

The Board of Supervisors met on 12/20/22 at 10:00 a.m. in the Story County Administration Building. Latifah Faisal, and Lisa Heddens, with Faisal presiding. Linda Murken absent. (all audio of meetings available at storycountyiowa.gov)
ADOPTION OF AGENDA: Heddens moved, Faisal seconded adopting the agenda as listed. Motion carried unanimously (MCU) on a roll call vote.

MINUTES: 12/13/22 Minutes – Heddens moved, Faisal seconded the approval of 12/13/22 Minutes as presented. Roll call vote. (MCU)

PERSONNEL ACTIONS: 1) new hire, effective 12/21/22, in a) Sheriff's Office for Michael Paisley @ \$1,927.80/bw. Heddens moved, Faisal seconded the approval of personnel actions as presented. Roll call vote. (MCU)

CLAIMS: 12/22/22 Claims of \$791,353.72 (run date 12/16/22, 33 pages, on file in the Auditor's Office) and authorize the Auditor to issue checks in payments of these claims and payment requests from BooSt School Ready (\$27,817.01), BooSt Early Childhood (\$3,299.79), Emergency Management (\$838.63), E911 (\$511.64), County Assessor (\$6,621.53), City Assessor (\$35,896.62), Central Iowa Community Services (\$107,884.73). Heddens moved, Faisal seconded approving claims as presented. Roll call vote. (MCU)

Heddens moved, Faisal seconded the approval of Consent Agenda as listed.

1. New Class C Retail Alcohol License, Special Class A Beer Permit for Alluvial Brewing Co., 3715 West 190th Street, Ames, Iowa, effective 2/27/23-2/26/24, including outdoor services
2. Firmware License and Annual Software License Fee between Story County and Adkins Election Services, effective 1/23-12/23, for \$12,051.00
3. Fees between Story County and CST for UPS Support and Maintenance, effective 1/1/23-12/31/23, for \$4,181.34
4. Maintenance and Monitoring Services between the Sheriff's Office and Stanley Security, effective 1/1/23-12/31/23, for \$4,200.00
5. Tax Suspension Recipients
6. 2023 Revised Holiday Calendar
7. Resolution #23-48, Setting a Public Hearing for 1/10/23, for Consideration of Resolution #23-49, Amending the Veterans Benefits Manual in accordance with §22.04 of the Story County, Iowa Code of Ordinances
8. Setting Bid Opening for 1/10/23 at 10:00 a.m. in the Public Meeting Room at the Story County Administration Building for RCB Culvert New-Single Box on 640th Avenue over an unnamed stream in Section 9-82-22(L-IC9--73-85), and RCB Culvert New-Single Box over a small stream, in the Southwest Quarter of Section 23-82-21(L-C23--73-85), and RCB Culvert Replacement-Single Box on 150th Street over an unnamed creek in Section 36-85-21(L-LIN36--73-85)
9. Setting Bid Opening for 1/10/23, at 10:00 a.m. in the Public Meeting Room at the Story County Administration Building for RCB Culvert New-Twin Box on 578th Avenue over Coon Creek in Section 32-82-23(L-U32--73-85)
10. Setting Bid Opening for 1/24/23 at 10:00 a.m. in the Public Meeting Room at the Story County Administration Building for Bridge Replacement on 535th Avenue over Ballard Creek in Section 15-82-24(L-C085(P15E)--73-85)

Roll call vote. (MCU)

FIRST CONSIDERATION OF ORDINANCE NO. 308, AMENDING CHAPTER 85 – GENERAL PROVISIONS AND DEFINITIONS AND CHAPTER 86 – DISTRICT REQUIREMENTS, OF THE STORY COUNTY LAND DEVELOPMENT REGULATIONS, OF THE STORY COUNTY CODE OF ORDINANCES FOR ACCESSORY DWELLING UNITS:

