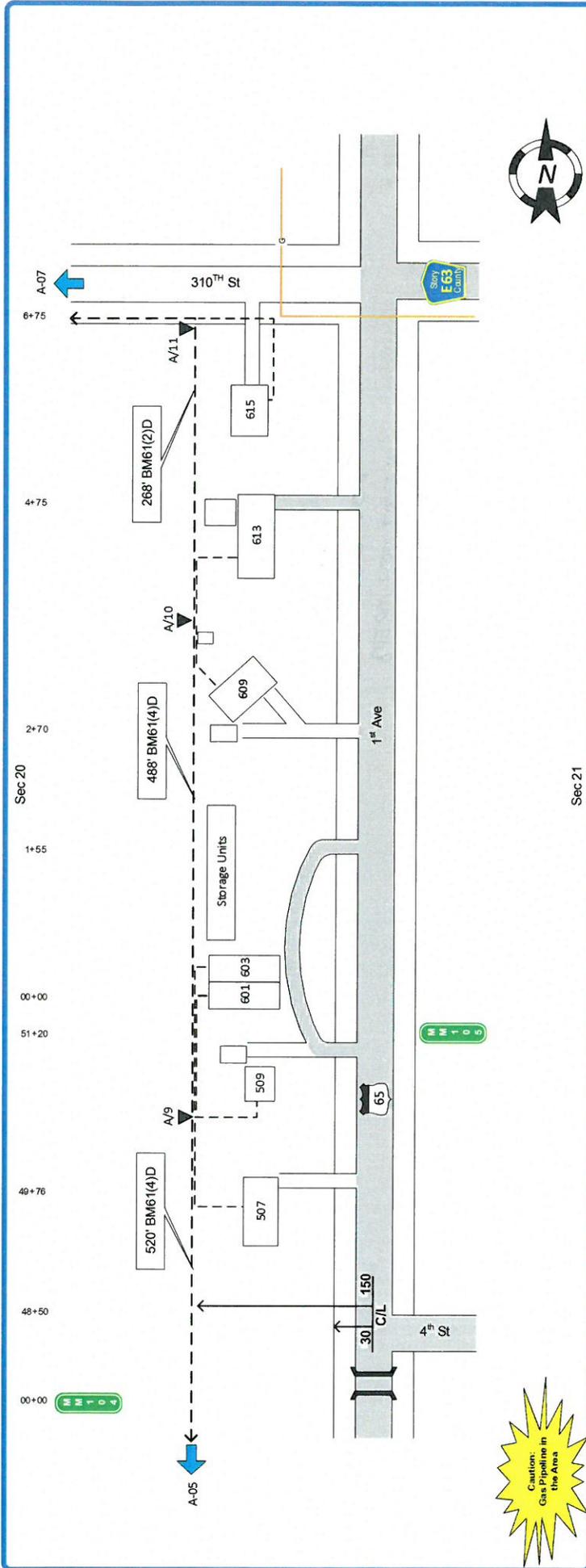
[Signature]
Chair, Board of Supervisors
Story County, Iowa

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



Symbol	Description
(Green line)	Proposed 150' Right of Way
(Red line)	Proposed 100' Right of Way
(Blue line)	Proposed 50' Right of Way
(Black line)	Proposed 25' Right of Way
(Dashed line)	Proposed 10' Right of Way
(Green box)	Proposed 150' Right of Way
(Red box)	Proposed 100' Right of Way
(Blue box)	Proposed 50' Right of Way
(Black box)	Proposed 25' Right of Way
(Dashed box)	Proposed 10' Right of Way


 Proposed Centre Town Retail
 ZOT Concept Plan
 City Planning Commission
 City of Raleigh
VP
 2017 S. Lawrenceville Rd., Suite 100, Cary, NC 27513
 Phone: 919.487.8800
 Fax: 919.487.8801
 Email: info@vp.com

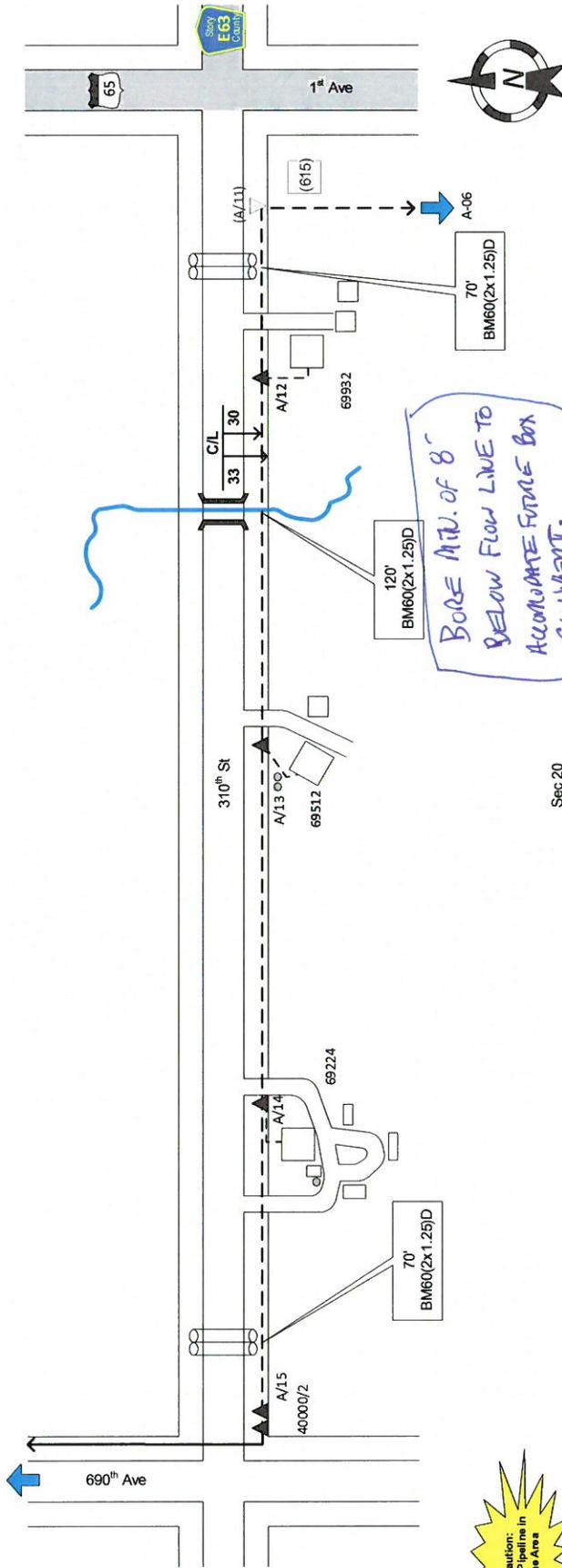


From	To	PType	Units	Feet	BM	HO	ONT	Remarks
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	A/9		BFO48	520	61(4)D	520		FEEDER
	A/9		BFOV(2x1.25)	520				
A/9	507 1st Ave		SEBO 41	166	83	1		HBSS
	507 1st Ave		SEBOV(1x.75)	106				
A/9	509 1st Ave		SEBO 41	132	83	1		HBSS
	509 1st Ave		SEBOV(1x.75)	72				
A/9	601 1st Ave		SEBO 41	226	83	1		HBSS
	601 1st Ave		SEBOV(1x.75)	166				
A/9	603 1st Ave		SEBO 41	238	83	1		

As Stated: COLLOI, L.L.C.
 Name: A-06
 WO: VPS_CLMS_21
 Exch: Collins
 State: Iowa
 County: Story
 Twp: R2N
 Range: 21W
 Section: 20
 Route: A
 ROW: Public
 Filed By: AR Date: 4/22/21
 Revised By: Date:
VantagePoint
 Drawing Not to Scale

Sheet 6 of 7

Sec 17



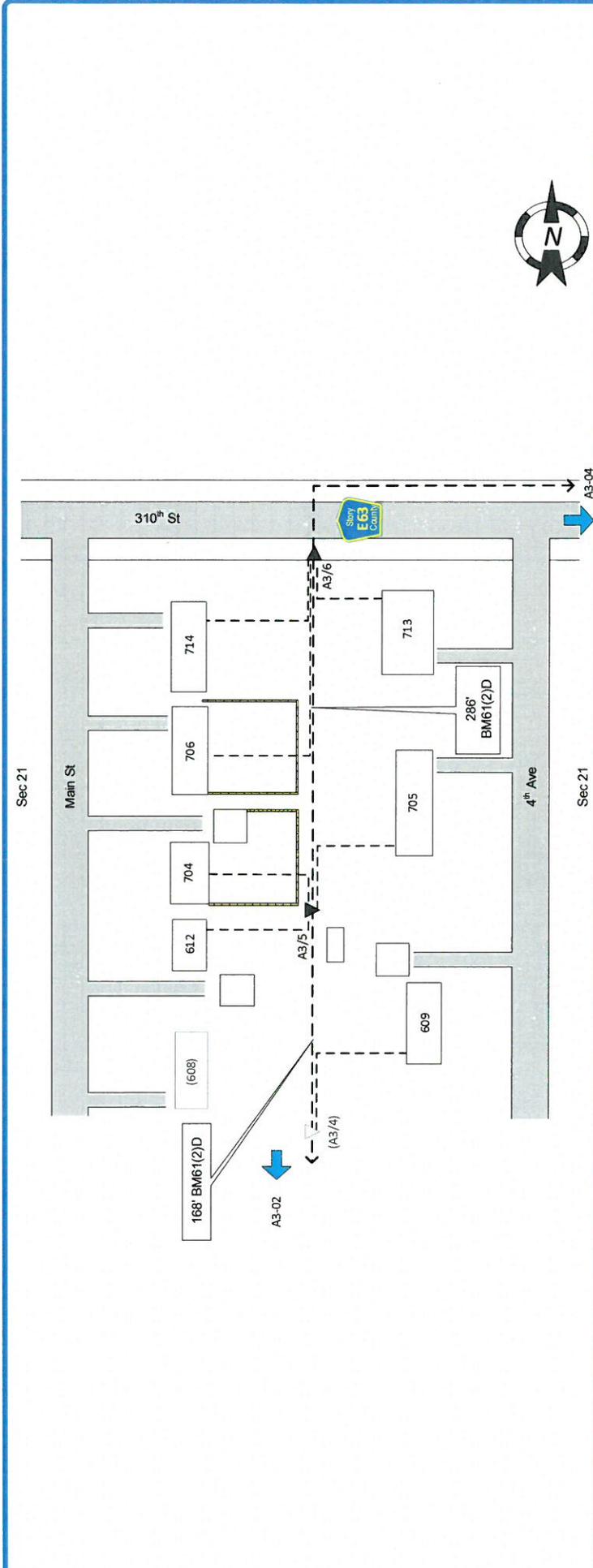
Sec 20

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	A/12		BFO48W/D	630	60/2x1.25/D	70			A RTE/10' TAIL / 20' COIL
A/12	69512 310th St		SEBO4	226	83	1		HB85	
A/12	A/13	BDO4	BFO48 &	1868	215/818	1	1		FEEDER
	A/13		BFO48W/D	1888	60/2x1.25/D	120			A RTE/DIS / 20' COIL
A/13	69512 310th St		SEBO4	202	83	1		HB85	
A/13	A/14	BDO4	BFO48 &	1430	215/818	1	1		FEEDER
	A/14		BFO48W/D	1440					A RTE/DIS / 10' TAIL
A/14	69224 310th St		SEBO4	202	83	1		HB85	

As Staked: **COLL TEL CO.**
 Name: **A-07**
 WO: **JPS_CLINS_21**
 Eech: **Collins**
 State: **Iowa**
 County: **Stacy**
 Twp: **S2N** Range: **21W**
 Section: **2D** Route: **A**
 ROW: **Public**
 Filed By: **AR** Date: **4/5/2021**
 Revised By: **AR** Date: **4/5/2021**

VantagePoint
 Drawing Not to Scale

Sheet **7** of **7**

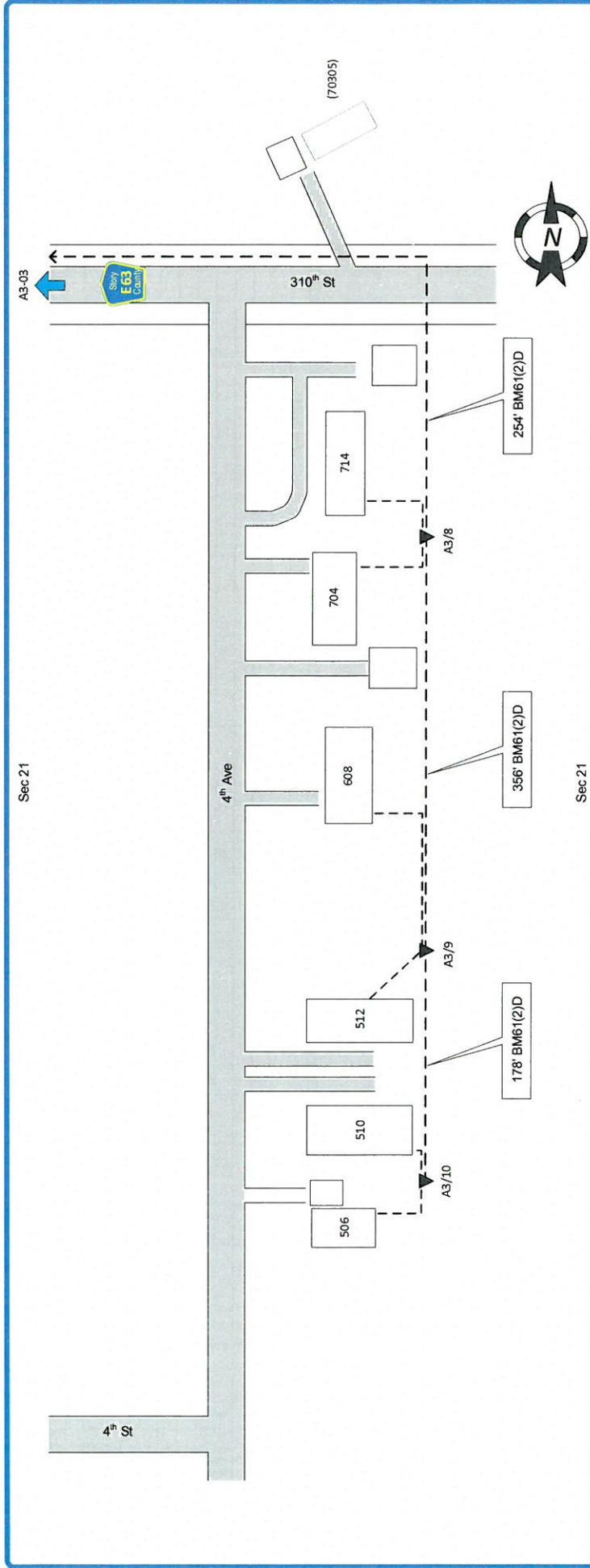


From	To	PType	Units	Feet	BM	HO	ONT	Remarks
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	609 4th Ave		SEBOV(1x.75)	130				
(A3/4)	A3/5	BD04	BFO 721	188	2(5/8)18	1	3	A3 RTE DIS / 20' COIL
	A3/5		BFOV(1x1.25)	168	61(2)D	168		
A3/5	612 Main St		SEBO 41	114	83	1	HBES	
	612 Main St		SEBOV(1x.75)	94				
A3/5	704 Main St		SEBO 41	118	83	1	HBES	
	704 Main St		SEBOV(1x.75)	98				
A3/5	705 4th Ave		SEBO 41	148	83	1	HBES	
	705 4th Ave		SEBOV(1x.75)	128				

As Stated: COLTAL Co.
 Name: A3-03
 WO: VES_C1ML_21
 Exch: Collins
 State: Iowa
 County: Story
 Twp: R2N Range: 21W
 Section: 21 Route: A3
 ROW: Public
 Filed By: JRS Date: 4/21
 Revised By: Date:

 Drawing Not to Scale

Sheet	3	of	5
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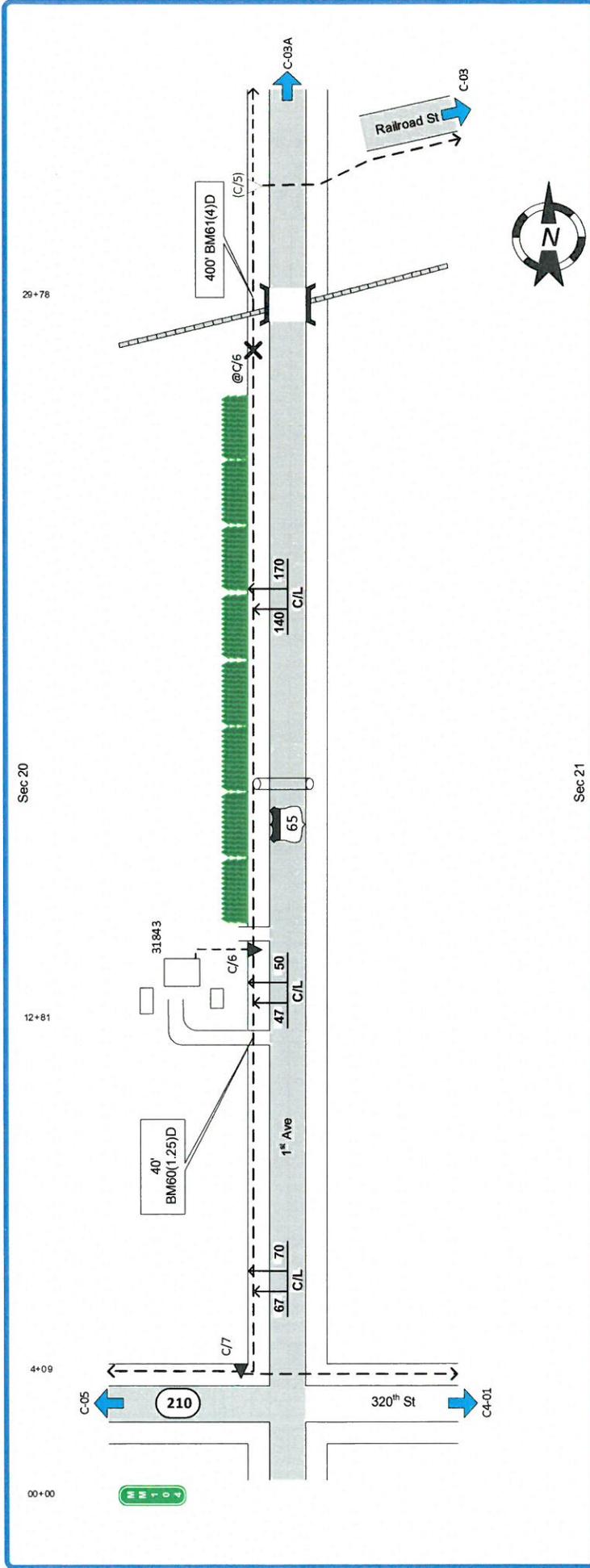
Sec 21

Sec 21

From	To	PType	Units	Feet	BM	HO	ONT	Remarks
A3/7	A3/8	BDO4	BFO721	274	215/818	1	2	A3 RTE DIS / 20' COIL
	A3/8		BFOV(1x1.25)	254	61(2)D	254		
A3/8	704 4th Ave		SEBO 41	108	83	1	HB55	
	704 4th Ave		SEBOW(1x.75)	88				
A3/8	714 4th Ave		SEBO 41	132	83	1	HB3ES	
	714 4th Ave		SEBOW(1x.75)	112				
A3/8	A3/9	BDO4	BFO721	376	215/818	1	2	A3 RTE DIS / 20' COIL
	A3/9		BFOV(1x1.25)	356	61(2)D	356		
A3/9	512 4th Ave		SEBO 41	90	83	1	HB55	
	512 4th Ave		SEBOW(1x.75)	70				

As Stated: COLDFIELD Co.
 Name: A3-05
 WO: VES_CLMS_21
 Exch: Collins
 State: Iowa
 County: Story
 Twp: R2N Range: 21W
 Section: 21 Route: A3
 ROW: Public
 Filed By: ERS Date: 4/21
 Revised By: Date:
VantagePoint
 Drawing Not to Scale

Sheet	5	of	5
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From	To	PType	Units	Feet	BM	HO	ONT	Remarks
(C/5)	X@C/6		BFO 24I	400	61(4)D			CRTE DIS
	X@C/6		BFOV(2x1.25)	400				
X@C/6	C/6	BDO4	BFO 24W	1626	2(5/8)(8)	1	1	CRTE DIS / 20' COIL
C/6	31843 US Hwy 65		SEBO 4	262	83	1		HBS
C/6	C/7	BDO4	BFO 24W	876	2(5/8)(8)	1	12	CRTE DIS / 20' COIL
	C/7				60(1.25)D	40		

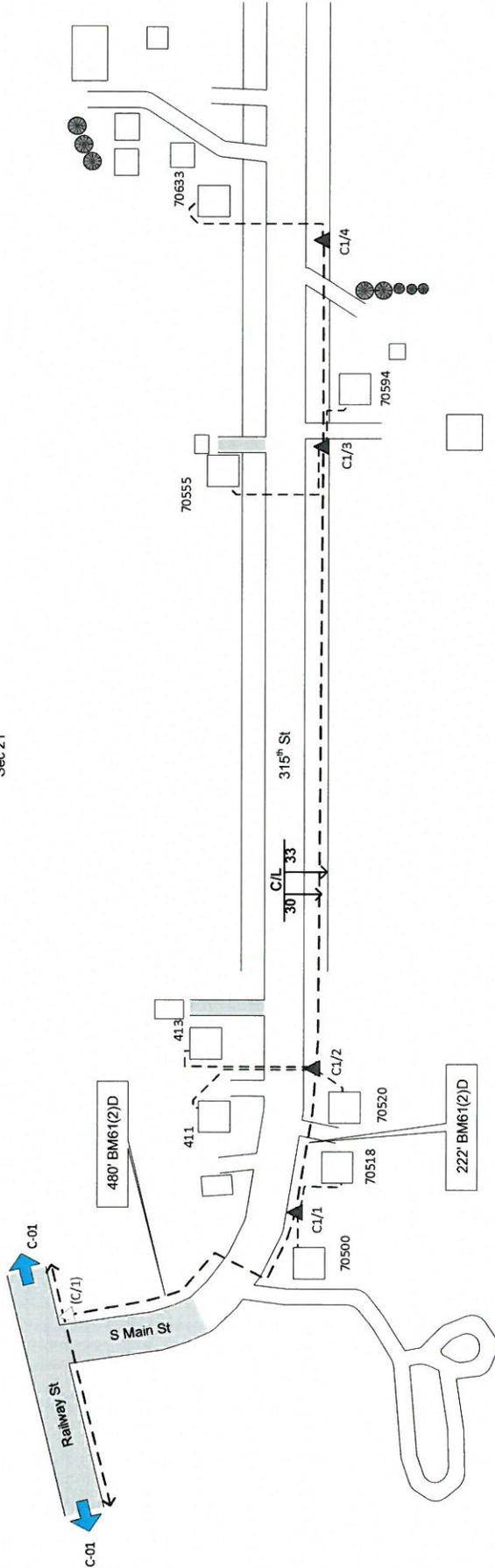
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 WO: **YES_CIMS_21**
 Exch: **Collins**
 State: **Iowa**
 County: **Story**
 Twp: **22N** Range: **21W**
 Section: **20** Route: **C**
 ROW: **Public**
 Filed By: **RS** Date: **4/21**
 Revised By: **VP** Date: **4/21**



Sheet	4	of	5
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Revised and Released for Construction 09/22/2021

Sec 21



Sec 21

From	To	PType	Units	Feet	BM	HO	ONT	Remarks
(C/1)	CI/1	BDO4	BFO 241	510	215(B)(8)	1		
	CI/1		BFOV(1x1.25)	480	61(2)D	480		CI RTE DIS / 10' TAIL / 20' COIL
CI/1	70500 S Main St		SEBO 41	90	83	1	HB35	
	70500 S Main St		SEBOV(1x.75)	70				
CI/1	70518 S Main St		SEBO 41	120	83	1	HB35E	
	70518 S Main St		SEBOV(1x.75)	100				
CI/1	CI/2	BDO4	BFO 241	242	215(B)(8)	1	1	
	CI/2		BFOV(1x1.25)	222	61(2)D	222	3	CI RTE DIS / 20' COIL
CI/2	411 S Main St		SEBO 41	128	83	1	HB35E	
	411 S Main St		SEBOV(1x.75)	108				

As Stated: COLTEL Co.
 Name: CI-01
 WO: VES_CLNS_21
 Exch: Calias
 State: Iowa
 County: Story
 Twp: R2N Range: 21W
 Section: 21 Route: CI
 ROW: Public
 Filed By: RS Date: 4/21
 Revised By: Date:
VantagePoint
 Drawing Not to Scale

Sheet	1	of	1
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Story County Planning and Development

Administration Building
900 6th Street, Nevada, Iowa 50201
Ph. 515-382-7245 www.storycountyiaowa.gov

APPROVED

DENIED

Board Member Initials: AS

Meeting Date: 1-11-22

Follow-up action: _____

MEMORANDUM

DATE: January 11, 2022
TO: Story County Board of Supervisors
FROM: Amelia Schoeneman, Story County Planning and Development Director
RE: Letter to Ames and Gilbert Setting Story County’s Priorities for the Ames Urban Fringe Plan Renewal and Amendment

Background

Ames Urban Fringe Plan

The Ames Urban Fringe Plan (AUFPP) is a cooperative planning effort between the City of Ames, City of Gilbert, Boone County, and Story County. It provides guidelines for understanding and predicting future land uses within the two-mile boundary of the City of Ames. The plan includes principles for various land use designations, as shown on the corresponding Land Use Frame Work Map. Story County has also adopted the Ames Urban Fringe Plan as its comprehensive plan for the two mile area outside Ames’ corporate limits.

Each land use designation in the AUFPP is also included in a land use class that further guides which jurisdiction has review authority over subdivisions and when annexation is required. To implement the Ames Urban Fringe Plan, the Story County Board of Supervisors, along with the City Councils from Ames and Gilbert, entered into the Ames Urban Fringe Joint and Cooperative Agreement, a 28E agreement to define roles and responsibilities related to development in the Ames Urban Fringe.

The 28E is set to expire in July of 2022 (after all cooperators renewed the agreement for one year, pending the completion of the Ames Plan 2040). As part of the renewal of the 28E, Gilbert, Ames, and Story County will be amending the Ames Urban Fringe Plan. The Planning and Zoning Commission and Board of Supervisors previously took action on a letter to the other plan cooperators laying out the county’s priorities for the renewal process. This letter is what staff is proposing to amend and requesting the commission’s action on.

Ames Plan 2040

The City of Ames recently adopted a new comprehensive plan, Ames Plan 2040. The 2040 Plan includes a future growth plan for the city until the year 2040. Part of this growth plan includes an area designated as Urban Reserve. This area is based on Ames’ Urban Service Area, where municipal services including city sewer can feasibly be extended. While services may be

extended to these areas, the 2040 plan does not project all areas in the Urban Reserve will need to be developed by 2040.

Within the Urban Reserve, there are further designations of growth tiers. Tier 1 areas are those where infrastructure is immediately available. Tier 2 areas are generally those where infrastructure is available within a half mile. Tier 3 and 4 areas would require significant infrastructure investment. Tier 4 areas are not areas that the city envisions growth in for the life of the 2040 Plan. The 2040 Plan anticipates growth in all areas designated as Tier 1 and those areas in Tier 2 only to the west and south.