Amelia Schoeneman, Planning and Development Director, reported the proposed amendment will allow accessory dwelling units in the Agricultural (A-1), Agricultural Residential (A-R), Transitional Residential (R-1) and Urban Residential (R-2) districts. It also removes the minimum size required for dwellings of any type, while requiring that they have permanent foundations and are taxed as site-built dwellings. She stated within the primary dwelling, it could be a converted garage, attic, or basement, while a detached unit could be newly-constructed or a converted accessory structure. Accessory dwelling units are created for several reasons but commonly for family members, caretakers, tenants, or farmhands. Schoeneman reported on the Planning and Zoning Commission recommends approval and listed alternatives for consideration. She reported on the overall process and the comments received via social media. The Board discussed specifications. Faisal opened the public hearing at 10:20 a.m., Liesel Danielson, Ames, commented on preferred edits. Alex Christiansen, Ames, commented on dwelling restrictions. Lindaf Oppedal, Ames, disagrees with the size restriction on accessory dwellings. Kim Christiansen, Washington Township, appreciates the option of accessory dwellings. Hearing no further comments, Faisal closed the public hearing at 10:32 a.m. Heddens ask Schoeneman about current requirements for building additional dwellings. Schoeneman reported on the subdivision process. Additional discussion took place. The Board concurs on the size limitations. Andrea Wagner, Planner, Planning and Development, reported applications for accessory dwellings. Heddens moved, Faisal seconded approval of allowing up to 1,000 square feet for discussion. Faisal amended to 1,200 square feet, including basement. Heddens moved, Faisal seconded the approval of First Consideration of Ordinance No. 308, Amending Chapter 85, General Provisions and Definitions, and Chapter 86, District Requirements, of the Story County Code of Ordinances – Land Development Regulations to allow accessory dwelling units in the A-1, A-R, R-1 and R-2 zoning districts, with change to 1,200 square feet including basement, and set Second Consideration for 1/3/23. Roll call vote. (MCU)

RESOLUTION #23-50, OAK BEND PLAT 1 RESIDENTIAL PARCEL SUBDIVISION: Andrea Wagner, Planner, Planning and Development, reported the proposed subdivision reconfigures a parcel into two buildable lots. She reported on location, current and future land use, site maps, current surrounding land use, and regulations. No general public comments were received. Wagner reported the City of Cambridge waived its review of subdivision and the City of Huxley has approved the subdivision. Staff recommends approving alternative #2 with conditions. Heddens moved, Faisal seconded the approval of Resolution #23-50, the Oak Bend Plat 1 Residential Parcel Subdivision, as presented with noted conditions. Roll call vote. (MCU)

PROPOSAL RECEIVED FOR PROPERTY CLEAN-UP, DEMOLITION OF STRUCTURES, AND DEBRIS

REMOVAL AT 56314 170TH STREET, AMES, IOWA: Amelia Schoeneman, Planning and Development Director, reported most demolition contractors were unfamiliar with and confused by the request for proposals (RFP) process. She stated the review committee recommends a request for quotations instead. She recommended the Board reject the proposals and direct staff the solicit quotations. Heddens moved, Faisal seconded to reject the RFP responses and directed staff to prepare request for quotations and solicit bids for the work. Roll call vote. (MCU)

STORY COUNTY FUNDING ALLOCATION TO THE ANALYSIS OF SOCIAL SERVICES EVALUATION TEAM (ASSET) PROCESS FOR FY24: Sandra King, Director of External Operations and County Services, reported on an updated list of ASSET budget requests for FY24. She reported on history, how the Board allocates funding, and stated the requests from the agencies exceed what the County can increase. The ASSET budget allocation process will take place in January and King will bring recommendations to the Board in February. At that time, the Board can accept the recommendation or make increases or decreases as appropriate. Discussion took place. King reported the requests are up substantially from FY23. Heddens moved, Faisal seconded approval of 5% General Basic, 5% Local Option, 0% Public Health, 4% Administrative Services for discussion. Discussion took place. Roll call vote. Heddens nay, Faisal nay. Motion fails. The Board clarified options. Heddens moved, Faisal seconded approval of the Story County Funding Allocation to the ASSET Process for FY24 as follows: 5% General Basic, 0% Local Option, 0% Public Health, 4% Administrative Services. Roll call vote. (MCU)

PUBLIC COMMENT #2: Rosalyn Brandt, Ames, via Zoom, had questions regarding annexation around 180th and 190th streets in Franklin Township. The Board provided information.