Proposed Letter Amendments

While many of these priorities from the previous letter are unchanged, staff wanted to reiterate and clarify them in an amended letter. Many were geared towards what we hoped Ames' priorities would be in the 2040 Plan and corresponding AUFPP amendment process. As the 2040 Plan has been completed, updates are needed to these priorities. Staff also wanted to refocus on several issues the county needs to address—rural subdivisions, rural transportation networks, allowing conditional uses that create incompatibilities with future city growth, etc. We looked to the C2C Plan for guidance on several of these issues. We also recently completed a housing study for unincorporated Story County and cities in Story County (with the exception of Ames). We would like to incorporate the findings of the housing study with our priorities. The priorities from the previous letter are included below (italicized and numbered) along with staff's proposed changes and explanation. The draft letter is available on the agenda center.

- 1. Bring Metropolitan Planning Organization (MPO) planning and programing into the Ames Urban Fringe Plan (AUFPP) and support goals and policies that encourage input from participating jurisdictions. Also, through effective transportation planning, support goals and policies that address cost sharing of road and traffic improvements among the participating jurisdictions.*

The MPO is a separate entity than the City of Ames. While involving the MPO directly in the AUFPP may not be feasible, traffic impacts of development should be considered by the county during the amendment process.

Staff understands the MPO's Ames Forward 2045 long-range transportation plan and the land use scenarios in the Ames Plan 2040 are integrated. The 2040 Plan accounts for transportation infrastructure needs.

If the county would like to designate areas for rural subdivisions or commercial growth in the unincorporated area outside of Ames' growth areas, the traffic impacts of these areas should be accounted for during the amendment process.

Staff proposes to amend this priority to encourage consideration of the traffic impacts of areas designated (existing and proposed) for rural residential or rural commercial growth or intensification during the amendment process. These areas should match the

capacity of the existing transportation system and consider Ames' Forward 2045 Plan scenarios. This is item nine in the amended letter.

Regarding cost-sharing plan between the county and cities for road and traffic improvements in the unincorporated area, staff met with the County Engineer and determined every case is different. An agreement may not fit every case or need. Several other proposed amendments may help to address this issue.

One amendment staff would like to see as a priority is to eliminate transitional areas from the AUPP (item four in the amended letter). These are areas that may develop in the county, meeting certain city standards, but that the city may annex in the future. The Irons and Bella Woods subdivisions are examples of subdivisions in this designation. Staff believes these transitional designations lead to premature development and create inefficiencies for both the city and residents when they are annexed. Further, they also contribute to traffic issues and questions about which jurisdiction is responsible for required improvements.

We also hope that assessing the traffic impact of rural growth areas during the amendment process will help alleviate some of these issues.

For development in unincorporated areas, the county's traffic study requirement allows the county to place the cost of road and traffic improvements on the developer when they are caused due to a proposed development.

Staff proposes to amend this priority to request a policy be added to the AUPP that more clearly places the costs of road improvements on developers when traffic improvements are required due to a proposed development. This is item ten in the amended letter.

- 2. Add housing planning including affordable housing into the AUPP. This should include goals and policies that include the work of the Story County Housing Trust, results of the countywide housing needs assessment study, and the urban growth areas in the Cornerstone to Capstone (C2C) Plan. Also include goals and policies for infill housing development within the participating jurisdiction's city limits.*

The housing study reflected a need to focus housing growth inside city limits. This is due to a variety of factors. There are barriers to creating affordable housing in the unincorporated area. While lot costs may be less per acre in the unincorporated area in some cases, there are higher costs associated with utilities and infrastructure needed to support unincorporated housing in the long-term. Rural water and propane are more expensive than city water and natural gas. There are maintenance costs associated with septic systems. Rural subdivisions maintain their own roads.

Access to public transportation, employment centers, and commercial areas that provide needed services such as grocery stores are limited in the unincorporated area.

Additionally, larger lots typical of the unincorporated area lend to larger, more expensive housing types. The housing study found that a lot size of 11,000 square feet or greater makes it difficult to build a home under \$250,000. The smallest lot size allowed in the county is 8,000 square feet. Typically, a one-acre lot size is required for a new home in the unincorporated area.

If housing is more affordable in the county, it may be due to quality issues. Story County does not have an adopted building code or property maintenance code.

While we can encourage affordable housing and infill development inside cities (item one in the amended letter), the most actionable step the county can take is assessing and limiting the amount of rural housing we are planning for as part of the AUPF amendment. This is item five in the letter. Staff estimates that with the current AUPF, there are more than 800 undeveloped acres designated for housing development in the unincorporated area. The housing study's market analysis found that 327 new housing units are needed in the unincorporated area county-wide by 2040. The amount of area designated for rural residential growth in the fringe alone far exceeds this.

Staff proposes to assess permitting activity in the AUPF for new dwellings versus the rest of Story County to determine an appropriate share of new units to plan for as part of the AUPF amendment process. We would then assess the amount of undeveloped rural residential areas and the need to limit intensification of existing developments. This is item five in the amended letter. We further propose adopting policies for minimum levels of service and siting guidelines for these rural residential areas: they should be on paved roads, within a certain distance of fire stations, avoid prime agricultural land, and be clustered with current development. We would also like to consider if centralized wastewater treatment facilities should be required for larger subdivisions in lieu of individual septic systems. Conservation developments that cluster lots and preserve agricultural land or natural areas should be required or encouraged.

Finally, while rural residential areas currently have a minimum density requirement of one unit per acre, staff would like to consider introducing a policy for a maximum density. For areas designated as agriculture and farm service, we would like to clarify the policy in the fringe plan requiring a 35-acre minimum lot size for dwellings and introduce a policy for a maximum number of housing units per quarter quarter (item six in the amended letter).

3. *Review whether Urban Residential Areas match-up with growth projections adopted in the Ames 2040 Plan. Focus attention on where growth is occurring and the growth demand. The Ames 2040 Plan currently shows anticipated growth in the south and west areas when the past growth and interest has been in the north and northwest areas.*

The 2040 Plan prioritizes expansion “in all directions contiguous to existing development that can be served by existing infrastructure or by relatively low-cost extensions.” This means all areas designated as Tier 1 and those areas in Tier 2 only to the west and south. Staff has met with Ames staff and anticipates that these areas will be the Urban Service or similarly designated areas in the updated Ames Urban Fringe Plan. This means that they will be required to be annexed prior to development. While there are northern-growth pressures, the amendment is also an opportunity to set limits on this area. Page 71 of the [2040 Plan](#) includes a map of these areas. Tier 1 and 2 areas are generally mapped as areas outside city limits, under a cross-hatched overlay, but with color under the overlay. The cross-hatched areas without a color under the overlay are the urban reserve areas. The parcels that are outside city limits and shown in light yellow without a cross-hatched overlay are existing rural residential areas.

Staff proposes to rewrite this priority to support aligning the AUFPP Urban Service Area or a similar designation (where annexation is required prior to development) with the priority growth areas in the 2040 Plan: Infill, Tier 1 areas in all directions and Tier 2 areas to the south and west (item two in the amended letter).

- 4. Support future concentrated develop in Rural Urban Transitional Areas where annexation and extension of city services will occur within a short time period. Adopt goals and policies to address the transition parameters, schedule, and jurisdiction oversight measures to ensure annexation and extension of city services occur in a timely manner. Septic systems can negatively impact our land and water, and should be installed on a limited basis and where it's unavoidable. Full urban level of services are optimal including paved roads and sanitary sewer. Also, provide guidance information to people who buy property in the fringe to share realistic expectations about living in rural areas and the possible time constraints with annexations and receiving city services.*

Staff feels the best way to achieve the goals of this priority is to remove the transitional designations from the plan (item four in the amended letter). This will require annexation and full city standards to be met for any development proposed in Ames' Urban Service Area. For those areas in the current transitional designation the city does not foresee annexing, they will need to be considered for inclusion as rural residential areas (see discussion under previous priority two above).

- 5. Provide guidance to landowners and developers about the expectations in Urban Services Areas where rural water is located and the city requirements regarding full urban city services.*

The City of Ames' growth areas shown in the 2040 Plan are almost all in areas that rural water providers (mainly Xenia Rural Water) claim as their service territory. The [city recently considered several options](#) including limiting growth areas to only those that Xenia would consider selling their rights to, allowing Xenia to serve areas within city

limits but providing alternative fire protection methods for the areas, or allowing Xenia to serve within city limits but requiring their infrastructure meet city standards for main size, pressure, and flow. The City of Ames and Xenia recently reached an agreement to allow rural water service inside city limits if it meets city standards. These standards include allowing the Fire Department to use Xenia's hydrants. The agreement also requires this level of service to be provided for areas in the fringe that are intended to be annexed (dwellings on single parcels, not part of subdivisions are excluded). Finally, the agreement establishes a set buyout cost for areas that Xenia would be willing to sell to Ames. Certain areas are identified as areas where developers should buy out territory.

Due to this agreement, staff does not feel this priority needs to be included in the letter.

- 6. Flooding is a concern and there is a need to focus on limiting development and its impact to the floodplain. Also, support goals and policies that address stormwater and flooding retention along squaw creek and the watershed. Lastly, support goals and policies that address the need to improve water quality in the AAFP.*

Staff only made minor edits to this item and added a new priority for the mapping of natural areas. These are items eleven, twelve, and thirteen in the amended letter.

- 7. Support goals and policies for requiring public lands for accessible park spaces and recreational areas.*

Staff proposes to elaborate on this priority. Specifically, "incorporate park planning goals from the 2040 Plan, including planning for larger community parks in growth areas. Map greenways in the AAFP and develop a policy regarding their preservation or dedication when development is proposed." This is item fourteen in the amended letter.

- 8. Review land use designations along U.S. HWY 30 with regard to the Iowa Department of Transportation improvements.*

Staff would propose to remove this priority from the letter. This area is designated as Urban Reserve and not in a priority growth area (Tier). This would fall under our new recommended priority to map these areas as agriculture and farm service (see other items staff would like to add below).

- 9. Invite the City of Kelley and Boone County to be members in the AAFP.*

Staff proposes to keep this priority in the letter as item seventeen.

Other items staff proposes to include:

- Map the 2040 Plan urban reserve areas as agriculture and farm service (item three).

This will preserve these areas from premature development. This includes the Story County Study Area between Ames and Gilbert (generally north of 190th). No new subdivisions are allowed in this designation and new dwellings may only be built on existing parcels 35-acres or greater in size.

- Map land use designations so they encompass whole parcels of land (item eighteen). Currently, a parcel may only have a portion fall within an AUPF designation and the remainder is mapped in the C2C Plan. This can cause confusion about which plan's standards and policies apply.
- Locate commercial and industrial uses within existing municipal boundaries or in newly annexed areas except those activities strongly interrelated with agricultural uses and therefore must be located in agricultural areas (item seven). This is current practice in both the AUPF and C2C Plan, but staff wanted to reiterate it.
- Continue to limit the intensity of certain agribusiness uses including processing of agricultural products into value-added agricultural products (item 8). This is a current AUPF policy to prevent more intense manufacturing activities that could be considered agribusiness uses.
- Assess the appropriateness of certain conditional uses for areas in Ames' Urban Service Area and their potential to create inefficiencies in growth patterns (item sixteen). Story County has an extensive list of conditional uses. As these do not require a subdivision or rezoning, they can be allowed in most AUPF designations. However, some uses can create inefficiencies for city growth if they are established in the unincorporated area. Staff would like to work with the cooperators and identify potentially incompatible conditional uses.
- Coordinate trails identified through the C2C Plan, Ames Plan 2040, and other city and county plans with development proposals. Map trails as part of the AUPF amendment process (item 15). This item came up at a recent Planning and Zoning Commission meeting.

Direction on Additional Aspects of the Renewal and Amendment Process

During the initial drafting of the AUPF, public outreach included five stakeholder group meetings (agricultural producers, economic development/developers, environmental, government/institutional, and neighborhood/public). Many of the comments from these meetings informed the AUPF goals and policies. These stakeholder groups (or a more limited set of groups) could be used to solicit feedback on the current plan—for example, the strengths, weaknesses, opportunities, and threats of the current plan.

However, with the plan renewal and amendment, it is clear the cooperators have their own goals and priorities already in mind. Ames conducted outreach on the 2040 Plan and its growth scenarios, which will largely inform the plan update. There is also a tight timeline for the amendment process—the agreement expires at the end of July, 2022.

Outreach could be more focused on a draft of the amended plan, including an interactive survey map of proposed mapping changes, stakeholder groups, and public open houses. Staff

recommends these outreach strategies are used once a draft has been completed. Staff anticipates having a draft in early March. Staff would bring a draft plan back to the commission and board for action and feedback prior to soliciting public comments.

Planning and Zoning Commission Action

The Planning and Zoning Commission discussed the amended letter and outreach process at their January 5, 2022, meeting. The commission voted 4-1 to support the letter.

The main discussion was on the priority to remove the Rural Urban Transition Area and require all development in Ames' Urban Service Area be annexed before work begins. The commissioner who voted to not support the letter did so due to this priority. Their concern was that one acre or larger lots are a needed housing type and that the city does not allow lots of this size. Staff believes lots this large may be inappropriate for a transitional area where annexation is planned as the larger lot sizes make for inefficiencies in providing city services. Staff would also point out that part of this demand is driven by developers, who are incentivized to build in transitional areas by lower land and development costs in the county.

Further, if these areas are later not annexed, city growth occurs around them, creating more inefficiencies in service provision and issues regarding what jurisdiction is responsible for traffic improvements. They also allow land to be developed that is non-adjacent to city limits, while adjacent land remains in agricultural production. This causes more rapid urbanization of agricultural areas.

Staff is proposing to reassess land designated as rural residential. This area is not one in which the city sees future growth and some limited rural residential development may be appropriate. Staff recognizes that there is a demand for rural, large-lot housing. We are proposing, though, to reduce the amount of land designated as rural residential. This is based on the housing study. We also would like to assess if the areas meet minimum levels of service.

The commissioner also had concerns that designating the Urban Reserve area as Agriculture and Farm Service was too restrictive, especially given the amount of land in the Urban Reserve Area. Staff would point out that most of this area is already designated as Agriculture and Farm Service. We also feel that a different designation could encourage premature development. One commissioner felt that Agriculture and Farm Service would give residents better peace of mind that city growth would not occur over the life of the plan. Staff noted that an amendment, approved by all cooperators, would be required to change the area to Rural Residential or to a designation that allowed city annexation. The county has review authority over development in areas designated as Agriculture and Farm Service.

The commission also appreciated the priority for incorporating park and trails planning. One public comment was received supporting the letter, and specifically provisions to protect natural areas and prevent premature development.

The commission did request staff add a priority. It was noted that some existing rural residential areas are near the Iowa State Research Farms. The commission asked staff to look at these areas and ensure there wouldn't be conflicts with either urban or rural growth. Staff added the priority "consider a policy establishing buffers when rural residential or rural commercial development is adjacent to agricultural uses, including the Iowa State Research Farms." The City of Ames worked with Iowa State through their 2040 Planning Process to better understand and plan for the research farms.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission recommended the amended letter and outreach on a draft plan, once completed, to the Board of Supervisors.



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

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

January 11, 2022

Mayor John Haila and Members of the Ames City Council
City of Ames
515 Clark Avenue
Ames, IA 50010

Mayor John Popp and Members of the Gilbert City Council
City of Gilbert
105 SE 2nd Street
Gilbert, IA 50105

RE: Story County Priorities for the Ames Urban Fringe Plan Amendment

Dear Mayor Haila, Mayor Popp, and City Council Members,

With the recent adoption of the Ames Plan 2040, Story County is looking forward to beginning work on the Ames Urban Fringe Plan (AUFPP) renewal and amendment. As you may recall, Story County sent a letter outlining our priorities for the amendment process last year. While many of these priorities are unchanged, we wanted to reiterate and clarify them. They have been informed by the completed Ames Plan 2040. Story County also recently completed a housing study for the unincorporated area and cities in the county (with the exception of Ames). The goals and findings of the housing study were incorporated with our priorities.

Story County supports the following priorities:

1. Focus housing growth within existing municipal boundaries or in newly annexed areas where development of a variety of housing types is possible.

2. Align the AUP Urban Service Area designation (or a similar designation where annexation is required prior to development) with the priority growth areas in the 2040 Plan.
3. Map the 2040 Plan Urban Reserve, including the Story County Study Area, as Agriculture and Farm Service to preserve the area.
4. Consider the elimination of the Rural Urban Transition Area land use class where the city and county have joint review authority. Development in Ames' Urban Service Area should be required to be annexed and meet full city standards.
5. Reassess existing residential developments that the city does not foresee annexing and the amount of undeveloped rural residential-designated area. This includes siting or allowing intensification of rural residential areas based on Minimum Levels of Service (MLS) requirements to ensure that adequate public facilities and services are available, or can be provided, including access to paved roads, fire service, rural water, common wastewater treatment, and broadband. Also, encourage clustering of development and conservation design standards to protect prime agricultural land and natural areas.
6. Establish density maximums for rural residential development and development in Agriculture and Farm Service-designated areas.
7. Locate new commercial and industrial uses within existing municipal boundaries or in newly annexed areas except for those activities strongly interrelated with agricultural uses. Consider if policies to limit the intensity of current rural commercial and industrial uses are needed.
8. Continue to limit the intensity of certain agribusiness uses including the processing of agricultural products into value-added agricultural products.
9. Consider the traffic impacts of areas designated for rural residential or rural commercial growth/intensification. These areas should match the capacity of the existing transportation system and consider Ames' Forward 2045 Plan scenarios.
10. Consider a policy that places the full cost of traffic improvements on an applicant when they are required due to a proposed development.
11. Consider a policy establishing buffers when rural residential or rural commercial development is adjacent to agricultural uses, including the Iowa State Research Farms.
12. Discourage development in the floodplain and natural areas.
13. Ensure that natural area mapping is updated to reflect new resource inventories and floodplain maps. Consider creating an overlay for natural areas to address confusion about the land use class the designation falls in. Consider new policies that apply protections for natural areas in all land use designations.
14. Continue policies to mitigate and manage stormwater run-off, soil erosion, and wastewater discharge and continue to work with cooperators on water quality projects.
15. Incorporate park planning goals from the 2040 Plan, including planning for larger community parks in growth areas. Map greenways in the AUP and consider developing a policy regarding their preservation or dedication when development is proposed.

16. Coordinate trails identified through the C2C Plan, Ames Plan 2040, and other city and county plans with development proposals. Map trails as part of the AUFPP amendment process.
17. Assess the compatibility of certain conditional uses with the various AUFPP land use designations.
18. Invite the City of Kelley and Boone County to participate in the AUFPP amendment process.
19. Map designations so they encompass whole parcels of land.

Lastly, we support county Planning and Development Department staff working with your City staff to begin discussions about the future timeline and scope of the AUFPP amendment process.

Thank you and we look forward to working with you on this project.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Latifah Faisal', with a stylized flourish at the end.

Latifah Faisal, Chair
Story County Board of Supervisors

DO NOT WRITE IN THE SPACE ABOVE, RESERVED FOR RECORDER

Prepared By: Andrea Wagner, 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 NUMBER 22-49**

WHEREAS, there has been submitted to the Board of Supervisors of Story County, Iowa, an application to subdivide real estate from Brekken, Wynia & Hyland, 523 Broad Street, Story City, IA 50248, involving real estate located at 10775 590th Avenue, Roland, IA 50236 in Section 4 of Howard Township, identified as Parcel # 02-04-400-440 and hereinafter described on Attachment A and shown on Attachment B, and

WHEREAS, Adam J. and Amber L. Christian, 10775 590th Avenue, Roland, Iowa, 50236, are the legal titleholders of said real estate, and

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

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

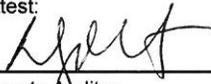
NOW, THEREFORE, BE IT RESOLVED that the Residential Parcel Subdivision Plat of the Walnut View Subdivision involving real estate hereinafter described on Attachment A and shown on Attachment B being the same, is hereby approved and accepted, with the alternative compliance request and all acts and deeds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

IT IS FURTHER RESOLVED that the Chair of the Board of Supervisors and the County Auditor are authorized and they are hereby directed to certify a copy of this Resolution 22-49 to be affixed to said Final Plat upon its approval by the Board of Supervisors.

Dated this 11th day of 1, 2022


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

Survey Description - Walnut View Subdivision:

An existing tract in the South Half of the Southeast Quarter of Section 4, Township 85 North, Range 23 West of the 5th P.M., Story County, Iowa, as shown on the Plat of Survey filed in Book 5, Page 143, being more currently described as follows: Beginning at the Southeast Corner of said Section 4; thence following the boundary of said existing tract S89°52'30"W, 2041.61 feet to the Southwest Corner thereof; thence N13°23'04"E, 165.66 feet; thence N80°58'34"E, 374.10 feet; thence N88°10'22"E, 227.60 feet; thence N58°53'13"E, 244.67 feet; thence N76°09'14"E, 301.03 feet; thence N08°35'39"E, 319.16 feet; thence N16°46'21"E, 406.15 feet; thence N64°05'32"E, 380.10 feet; thence S89°17'38"E, 399.20 feet to the Northeast Corner of said existing tract; thence S00°03'48"W, 1286.72 feet to the point of beginning, containing 31.27 acres, which includes 0.97 acres of existing public right of way.

ATTACHMENT B

Staff Report

Board of Supervisors

Date of Meeting:
January 11, 2022

Case Number SUB21-000005

Residential Parcel Subdivision
Walnut View Subdivision
Resolution No. 22-49

APPLICANT:

Nicole Votroubek—Brekken, Wynia & Hyland, P.C.
523 Broad Street, PO Box 160
Story City, IA 50248

STAFF PROJECT MANAGER:

Andrea Wagner, Planner

SUMMARY:

The proposed Residential Parcel Subdivision will reconfigure an existing parcel (02-04-400-440) into two lots as follows:

- Proposed Lot 1, a 28.48 net-acre lot, which contains the existing dwelling at 10775 590th Avenue and accessory structures, as well as pasture and crop land.
- Proposed Lot 2, a 1.82 net-acre lot. Lot 2 is in row-crop at this time. The subdivision will allow a dwelling to be constructed on Lot 2 in the future.

All requirements for a residential parcel subdivision have been met. Planning and Development staff recommend approval.





Property Owners

Adam J. and Amber L. Christian

Parcel Identification Number(s)

02-04-400-440

Size of Area

30.41 net acres

Location of Subdivision

Howard Township (Section 4, Township 85, Range 23) SW SE and SE SE

Districts

A-1 Agricultural District
Roland Fire
Roland-Story Community School District
Iowa Regional Utilities Association
Midland Power Co-op
Story City Ambulance
Long Dick Creek Watershed

Description of Proposed Subdivision

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

- Proposed Lot 1, a 28.48 net-acre lot, which contains the existing dwelling at 10775 590th Avenue and accessory structures, as well as pasture and crop land.
- Proposed Lot 2, a 1.82 net-acre lot. Lot 2 is in row-crop at this time. The subdivision will allow a dwelling to be constructed on Lot 2 in the future.

Lot 1 has an existing access located on 590th Avenue. The County Engineer has indicated that an existing field entrance/drive may be used for Lot 2.

Current and Future Land Use

Both proposed Lot 1 and 2 are currently zoned for A-1 Agricultural. Currently, Lot 1 has an existing dwelling and accessory structures and is considered a farmstead. The area that is proposed for Lot 2 is currently being used for row crop production.

The property owners have stated that the current home on Lot 1 may be removed in the future, as the new home to be constructed on Lot 2 will become their primary residence. If the existing dwelling is not removed, it may be occupied by family members involved with the farming operation or a farm employee. It is important to note, however, that even if the current



dwelling is removed, the lot would still be considered buildable under our Land Development Regulations.

The property is designated as Agricultural Conservation on the Cornerstone to Capstone (C2C) Future Land Use Map. There is floodplain on proposed Lot 1 and a stream running along the north boundary line of said lot. Staff have requested Base Flood Elevation data from the Iowa Department of Natural Resources, and the surveyor included a note on the plat to contact the Planning and Development department for said data.

Principles for Agricultural Conservation Area designation include to encourage high-value agricultural lands to remain in production, direct non-agricultural development to other C2C Plan Designations, and limit conflicts between agricultural uses, residences, and other uses.

A residential parcel subdivision is limited to yielding two lots and once approved, no further residential parcel subdivisions can take place to create additional buildable lots. These requirements for a residential parcel subdivision help preserve agricultural land.

The property owners have proposed creating a flag lot for Lot 2. Per 88.03 of the Story County Land Development Regulations, flag lots shall be avoided wherever possible. The lot also exceeds the depth to width ratio, due to its configuration.

The Story County Land Development Regulations Section 88.16 allows alternative compliance, a mechanism for applicants to submit proposed plans that do not meet current county land development requirements, provided the applicant clearly identifies and discusses how the modifications and alternatives better accomplish the purposes of the county's ordinance. Specific review criteria shall be considered to determine if the alternative equally or better accomplishes the purposes of the ordinance. The applicant has requested alternative compliance to the lot depth-to-width ratio requirement and for the creation of a double frontage lot.

Staff has reviewed the request. While none of the alternative compliance review criteria identified in the Story County Land Development Regulations specifically apply, staff has concluded the configuration request better achieves the intent of the land development regulations to preserve prime agricultural land. Per the submitted request, the property owners state that the flag lot will preserve higher value agricultural lands, as the building site for a future home on Lot 2 has a Corn Suitability Rating 2 (CSR2) score of 53, as opposed to other areas of the property, which have CSR2 scores of 89. The property owner stated that the western portion of the field reduces the overall corn and soy yields due to the tree line and the sandy soils. After reviewing this information, staff agree that the alternative compliance request preserves existing vegetation and agricultural land by limiting the greatest portion of Lot 2 to an area with lower agricultural value.



Additionally, the proposed location of Lot 2 keeps the future primary residence within walking distance of the existing farm buildings and pasture land. The owners have stated they currently raise chickens and turkeys for personal consumption and have plans for future 4-H projects. The property owners also farm with other family members, with several hundred acres in production (corn and soybeans) within a 5-mile radius of the proposed building site. Due to the stream located on proposed Lot 1, the property owners have provided a drainage easement to the county, per Section 88.05. This grants the county access to the easement area indicated on the plat, for the purpose of protecting the stream located on the property. The easement was forwarded to the director of Story County Conservation for his review.

Erosion control requirements in Section 88.05 will apply to any development of the lots. The requirements include a construction buffer from sensitive environmental areas and other requirements for temporary stabilization of disturbed soils on a site, permanent stabilization at project completion, and a designated concrete washout.

Applicant's Property and Current Surrounding Land Use

The property is located in Howard Township. It is within two miles of Roland and Story City. Adjacent properties include:

North and West

A 48.59 net-acre parcel in the A-1 Agricultural zoning district. This parcel is owned by Mary Jo Schulte, Trustee, and is in row-crop production.

East

A 10.93 net-acre parcel in the A-1 Agricultural zoning district. This parcel is owned by Ritland, Scott E., and is in row crop production.

A 13.61 net-acre parcel in the A-1 Agricultural zoning district. This parcel is owned by Ritland, Scott E., and is in row crop production.

A 82.77 net-acre parcel in the A-1 Agricultural zoning district. This parcel is owned by Payer, Janet S Revoc Trust, and is in row crop production.

A 2.13 net-acre parcel in the A-1 Agricultural zoning district. This parcel is owned by Peterson, Eric L., and contains a dwelling.

South

A 39 net-acre parcel in the A-1 Agricultural zoning district. This parcel is owned by Ritland, Scott E., and is in row crop production.

A 40 net-acre parcel in the A-1 Agricultural zoning district. This parcel is owned by Ritland, Scott E., and is in row crop production.



There are sixteen (16) parcels located within a quarter mile of the property. Of those parcels, one (1) contains a single-family dwelling. Ten (10) parcels within the quarter mile of the property meet or exceed the minimum 35-acre requirement to construct a single-family dwelling in the A-1 Agricultural Zoning District.

Applicable Regulations – Story County Land Development Regulations

87.07 RESIDENTIAL SUBDIVISION PLAT

1. A subdivision may be submitted for review and approval as a residential parcel subdivision plat when all of the following are true:
 - a. The development lots created by the subdivision are intended to be used for residential purposes;
 - b. Only two development lots may be created;
 - c. The Assessment Property Record Card for the property shall show a single-family dwelling and/or farmstead as defined in Section 85.08, in existence;
 - d. The subdivision includes no land set apart for new streets, alleys, parks, dedicated open space, school property or public use;
 - e. The subdivision lies wholly within the A-1 district. For parcels located within the boundaries of the *Ames Urban Fringe Plan*, the subdivision must be both zoned A-1 Agricultural and lie wholly within the Rural Service and Agricultural Conservation Area designation;
 - f. Both development lots (created by the Residential Parcel Subdivision Plat) shall contain a minimum of one acre (net) each. All side and rear yard setback requirements must be met
 - g. All resulting development lots shall have access to an adjoining public roadway by actual road frontage or easement
 - h. No variances from subdivision or zoning standards shall be granted in order to accomplish the Residential Parcel Subdivision Plat.
 - i. The existing parcel shall not have been created through a previously approved Residential Parcel Subdivision Plat.

Commentary

The following comments are part of the official record of the proposed Residential Subdivision Plat – **Walnut View Subdivision, Case No. SUB21-000005**. If necessary, conditions of approval may be formulated based on these comments.

Comments from the Interagency Review Team

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



Story County Engineer

The existing field entrance/drive may be used for Lot 2.

Story County Environmental Health

The existing well and septic system are not impacted by this subdivision. If you would like a diagram of your septic system, please contact the Environmental Health Department at healthweb@storycountyiowa.gov. Please note that not all properties will have diagrams on file. As a reminder, as of January 1, 2021, Story County requires all septic tanks be pumped at least every five years.

Story County Assessor

Lot 2 will be assessed as a residential parcel at market value. Lot 1 will remain assessed as an agricultural parcel using the CSR2 rating and not market value.

Story County Conservation

No issues with drainage easement.

Story County Auditor

In the legal description for the drainage easement it states "Beginning at the Southeast Corner of said Lot 1". This is incorrect. The Description begins at the Southwest Corner of Lot 1. In the same legal description the 9th call (to the west ROW of 590th Ave) gives the bearing as S89-17-46E. On the plat and in the Legal for the subdivision that bearing is S89-17-38E.

Comments from the General Public

On January 4, 2022, notification letters were mailed to surrounding property owners within a ¼ mile of the subject property regarding the public meeting on the subdivision request.

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

Comments from Cities within Two Miles

Both Roland and Story City passed resolutions waiving their review of the proposed subdivision.

Analysis

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

1. The property owner proposes to reconfigure an existing parcel, totaling 30.41 net acres, to create one additional buildable lot. There are plans to build a house on Lot 2 in the future.
2. The dwelling on proposed Lot 1—if it remains on the property—may be used by family members associated with the farming operation or a farm employee.



3. Staff supports the alternative compliance request for the flag lot, as the information provided by the property owners demonstrates that the flag lot created by Lot 2 better preserves existing vegetation and higher-value agricultural land.
4. All requirements for a Residential Subdivision Plat in Section 87.07 of the Story County Land Development Regulations are met.
5. There are a total of 16 parcels located within a quarter mile of the subject property. Of the 16 parcels, 1 contains a single-family dwelling. Additional divisions of the lots created with Residential Parcel Subdivisions are not permitted.

Alternatives

Story County Planning & Development Staff recommend the approval of the Walnut View Residential Parcel Subdivision, as submitted (alternative #1).

1. **The Story County Board of Supervisors approves Resolution #22-49, the Walnut View Residential Parcel Subdivision, as submitted and the alternative compliance request.**
2. The Story County Board of Supervisors approves Resolution #22-49, the Walnut View Residential Parcel Subdivision, and the alternative compliance request as presented/with conditions.
3. The Story County Board of Supervisors denies Resolution #22-49, the Walnut View Residential Parcel Subdivision, as submitted and the alternative compliance request.
4. The Story County Board of Supervisors tables the decision on Resolution #22-49, the Walnut View Residential Parcel Subdivision, and directs the applicant to address specific areas for additional information, review and/or modifications, and to work with staff to place the subdivision plat back on the Board of Supervisor's agenda.

BREKKEN, WYNIA & HYLAND, P.C.

ATTORNEYS AT LAW
523 BROAD STREET
P.O. BOX 160
STORY CITY, IOWA 50248

TEL - (515) 733-4377
FAX - (515) 733-4379

EMAIL

twynia@brekkenlawoffice.com
jhyland@brekkenlawoffice.com

J.C. BREKKEN
(1919 - 2010)

THOMAS C. WYNIA
JASON S. HYLAND

ATTORNEY'S TITLE OPINION

Date: October 21, 2021

RE: 10775 590th Avenue, Roland, IA 50236
Adam J. Christian and Amber L. Christian
Our Title Opinion No. 211019

The undersigned has examined the abstract of title to the property located in Story County, Iowa, described as:

Commencing at the SE Corner of Section Four (4), Township Eighty-five (85) North, Range Twenty-three (23) West of the 5th P.M., Story County, Iowa; thence North 1,288.2 feet along the East line of the SE ¼ of said Sec. 4; thence N89°27'W, 399.2 feet; thence S64°09'30"W, 380.1 feet; thence S16°42'W, 406.3 feet; thence S8°33'30"W, 319.3 feet; thence S76°06'30"W, 301.2 feet; thence S58°47'W, 244.7 feet; thence N88°58'W, 227.6 feet; thence S78°45'30"W, 374.1 feet; thence S14°20'W, 164.2 feet to the South line of said SE ¼ of Sec. 4; thence N89°50'E, 2,042.6 feet along said South line to the point of beginning, containing 31.39 acres, including County Road right of way,

said abstract last certified by Abstract and Title Services of Story County, covering the chain of title from root of title to October 13, 2021, at 8:00 o'clock a.m. and which abstract now contains 79 entries. After such examination, it is the opinion of the undersigned that a good and merchantable title to said property is held in:

Adam J. Christian and Amber L. Christian, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common,

subject to the following:

1. Mortgages:
 - a. Entry No. 66 of the abstract shows an Open-End Mortgage in the amount of \$132,500.00 from Adam J. Christian and Amber L. Christian, husband and wife, to Ackley State Bank, dated October 10, 2014, filed October 14, 2014, and shown as Inst. No. 14-09184 in the Story County Recorder's

- Office. This mortgage constitutes a first lien against the property under examination.
- b. Entry No. 67 of the abstract shows a Mortgage For Iowa in the amount of \$289,225.00 from Adam Jon Christian and Amber Lynn Christian, husband and wife, to United States of America, acting through the Farm Service Agency, United States Department of Agriculture, dated October 10, 2014, filed October 14, 2014, and shown as Inst. No. 14-09185 in the Story County Recorder's Office. This mortgage constitutes a second lien against the property under examination.
 - c. Entry No. 76 of the abstract shows an Agreement with Prior Lienholder dated October 21, 2014, filed October 27, 2014, and shown as Inst. No. 14-09610 in the Story County Recorder's Office. Said agreement provides in part that Adam Jon Christian and Amber Lynn Christian have applied for a loan from the United States of America, United States Department of Agriculture, acting through the Farm Service Agency, and that any foreclosure proceedings will not begin unless the government is provided prior written notice by certified mail.
2. The lien of the taxes for the fiscal year beginning July 1, 2020, and ending June 30, 2021, (due and payable in the following fiscal year) and thereafter: First Installment paid in the amount of \$868.00; Second Installment paid in the amount of \$868.00.
 3. Easements:
 - a. Entry No. 5 of the abstract shows a Right of Way Agreement has been granted to Williams Brothers Pipe Line Company for a for a pipeline to run on, over and through a part of the property under examination. Said easement is dated August 26, 1968, filed September 13, 1968, and recorded in Book 108, Page 358, in the records of the Story County Recorder's Office. For further particulars, see said easement of record.
 - b. Entry No. 27 of the abstract shows that the property under examination is subject a Limited Easement to Central Iowa Water Association. Said easement is dated August 20, 1992, filed August 26, 1992, and is recorded in Book 332, Page 24, in the records of the Story County Recorder's Office. Said easement is for the right of ingress and egress upon such real estate for the purposes of meter reading, pipeline maintenance and other reasonable association purposes, including constructing, using, operating, inspecting, maintaining, repairing, replacing and/or removing water pipeline over, across and through the property under examination. For further particulars, see said easement of record.
 4. Zoning: Entry no. 77 of the abstract shows that the property under examination is zoned as "A-1" – Agricultural. For further particulars, contact the Story County Zoning Administrator.

5. The property under examination is not subject to any other liens or encumbrances of record.

This opinion is subject to our standard exceptions, attached hereto and by this reference incorporated herein.

Sincerely,

A handwritten signature in cursive script, appearing to read "Nicole Votroubek".

Nicole Votroubek, Attorney at Law
Brekken, Wynia & Hyland, P.C.

NV/pao

STANDARD EXCEPTIONS

Matters not covered by this opinion:

1. Rights or claims of parties in possession not shown by the public records.
2. Any encroachments, overlaps, boundary line disputes, easements, measurements, variations in area or content, party walls, or any other matters that an accurate survey and inspection of the premises would disclose.
3. Roads, ways, streams, or easements, not shown by the public records, riparian or water rights, and the title to any filled-in lands.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished imposed by law and not shown by the public records.
5. Taxes or special assessments that are not shown as existing liens by the public records.
6. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records, or attaching subsequent to the Effective Date hereof but prior to date the covered party acquires for value of record the estate or interest or mortgage thereon covered by this Opinion.
7. Restrictions as to building, occupancy, or usage contained in applicable zoning or other city or county ordinances.
8. Rights of access to and from highways and streets that may be designated as "controlled access facilities" by state or city authorities.
9. Rights of trustees in bankruptcy to set aside transfers of interest in real estate by bankrupt within one year prior to bankruptcy for inadequate consideration.
10. Environmental contamination of land now prohibited by Federal and State laws and regulations.
11. The abstract does not disclose whether the real property has access from a public right-of-way. You should determine whether the real property has a legal means of access to and from a public right-of-way, lack of which may impair or prevent its intended use.
Requirement:
12. Matters of record not shown in the abstract(s).

Prepared by & Return to: Thomas C. Wynia, 523 Broad St., P. O. Box 160, Story City, IA 50248 Ph: 515-733-4377

**ACKNOWLEDGEMENT OF CONSENT AND DEDICATION OF
WALNUT VIEW SUBDIVISION, STORY COUNTY, IOWA**

STATE OF IOWA

ss:

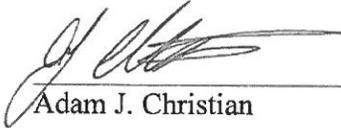
COUNTY OF STORY

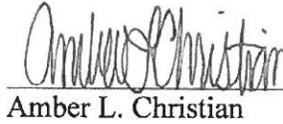
Adam J. Christian, a married person, and Amber L. Christian, a married person, do hereby covenant that they are the lawful owners and record fee title owners of the following-described real estate situated in Story County, Iowa, to wit:

Commencing at the SE Corner of Section Four (4), Township Eighty-five (85) North, Range Twenty-three (23) West of the 5th P.M., Story County, Iowa; thence North 1,288.2 feet along the East line of the SE1/4 of said Sec. 4; thence N89°27'W, 399.2 feet; thence S64°09'30"W, 380.1 feet; thence S16°42'W, 406.3 feet; thence S8°33'30"W, 319.3 feet; thence S76°06'30"W, 301.2 feet; thence S58°47'W, 244.7 feet; thence N88°58'W, 227.6 feet; thence S78°45'30"W, 374.1 feet; thence S14°20'W, 164.2 feet to the South line of said SE1/4 of Sec. 4; thence N89°50'E, 2,042.6 feet along said South line to the point of beginning, containing 31.39 acres, including County Road right of way;

and that they do hereby certify that the accompanying plat prepared by Fox Engineering Associates, Inc., R. Bradley Stumbo, License No. 17161, License Renewal 12-31-21, dated October 1, 2021, of Walnut View Subdivision, Story County, Iowa, a copy of which is attached hereto and by this reference made a part hereof, is with their free consent and in accordance with their desires as proprietors.

WITNESS our hands this 8 day of November, 2021.


Adam J. Christian

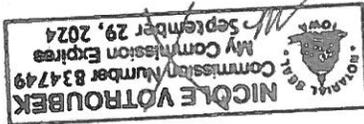

Amber L. Christian

STATE OF IOWA

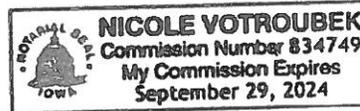
SS:

COUNTY OF STORY

This instrument was acknowledged before me on this 8 day of November, 2021,
by Adam J. Christian and Amber L. Christian, husband and wife.




Notary Public in and for Iowa.



Prepared by & Return To: Thomas C. Wynia, 523 Broad St., P. O. Box 160, Story City, IA 50248 Ph: 515-733-4377

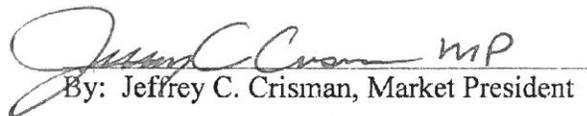
CONSENT TO PLATTING

Pursuant to Iowa Code 354.11(2), the undersigned hereby consents to the platting of the following described real estate into Walnut View Subdivision, Story County, Iowa:

Commencing at the SE Corner of Section Four (4), Township Eighty-five (85) North, Range Twenty-three (23) West of the 5th P.M., Story County, Iowa; thence North 1,288.2 feet along the East line of the SE1/4 of said Sec. 4; thence N89°27'W, 399.2 feet; thence S64°09'30"W, 380.1 feet; thence S16°42'W, 406.3 feet; thence S8°33'30"W, 319.3 feet; thence S76°06'30"W, 301.2 feet; thence S58°47'W, 244.7 feet; thence N88°58'W, 227.6 feet; thence S78°45'30"W, 374.1 feet; thence S14°20'W, 164.2 feet to the South line of said SE1/4 of Sec. 4; thence N89°50'E, 2,042.6 feet along said South line to the point of beginning, containing 31.39 acres, including County Road right of way,

Signed this 2nd day of November, 2021.

GNB BANK F/K/A ACKLEY STATE
BANK

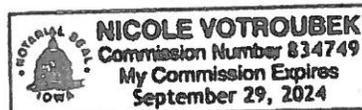

By: Jeffrey C. Crisman, Market President

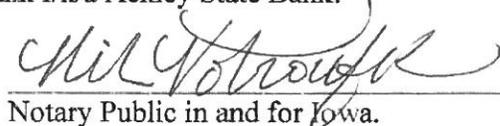
STATE OF IOWA

SS:

STORY COUNTY

This instrument was acknowledged before me on this 2nd day of November, 2021, by Jeffrey C. Crisman, as Market President of GNB Bank f/k/a Ackley State Bank.




Notary Public in and for Iowa.

Prepared by & Return To: Nicole R. Votroubek, 523 Broad St., P. O. Box 160, Story City, IA 50248 Ph: 515-733-4377

CONSENT TO PLATTING

Pursuant to Iowa Code 354.11, the undersigned hereby consents to the platting of the following described real estate into Walnut View Subdivision, Story County, Iowa:

Commencing at the SE Corner of Section Four (4), Township Eighty-five (85) North, Range Twenty-three (23) West of the 5th P.M., Story County, Iowa; thence North 1,288.2 feet along the East line of the SE1/4 of said Sec. 4; thence N89°27'W, 399.2 feet; thence S64°09'30"W, 380.1 feet; thence S16°42'W, 406.3 feet; thence S8°33'30"W, 319.3 feet; thence S76°06'30"W, 301.2 feet; thence S58°47'W, 244.7 feet; thence N88°58'W, 227.6 feet; thence S78°45'30"W, 374.1 feet; thence S14°20'W, 164.2 feet to the South line of said SE1/4 of Sec. 4; thence N89°50'E, 2,042.6 feet along said South line to the point of beginning, containing 31.39 acres, including County Road right of way,

Signed this 4th day of November, 2021.

FARM SERVICE AGENCY

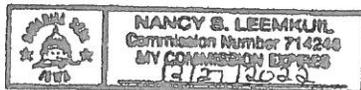
Breanna E. Ellis
By: Breanna E. Ellis, Farm Loan Officer

STATE OF IOWA

SS:

BOONE COUNTY

This instrument was acknowledged before me on this 4th day of November, 2021, by Breanna E. Ellis, as a Farm Loan Officer of the Farm Service Agency.



Nancy S. Leemkuil
Notary Public in and for Iowa.

Prepared by & Return To: Thomas C. Wynia, 523 Broad St., P. O. Box 160, Story City, IA 50248 Ph: 515-733-4377

CERTIFICATE OF TREASURER OF STORY COUNTY, IOWA

STATE OF IOWA

SS:

COUNTY OF STORY

I, Ted Rasmusson, Treasurer of Story County, Iowa, having examined the records of my office in accordance with the provisions of Section 409.9 I.C., pertaining to real properties as described herein, to be hereafter designated as Walnut View Subdivision do hereby certify that the same is free from real estate taxes.

Nor are there any personal taxes due and payable against the record titleholders of said real estate and that the above real estate is free from all taxes and special assessments so far as the records of the Story County Treasurer, Story County, Iowa, so reveal.

The property under examination is: Parcel No. 0204400440;

Commencing at the SE Corner of Section Four (4), Township Eighty-five (85) North, Range Twenty-three (23) West of the 5th P.M., Story County, Iowa; thence North 1,288.2 feet along the East line of the SE1/4 of said Sec. 4; thence N89°27'W, 399.2 feet; thence S64°09'30"W, 380.1 feet; thence S16°42'W, 406.3 feet; thence S8°33'30"W, 319.3 feet; thence S76°06'30"W, 301.2 feet; thence S58°47'W, 244.7 feet; thence N88°58'W, 227.6 feet; thence S78°45'30"W, 374.1 feet; thence S14°20'W, 164.2 feet to the South line of said SE1/4 of Sec. 4; thence N89°50'E, 2,042.6 feet along said South line to the point of beginning, containing 31.39 acres, including County Road right of way.

Property surveyed subject to any and all easements of record. Said property to be known as Walnut View Subdivision.

The record titleholders of the above-described property are Adam J. Christian and Amber L. Christian.

DATED at Nevada, Iowa, this 2nd day of October, 2021.

(Treasurer's Seal)

STORY COUNTY TREASURER
Story County, Iowa



By: Ted Rasmusson

Prepared by & Return to: Thomas C. Wynia, 523 Broad St., P. O. Box 160, Story City, IA 50248 Ph: 515-733-4377

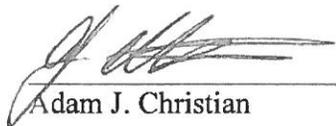
PUBLIC DRAINAGE EASEMENT

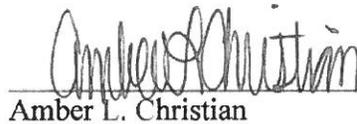
The undersigned owners, Adam J. Christian and Amber L. Christian, husband and wife, (“Grantor”), and Grantor’s successors and assigns, for good and valuable consideration, hereby grant to Story County, Iowa (“Grantee”), and Grantee’s successors and assigns, a drainage easement upon, underground, over or across the real estate described on Exhibit “A”, attached hereto (the “Easement Area”), upon the following terms and conditions:

1. Purpose of Easement Grant. The Easement herein granted shall be for the purpose of widening, improving or protecting streams located within the Easement Area, as necessary.
2. Grantee’s Right of Access. Grantee shall have the right of access to the Easement Area and have all rights of ingress and egress to the Easement Area reasonably necessary to effectuate the purpose of this Easement.
3. Restoration of Property. Grantee shall restore the Easement Area and any of Grantor’s other property used by Grantee to access the Easement Area, after exercising any of Grantee’s rights granted herein.
4. Non-Exclusive Easement to Run with Land. This Easement is non-exclusive, shall be perpetual in nature, shall run with the land, and shall be binding upon Grantor and Grantor’s successors, heirs and assigns.
5. Conditions Precedent. This Easement shall be without force or effect unless and until the Story County Board of Supervisors have provided final approval for the Easement, and has accepted the Final Plat of Walnut View Subdivision, by duly executed Resolution of the Board.

6. Warranty of Title. Grantor does hereby covenant with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple, that Grantor has good and lawful authority to sell and convey the real estate, that the real estate is free and clear of all liens and encumbrances except as may be above stated, and Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

Dated this 13 day of December, 2021.


Adam J. Christian

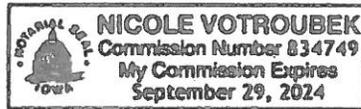

Amber L. Christian

STATE OF IOWA

SS:

COUNTY OF STORY

This instrument was acknowledged before me on December 13, 2021, by Adam J. Christian, a married person.



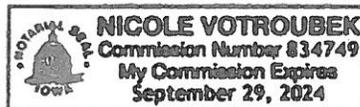

Notary Public in and for Iowa.

STATE OF IOWA

SS:

COUNTY OF STORY

This instrument was acknowledged before me on December 13, 2021, by Amber L. Christian, a married person.



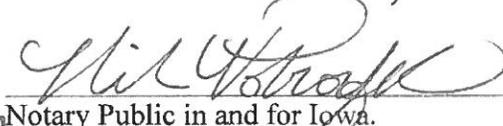

Notary Public in and for Iowa.

Exhibit A

Legal Description for Drainage Easement within Walnut View Subdivision:

That part of Lot 1 in Walnut View Subdivision in the South Half of the Southeast Quarter of Section 4, Township 85 North, Range 23 West of the 5th P.M., Story County, Iowa, being more particularly described as follows: Beginning at the Southwest Corner of said Lot 1; thence following the westerly line thereof N13°23'04"E, 165.66 feet; thence N80°58'34"E, 374.10 feet; thence N88°10'22"E, 227.60 feet; thence N58°53'13"E, 244.67 feet; thence N76°09'14"E, 301.03 feet; thence N08°35'39"E, 319.16 feet; thence N16°46'21"E, 406.15 feet; thence N64°05'32"E, 380.10 feet; thence S89°17'38"E, 366.20 feet to the west right of way line of 590th Avenue; thence S00°03'48"W, 115.15 feet along said line; thence N89°56'12"W, 114.12 feet; thence N66°04'02"W, 122.87 feet; thence S88°52'51"W, 151.92 feet; thence S48°29'45"W, 241.35 feet; thence S29°18'37"W, 164.23 feet; thence S18°56'42"W, 112.33 feet; thence S15°41'38"W, 515.95 feet; thence S71°10'47"W, 122.18 feet; thence N60°53'37"W, 60.18 feet; thence S61°17'13"W, 291.74 feet; thence S58°39'31"W, 319.01 feet to the south line of said Lot 1; thence S89°52'30"W, 497.86 feet to the point of beginning.

Preparer and Return To: Thomas C. Wynia, 523 Broad Street, P. O. Box 160 Story City, Iowa 50248, Phone: (515) 733-4377

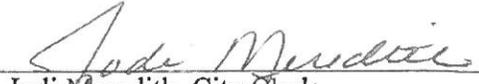
CITY CLERKS CERTIFICATE RE: RESOLUTION NO. 21-35 OF THE CITY COUNCIL OF THE CITY OF ROLAND, IOWA

I, Jodi Meredith, being first duly sworn, on oath depose and say:

- 1) I am the duly appointed City Clerk of the City of Roland, Iowa.
- 2) As such City Clerk I have complete custody and control of all the official minutes, resolutions, ordinances and documents of said city.
- 3) The attached copy of Resolution No. 21-35 of the City Council of the City of Roland, Iowa, is a true and complete copy of the original Resolution on file in the official records of the City of Roland, Iowa.

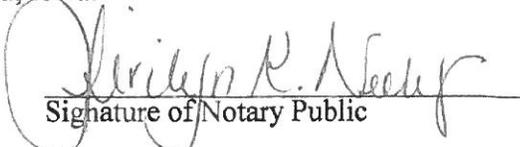
(SEAL)




Jodi Meredith, City Clerk

STATE OF IOWA, COUNTY OF STORY

This record was acknowledged before me on December 2nd, 2021 by Jodi Meredith as City Clerk for the city of Roland, Iowa.


Signature of Notary Public

The following resolution was offered by Councilperson Schmitz, who moved its adoption.

RESOLUTION NO. 21-35

A RESOLUTION WAIVING JOINT REVIEW OF THE WALNUT VIEW SUBDIVISION TO STORY CITY AND STORY COUNTY, IOWA

WHEREAS, the City of Roland, Iowa ("the City") has been presented with the proposed Final Plat of Walnut View Subdivision, a copy of which is attached hereto and by this reference made a part hereof;

AND WHEREAS, said platting is intended for development in conformance with the Story County development regulations;

AND WHEREAS, the proposed subdivision lies within two miles of the corporate limits of the City, and therefore the City believes it would in the best interest of all parties to waive joint review authority pursuant to Section 354.9(2) of the Iowa Code.

NOW, THEREFORE, BE IT RESOLVED that the City of Roland, Iowa hereby waives its right to review the proposed Walnut View Subdivision, in favor of review by Story County, Iowa, pursuant to Section 354.9(2) of the Iowa Code.

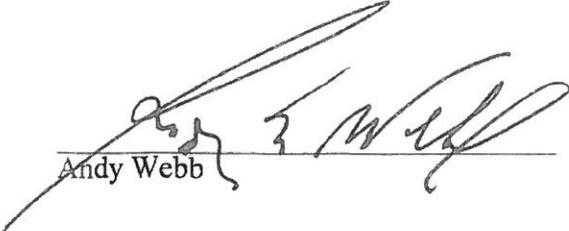
This motion was seconded by Councilperson Larson, and, upon roll call, was carried by an aye and nay vote as follows:

AYE: Larson, Groomsley, Balmer, Schmitz

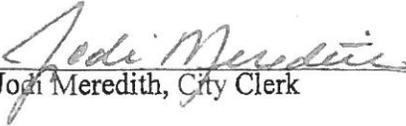
NAY: _____

ABSENT: Neely

WHEREUPON, the Mayor declared the Resolution duly adopted this 1st day of December, 2021.


Andy Webb

ATTEST:


Jodi Meredith, City Clerk

The following resolution was offered by Councilperson Sporleder, who moved its adoption.

RESOLUTION NO. 21-100

A RESOLUTION WAIVING JOINT REVIEW AUTHORITY, IN FAVOR OF THE COUNTY, OF THE SUBDIVISION OF LAND OWNED BY ADAM AND AMBER CHRISTIAN IN THE WALNUT VIEW SUBDIVISION, IN ACCORDANCE WITH SECTION 354.9.2 OF THE CODE OF IOWA

WHEREAS, Adam and Amber Christian are the owners of property located in the unincorporated area of Story County, Parcel ID Number 02-04-400-440 of the Walnut View Subdivision; and

WHEREAS, the owner wishes to subdivide the above-described property; and

WHEREAS, the above-described property is located within two miles of the corporate limits of the City of Story City and is subject to joint review authority of the rezoning and subdivision by the City in accordance with Section 354.9.2 of the *Code of Iowa*; and

WHEREAS, Section 354.9.2. of the *Code of Iowa* provides that a local government may, by resolution, waive its joint review authority.

NOW, THEREFORE, BE IT RESOLVED that the Story City City Council does hereby waive its review authority, in favor of the county, for the subdivision of the above-described property.

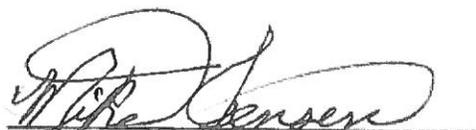
This motion was seconded by Councilperson O'Connor and, upon roll call, was carried by an aye and nay vote, as follows:

AYE: Phillips, Solberg, O'Connor, and Sporleder

NAY: _____

ABSENT: Ostrem

WHEREUPON, the Mayor declared the Resolution duly adopted this 20th day of December, 2021.


Mike Jensen, Mayor

ATTEST: Heather Slifka
Heather Slifka, City Clerk



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: Sara Carmichael, Watershed Coordinator
Date: January 11, 2021
Re: Consideration of Agreement Between Story County, Iowa, Story County Conservation Board, and the City of Ames, Iowa for funding Assistance For Water Nutrient Removal Practices of up to \$41,000.00 (Unbudgeted)

The attached agreement secures the services of the City of Ames to act as Fiscal Agent and undertake a conservation practice installation program. The program will provide professional services and installation of edge of field nutrient reduction practices. Practices will be offered to agricultural land owners in Story County. Project partners include: Iowa Department of Agriculture and Land Stewardship (IDALS), USDA Natural Resource and Conservation Service (NRCS), and the City of Ames. IDALS will provide financial support, NRCS will provide financial support and technical support, the City of Ames will provide fiscal agent services by managing funding agreements, providing funding for practice installation in HUC 12 watersheds upstream of the Ames Wastewater Treatment facility, and managing construction services. Story County will provide funding assistance for practice installations in the remaining HUC 12 watershed throughout the county, and will provide landowner coordination assistance.

We have applied for full funding the State of Iowa Water Infrastructure Fund. If these funds are not received, we have requested ARPA funding for this project.

The Story County Conservation Board urges your approval.

Approval

Disapproval

1.11.22

Date

Date

AGREEMENT BETWEEN STORY COUNTY, IOWA, STORY COUNTY CONSERVATION BOARD, AND THE CITY OF AMES, IOWA FOR FUNDING ASSISTANCE FOR WATER NUTRIENT REMOVAL PRACTICES

This Agreement is made and entered into by and between Story County, Iowa (County), Story County Conservation Board (Board) and the City of Ames, Iowa (City), collectively (Parties). The Agreement shall become effective upon acceptance by all parties.

PURPOSE AND NEED

The treatment of agricultural tile outlets to reduce nutrient runoff is a key priority of the County, Watershed Management Authorities, City, and the Iowa Nutrient Reduction Strategy. In an effort to demonstrate new methods to work with private landowners using economies of scale and scope, the Project has devised new methods to increase landowner adoption rates and improve design, construction and other efficiencies by bundling service delivery for two specific kinds of practices known as a saturated buffer and a bioreactor. Through the Project, funding from the Iowa Department of Agriculture and Land Stewardship (IDALS), STORY SWCD, City, Board, and the County will be pooled to install these tile treatment practices in groupings on private property across Story County. To efficiently achieve the goals of the Project, a single fiscal agent will coordinate funding, publicly bid projects, and manage payment of contractors. The City is fiscal agent for the Project. This Agreement outlines the City's obligations as Fiscal Agent. Furthermore, this Agreement designates the County as a funding agent for the Project. This Agreement covers practices that will be funded and bid in 2022 as part of the Project.

DUTIES OF THE PARTIES

DUTIES OF COUNTY:

1. County has funding for the implementation of priority projects within the Sugar Creek-South Skunk River, Indian Creek, East Indian Creek, and West Indian Creek Watersheds. In exchange for the City acting as the fiscal agent for the Project, County shall provide a portion of that funding to the City for use in this Project. The funding to be dedicated to this Project in 2022 shall be up to \$41,000.00. This amount is payable by County to the City at the time the City completes design and bidding for the Project.

DUTIES OF THE CITY:

In exchange for County providing up to \$41,000.00 of funding to the City to be used for the Project in 2022:

1. The City shall act as the fiscal agent for the Project. The duties of the fiscal agent shall be to enter into agreements with eligible property owners to install Edge-of-Field practices (saturated buffers/bioreactors) upon their land, bid and enter into agreements with contactors to design and install the tile system improvements on the subject properties, and manage the various funding sources for the Project.
2. The City shall dedicate the funding provided by the County for the Project to assist with installation costs, temporary construction easements, easement payments and final inspections upon completion of the work.

GENERAL

ENTIRE AGREEMENT: This Agreement contains the sole and entire Agreement between the parties relating to the subject hereof, and any representation, promise, or condition not contained herein, or any amendment hereto, shall not be binding on any party unless set forth in a subsequent written agreement signed by all parties.

GOVERNING LAW: This Agreement shall be governed by the laws of the State of Iowa without regard to conflicts of law principles or rules. Venue shall be in the appropriate Story County District Court or the United States District Court for the Southern District of Iowa. Whenever possible, each provision of this Agreement shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision hereof shall be prohibited by or invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this Agreement. All obligations of the Parties expressed in this Agreement shall be in addition to, and not in limitation of, those provided by applicable law.

MODIFICATIONS: This Agreement may be modified or waived only by a separate writing by the Parties expressly so modifying or waiving such.

TERM OF AGREEMENT: This Agreement shall be effective upon acceptance by all parties and be in effect until the City accepts the final completion of the practices, unless terminated earlier pursuant to the provisions herein.

TERMINATION: Any party may terminate this Agreement upon 60 days written notice to the other party. Upon termination by Board or County, the City shall retain all funds previously received from Board or County for continued use in the Project.

EXECUTION OF AGREEMENT

IN WITNESS THEREOF, City of Ames, Iowa has caused this Agreement to be executed in three (3) separate counterparts, each of which shall be considered an original.

Executed by City of Ames, Iowa

_____ day of _____, 2022

City of Ames, Iowa

Attest _____
Diane Voss, City Clerk

John A. Haila, Mayor

STATE OF IOWA)
) ss:
COUNTY OF STORY)

On this _____ day of _____, 2022, before me, a Notary Public in and for said County, personally appeared _____ and _____ to me personally known, and who being duly sworn, did say that they are the Mayor and Auditor, respectively of the City of Ames, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said City, and that said instrument was signed and sealed on behalf of said City by authority and resolution of its City Council as contained in Resolution No. _____ adopted on _____, 2022, and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said City by it voluntarily executed.

Notary Public for Iowa

EXECUTION OF AGREEMENT

IN WITNESS THEREOF, Story County, Iowa has caused this Agreement to be executed in three (3) separate counterparts, each of which shall be considered an original.

Executed by Story County, Iowa

11th day of January, 2022

Attest

Auditor

STORY County, Iowa

Chairperson, Board of Supervisors

STATE OF IOWA)
) ss:
COUNTY OF STORY)

On this 11th day of January, 2022, before me, a Notary Public in and for said County, personally appeared Latifah Faisal and Lucy Martin to me personally known, and who being duly sworn, did say that they are the Chairperson and Auditor, respectively of the Board of Supervisors of Story County, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said County, and that said instrument was signed and sealed on behalf of said County by authority and resolution of its Board of Supervisors as contained in Resolution No. _____ adopted on _____, 2022, and said Chairperson and Auditor acknowledged said instrument to be the free act and deed of said County by it voluntarily executed.

Notary Public for Iowa



EXECUTION OF AGREEMENT

IN WITNESS THEREOF, Story County Conservation Board, Iowa has caused this Agreement to be executed in three (3) separate counterparts, each of which shall be considered an original.

Executed by Story County Conservation Board, Iowa

_____ day of _____, 2022

Story County Conservation Board

Chairperson

STATE OF IOWA)
) ss:
COUNTY OF STORY)

On this _____ day of _____, 2022, before me, a Notary Public in and for said Board, personally appeared _____ and _____ to me personally known, and who being duly sworn, did say that they are the Chairperson of the Story County Conservation Board, created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said County, and that said instrument was signed and sealed on behalf of said Board by authority and resolution of its Conservation Board as contained in Resolution No. _____ adopted on _____, 2022, and said Chairperson acknowledged said instrument to be the free act and deed of said Board by it voluntarily executed.

Notary Public for Iowa



Board of Supervisors

Story County, Iowa

COVID-19 Vaccination, Testing and Face Covering Policy

Approval Date: 01/03/2022	Effective Date: 01/10/2022	Revision No.: 01
Reference: BOS Minutes:01/3/2022 Initially Adopted:01/03/2022		Distribution: Intranet, S:drive and Policy Book APPROVED Board Member Initials: <i>[Signature]</i> Meeting Date: <u>1.11.22</u> Follow-up action: <u>no changes to current policy</u>

General Policy Statement

Story County has an obligation to protect the health and safety of its employees and the public who access services and programs. In order to create and maintain a safe work environment that protects employees and the public from infection/transmission of COVID-19, Story County is adopting this COVID-19 vaccination and testing policy. Vaccination is a vital tool to reduce the presence and severity of COVID-19 cases in the workplace, in communities, and in the nation as a whole. Story County encourages all employees to receive a COVID-19 vaccination to protect themselves and other employees. However, should an employee choose not to be vaccinated, this policy's sections on testing and face coverings will apply. This policy complies with OSHA's Emergency Temporary Standard on Vaccination and Testing (29 CFR 1910.501).

Scope:

This policy is applicable to all Story County Employees.

This COVID-19 Policy on vaccination, testing, and face covering use applies to all employees of Story County, except for employees who do not report to a workplace where other individuals (such as coworkers or customers) are present; employees while working from home; and employees who work exclusively outdoors. Story County does not have any employees or job categories that are not covered by this policy because they do not fall under any of the exceptions.

All employees are encouraged to be fully vaccinated. Employees are considered fully vaccinated two weeks after completing primary vaccination with a COVID-19 vaccine with, if applicable, at least the minimum recommended interval between doses. For example, this includes two weeks after a second dose in a two-dose series, such as the Pfizer or Moderna vaccines, two weeks after a single-dose vaccine, such as Johnson & Johnson's vaccine, or two weeks after the second dose of any combination of two doses of different COVID-19 vaccines as part of one primary vaccination series. Employees who are not fully vaccinated will be required to provide proof of weekly COVID-19 testing and wear a face covering at the workplace.

All employees are required to report their vaccination status and, if vaccinated, provide proof of vaccination. Employees must provide truthful and accurate information about their COVID-19

vaccination status, and, if not fully vaccinated, their testing results. Employees not in compliance with this policy shall be subject to immediate discipline up to and including termination of employment.

Employees may request an exception from vaccination requirements if the vaccine is medically contraindicated for them or medical necessity requires a delay in vaccination. Employees also may be legally entitled to a reasonable accommodation if they cannot be vaccinated and/or wear a face covering (as otherwise required by this policy) because of a disability, or if the provisions in this policy for vaccination, and/or testing for COVID-19, and/or wearing a face covering conflict with a sincerely held religious belief, practice, or observance.

Policy Procedures

Vaccination

Any Story County employee that chooses to be vaccinated against COVID-19 must be fully vaccinated no later than February 9, 2022. Any employee not fully vaccinated by February 9, 2022 will be subject to the regular testing and face covering requirements of the policy. If at any point an employee becomes fully vaccinated while this policy is in effect, the employee will no longer be subject to regular testing and face covering requirement of this policy.

To be fully vaccinated by February 9, 2022 an employee must:

- Obtain the first dose of a two dose vaccine no later than January 05, 2022; and the second dose no later than January 26, 2022; or
- Obtain one dose of a single dose vaccine no later than January 26, 2022.

Employees will be considered fully vaccinated two weeks after receiving the requisite number of doses of a COVID-19 vaccine as stated above. An employee will be considered partially vaccinated if they have received only one dose of a two dose vaccine. Partially vaccinated employees will still need to comply with testing and face covering requirements as outlined by this policy.

If an employee would like to become vaccinated, they can contact Story County Public Health, talk to their doctor, or schedule a vaccine appointment with a local pharmacy. The employee will be paid for their time away from work as outlined in this policy, but must schedule that with their Department Head and Elected official. Employees may use sick time up to two days after vaccination if they experience symptoms from their vaccination.

Testing and Face Coverings

All employees who are not fully vaccinated as of February 9, 2022 will be required to undergo regular COVID-19 testing and wear a face covering when in the workplace. Policies and procedures for testing and face coverings are described in the relevant sections of this policy. Additional face covering requirements not specifically stated in this policy are covered in Story County's Face Covering Policy.

Vaccinated Employees

All vaccinated employees are required to provide proof of COVID-19 vaccination, regardless of where they received vaccination. Proof of vaccination status can be submitted by sending an electronic copy to the following email: humanresources@storycountyiowa.gov or by submitting a hardcopy to Story County Human Resources.

Acceptable proof of vaccination status is:

1. The record of immunization from a health care provider or pharmacy;
2. A copy of the COVID-19 Vaccination Record Card;
3. A copy of medical records documenting the vaccination;
4. A copy of immunization records from a public health, state, or tribal immunization information system; or
5. A copy of any other official documentation that contains the type of vaccine administered, date(s) of administration, and the name of the health care professional(s) or clinic site(s) administering the vaccine(s).

Proof of vaccination generally should include the employee's name, the type of vaccine administered, the date(s) of administration, and the name of the health care professional(s) or clinic site(s) that administered the vaccine. In some cases, state immunization records may not include one or more of these data fields, such as clinic site; in those circumstances Story County will still accept the state immunization record as acceptable proof of vaccination.

If an employee is unable to produce one of these acceptable forms of proof of vaccination, despite attempts to do so (e.g., by trying to contact the vaccine administrator or state health department), the employee can provide a signed and dated statement attesting to their vaccination status (fully vaccinated or partially vaccinated); attesting that they have lost and are otherwise unable to produce one of the other forms of acceptable proof; and including the following language:

“I declare (or certify, verify, or state) that this statement about my vaccination status is true and accurate. I understand that knowingly providing false information regarding my vaccination status on this form may subject me to criminal penalties.”

An employee who attests to their vaccination status in this way should to the best of their recollection, include in their attestation the type of vaccine administered, the date(s) of administration, and the name of the health care professional(s) or clinic site(s) administering the vaccine. Employees attesting to their vaccination status are required to fill out the Employee Attestation of COVID-19 Vaccination status form found in Appendix A of this policy.

All Employees

All employees, both vaccinated and unvaccinated, must inform Story County of their vaccination status. All employees will be required to complete the Employee Attestation of COVID-19 Vaccination Status found in Appendix A of this policy or provide proof of vaccination. The following table outlines the requirements for submitting vaccination status documentation.

Vaccination Status	Instructions	Deadline(s)
Employees who are fully vaccinated.	Submit proof of vaccination that indicates full vaccination.	January 10, 2022
Employees who are partially vaccinated (i.e., one dose of a two dose vaccine series).	Submit proof of vaccination that indicates when the first dose of vaccination was received, followed by proof of the second dose when it is obtained.	January 10, 2022
Employees who are not vaccinated.	Submit statement that you are unvaccinated, but are planning to receive a vaccination by the deadline.	January 10, 2022
	Submit statement that you are unvaccinated and not planning to receive a vaccination.	January 10, 2022

Exemption Procedures:

In order to be considered for an exemption, employees are required to fill out the respective Medical/Disability or Religious Exemption request form found in Appendices B and C of this policy.

1. Exemption request forms must be submitted by sending a completed electronic copy to the following email: humanresources@storycountyiowa.gov or by hardcopy to Story County Human Resources.
2. Exemption requests must be approved in order to be excused from compliance with the COVID-19 testing requirements set forth in this policy. It is the employee’s responsibility to submit the form in advance of the effective date for the testing requirement so there is ample time to review and process the request.
3. Employees are permitted to submit exemption requests forms at any time; however the employee is not excused from testing requirements until exemption paperwork is submitted and processed.
4. Employees who do not have an approved exemption are required to comply with the COVID-19 testing requirement of this policy.

Supporting COVID-19 Vaccination

An employee may be granted up to four hours of work time per dose to travel to the vaccination site, receive a vaccination, and return to work. This would mean a maximum of eight hours of work time for employees receiving two doses. If an employee spends less time getting the vaccine, only the necessary amount of work time will be granted. Employees who take longer than four hours to get the vaccine must send their supervisor an email documenting the reason for the additional time (e.g., they may need to travel long distances to get the vaccine). Any additional time requested will be granted, if reasonable, but will not be paid unless the employee elects to use accrued leave (sick leave, vacation leave, etc.) to cover the additional time. Time off

for vaccination must be pre-arranged with an employee's department head or elected official. If an employee is vaccinated outside of regularly scheduled hours they will not be compensated.

Employees may utilize accrued sick leave immediately following each dose if they have side effects from the COVID-19 vaccination that prevent them from working. Employees who have no accrued sick leave will be granted up to two days of additional sick leave immediately following each dose if necessary.

Employees shall follow normal department or office procedure for notification of sick leave if experiencing side effects that prevent them from working.

Employee Notification of COVID-19 and Removal from the Workplace

Story County requires employees to promptly notify their department head/elected official or immediate supervisor when they have tested positive for COVID-19 or have been diagnosed with COVID-19 by a licensed healthcare provider. Story County will follow CDC/ IDPH recommended guidance for isolation.

Employees are to immediately advise management/supervisory staff if the employee develops any COVID-19 symptoms. Additional guidelines and mitigation procedures are outlined in Story County's Temporary Employment Practices and Policies in Response to the Novel Coronavirus (COVID-19) Pandemic.

Employees are allowed to use accrued sick leave or other paid leave in accordance with county policy or collective bargaining agreement for purposes of isolation due to COVID-19.

Medical Removal from the Workplace

Story County has also implemented a policy for keeping COVID-19 positive employees from the workplace in certain circumstances. Story County will immediately remove an employee from the workplace if they have received a positive COVID-19 test or have been diagnosed with COVID-19 by a licensed healthcare provider (i.e., immediately send them home or to seek medical care, as appropriate).

Return to Work Criteria

For any employee removed because they are COVID-19 positive, Story County will keep them removed from the workplace until the employee receives a negative result on a COVID-19 nucleic acid amplification test (NAAT) following a positive result on a COVID-19 antigen test if the employee chooses to seek a NAAT test for confirmatory testing; meets the return to work criteria in CDC's "Isolation Guidance"; or receives a recommendation to return to work from a licensed healthcare provider.

CDC current isolation guidelines. Story County will keep employees updated on CDC isolation guidelines.

If an employee has severe COVID-19 or an immune disease, Story County will follow the guidance of a licensed healthcare provider regarding return to work.

COVID-19 Testing

All employees who are not fully vaccinated will be required to comply with this policy for testing.

Employees who report to the workplace at least once every seven days:

(A) must be tested for COVID-19 at least once every seven days at a County designated site; and

(B) must provide documentation of the most recent COVID-19 test result to Human Resources no later than the seventh day following the date on which the employee last provided a test result.

(C) cost of the testing will be provided by Story County.

Any employee who does not report to the workplace during a period of seven or more days (e.g., if they were on vacation or other leave):

(A) must be tested for COVID-19 within seven days prior to returning to the workplace at a County designated site; and

(B) must provide documentation of that test result to Human Resources upon return to the workplace and

If an employee does not provide documentation of a COVID-19 test result as required by this policy, they will be removed from the workplace until they provide a test result. Failure to comply with testing or the test result submission may result in disciplinary action up to and including termination of employment.

Employees who have received a positive COVID-19 test, or have been diagnosed with COVID-19 by a licensed healthcare provider, are not required to undergo COVID-19 testing for 90 days following the date of their positive test or diagnosis. Documentation concerning the positive COVID-19 test or diagnosis must be submitted to Human Resources.

Employees are not allowed to conduct their own at home tests as it does not meet the requirements in OSHA's Emergency Temporary Standard on Vaccination and Testing (29 CFR 1910.501).

Face Coverings

Story County will require all employees who are not fully vaccinated to wear a face covering. Face coverings must: (i) completely cover the nose and mouth; (ii) be made with two or more layers of a breathable fabric that is tightly woven (i.e., fabrics that do not let light pass through when held up to a light source); (iii) be secured to the head with ties, ear loops, or elastic bands that go behind the head. If gaiters are worn, they should have two layers of fabric or be folded to make two layers; (iv) fit snugly over the nose, mouth, and chin with no large gaps on the outside of the face; and (v) be a solid piece of material without slits, exhalation valves, visible holes, punctures, or other openings. Acceptable face coverings include clear face coverings or cloth face coverings with a clear plastic panel that, despite the non-cloth material allowing light to pass

through, otherwise meet these criteria and which may be used to facilitate communication with people who are deaf or hard-of-hearing or others who need to see a speaker's mouth or facial expressions to understand speech or sign language respectively.

Employees who are not fully vaccinated must wear face coverings over the nose and mouth when indoors and when occupying a vehicle with another person for work purposes. Policies and procedures for face coverings will be implemented, along with the other provisions required by OSHA's COVID-19 Vaccination and Testing ETS, as part of a multi-layered infection control approach for unvaccinated workers.

The following are exceptions to Story County's requirements for face coverings for non-vaccinated employees:

1. When an employee is alone in a room with floor to ceiling walls and a closed door.
2. For a limited time, while an employee is eating or drinking at the workplace or for identification purposes in compliance with safety and security requirements.
3. When an employee is wearing a respirator or facemask.
4. Where Story County has determined that the use of face coverings is infeasible or creates a greater hazard (e.g., when it is important to see the employee's mouth for reasons related to their job duties, when the work requires the use of the employee's uncovered mouth, or when the use of a face covering presents a risk of serious injury or death to the employee).

Story County will also follow the provisions outlined in Story County's Face Covering Policy regardless of vaccinated status for further mitigation of COVID-19.

New Hires:

All new employees are required to comply with the vaccination, testing, and face covering requirements outlined in this policy as soon as practicable and as a condition of employment. Potential candidates for employment will be notified of the requirements of this policy prior to the start of employment. New hires will be required to provide Human Resources documentation of vaccination status during onboarding.

Confidentiality and Privacy:

All medical information collected from individuals, including vaccination information, test results, and any other information obtained as a result of testing, will be treated in accordance with applicable laws and policies on confidentiality and privacy.

Questions regarding this policy should be directed to your department head, elected official or Human Resources.



APPENDIX A - Employee Attestation of COVID-19 Vaccination Status

Please fill out section A or section B and sign at the bottom of the form.

Section A

I, _____ attest that I am fully vaccinated / partially vaccinated against COVID-19 and am unable to produce proof of vaccination.

I understand fully vaccinated to mean two weeks (14 days) have passed since receiving either a one-dose vaccine or a second dose of a two-dose vaccine; and partially vaccinated means a second dose must still be obtained and/or two weeks have not passed since my final dose.

Type of vaccination received:

- Johnson & Johnson
- Moderna
- Pfizer-BioNTech
- Other: _____

Dates of vaccine administration: First dose: _____ Second dose: _____ Booster: _____

Name of health care professional, clinic or pharmacy administering the vaccine: _____

I have tried to secure my records of vaccination, but have been unsuccessful in doing so and am unable to provide a copy to my employer. I am attesting that I have received the vaccination.

Additional comments: _____

Section B

I, _____ attest that I am not vaccinated and have no plans to become vaccinated. I know this means I will have to comply with testing and masking policies of Story County.

“I certify that this statement about my vaccination status is true and accurate. I understand that knowingly providing false information regarding my vaccination status on this form may subject me to criminal penalties.” **

Signature

Date

Print Name



APPENDIX B - RELIGIOUS EXEMPTION REQUEST FORM

Employee Name:

Department:

Job Title:

Email:

Phone Number:

Instructions: This form should be used by Story County Employees to request an Exemption due to a sincerely held religious belief, practice, or observance that conflicts with the Story County COVID-19 Vaccination, Testing and Face Covering Policy. Once completed, return the form to Human Resources.

Based upon my sincerely held religious belief, practice, or observance, I am requesting an Exemption to the COVID-19 testing requirement and receiving a COVID-19 vaccination.

Please identify your sincerely held religious belief, practice or observance that is the basis for your request for an Exception as a religious accommodation.

Please briefly explain how your sincerely held religious belief, practice or observance conflicts with the Story County COVID-19 vaccination policy.

Please attach any additional information you think may be helpful in processing your religious accommodation request.

CERTIFICATION

I verify the truth and accuracy of the information and representation I making by submission of this form.

Employee Signature _____ Date _____



APPENDIX C - MEDICAL/DISABILITY EXEMPTION REQUEST FORM

Employee Name:

Department/Office:

Classification/Job Title:

Email:

Phone Number:

Instructions: This form should be used by Story County Employees to request a Medical/Disability Exemption in accordance with Story County's Vaccination, Testing and Face Covering Policy. PLEASE NOTE that, because Story County's Policy does not create a vaccination mandate, this form will only be used with respect to Exemption for purposes of COVID-19 testing requirement. All other Medical/Disability exemptions will use Story County's standard process.

Please check the appropriate box below and follow the instructions for the Certification from Health Care Provider information. Once completed, return the form to Human Resources.

COVID-19 TESTING REQUIREMENT

- I have a medical condition/disability, as certified in the following Certification from Health Care Provider, that precludes me from completing the COVID-19 weekly testing requirement set forth in the Story County COVID-19 Vaccination Policy.
- I have been diagnosed with or treated for COVID-19 within the last 90 days and am requesting temporary Exemption for that period from the COVID-19 testing requirement set forth in the Story County COVID-19 Vaccination Policy. This diagnosis/treatment is supported by the information contained in the following Certification from Health Care Provider.

CERTIFICATION

I verify the truth and accuracy of the information and representation I am making by submission of this form.

Employee Signature _____

Date _____

CERTIFICATION FROM HEALTH CARE PROVIDER

Health Care Provider Name:	License Type & Issuing State:
Full Name of Patient:	Patient Date of Birth:
Name of Physician:	

Instructions: Please complete this form if the patient requires exemption from COVID-19 testing requirements.

Medical/Disability Exemption for COVID-19 Testing

- I certify that the patient named above has a medical condition/disability which, in my professional opinion, makes it inadvisable for the patient to complete a polymerase chain reaction (PCR) diagnostic test for COVID-19.
- I certify that the patient named above has been diagnosed with and/or treated for COVID-19 within the last 90 days.
 - My patient's COVID-19 diagnosis or last day of treatment (whichever is later) was on _____ .
 - My patient is being actively treated for COVID-19. The expected end date of treatment is _____ .

Signature of Health Care Provider Date