LIAISON ASSIGNMENTS, COMMITTEE MEETINGS UPDATES, AND ANNOUNCEMENTS FROM THE SUPERVISORS: The Board members reported on multiple upcoming meetings and wished everyone Happy Holidays. Heddens moved, Faisal seconded to adjourn at 11:18 a.m. Roll call vote. (MCU)

Latifah Faisal
Board of Supervisors

Lucinda J. Martin
Auditor



State of Iowa

Alcoholic Beverages Division

APPROVED **DENIED**
 Board Member Initials: [Signature]
 Meeting Date: 12-20-22
 Follow-up action: _____

 BUSINESS _____
 (515) 337-1182

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)
ALLUVIAL BREWING COMPANY, LLC	Alluvial Brewing Company, LLC

ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
3715 West 190th Street		Ames	Story	50014

MAILING ADDRESS	CITY	STATE	ZIP
3715 West 190th Street	Ames	Iowa	50014

Contact Person

NAME	PHONE	EMAIL
Elliot Thompson	(515) 460-6581	elliott@alluvialbrewing.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
	Class C Retail Alcohol License	12 Month	Pending Dramshop Review

TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
Feb 27, 2023	Feb 26, 2024	

SUB-PERMITS

Class C Retail Alcohol License, Special Class A Beer Permit



State of Iowa

Alcoholic Beverages Division

PRIVILEGES

Outdoor Service

Status of Business

BUSINESS TYPE

Limited Liability Company

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Elliot Thompson	Ames	Iowa	50014	Owner	100.00	Yes

Insurance Company Information

INSURANCE COMPANY

Selective Insurance Group, Inc

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



QUOTE

2165 NW 108th Street, Suite D, Des Moines, IA 50325
t. 515-270-5300 f. 515-254-0500

Number AAAQ22646

Date Nov 28, 2022

Sold To

Story County Information Technology
Barbara Steinback
900 6th St.
Nevada, IA 50201
United States

Phone (515) 382-7302

Fax (515) 382-7349

Ship To

Story County Information Technology
Barbara Steinback
900 6th St.
Nevada, IA 50201
United States

Phone (515) 382-7302

Fax (515) 382-7349

Here is the quote you requested.

Salesperson	P.O. Number	Ship Via	Terms
Paul Abbe			Net on Receipt

Line	Qty	Description	Unit Price	Ext. Price
1	1	Site#: 1151116, STORY COUNTY HUMAN SERVICES BLDG IT 126 S KELLOG, AMES IA 50010 Tag# 2035912 SN# AS5B0RCWGNNX198 1 Annual PM ESSENTIAL (01/01/2023 -12/31/2023)	\$2,090.67	\$2,090.67
2	1	Site#: 1151138, STORY COUNTY ADMIN BLDG IT 900 6th ST NEVADA, IA 50201 Tag# 2035898 SN# AS5B0RCWGNNX066 1 Annual PM ESSENTIAL (01/01/2023 -12/31/2023)	\$2,090.67	\$2,090.67

SubTotal	\$4,181.34
Tax	\$0.00
Shipping	\$0.00
Total	\$4,181.34

This is not an invoice. Do not pay.

Please contact me if I can be of further assistance.

APPROVED **DENIED**

Board Member Initials: *AS*

Meeting Date: 12-20-22

Follow-up action: _____

PRICES SUBJECT TO CHANGE - PRICES BASED UPON TOTAL PURCHASE - ALL DELIVERY, TRAINING OR CONSULTING SERVICES TO BE BILLED AT PUBLISHED RATES FOR EACH ACTIVITY INVOLVED - GENERALLY ALL HARDWARE COMPUTER COMPONENTS PROPOSED ABOVE ARE COVERED BY A LIMITED MANUFACTURER'S WARRANTY, COVERING PARTS AND FOR HARDWARE ONLY - WE SPECIFICALLY DISCLAIM ANY AND ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES OR WITH REGARD TO ANY LICENSED PRODUCTS. WE SHALL NOT BE LIABLE FOR ANY LOSS OF PROFITS, BUSINESS, GOODWILL, DATA, INTERRUPTION OF BUSINESS, NOR FOR INCIDENTAL OR CONSEQUENTIAL MERCHANTABILITY OR FITNESS OF PURPOSE, DAMAGES RELATED TO THIS AGREEMENT. MINIMUM 25% RESTOCKING FEE WITH ORIGINAL PACKAGING.

Proprietary and Confidential

STANLEY Security Stanley Convergent Security Solutions, Inc.
8350 Sunlight Drive
Fishers, Indiana 46037

RECURRING SERVICES INVOICE

Page 1 of 1

BILLING ACCOUNT NO:	30110021
PAYMENT TERMS:	Net 45
INVOICE NO:	0002965148
INVOICE DATE:	11-25-22
INVOICE DUE DATE:	01-09-23
TOTAL INVOICE AMOUNT:	4,200.00 USD

FED ID # 20-1044950 / DUNS # 00-115-2461

BILL TO:
STORY COUNTY JAIL
1315 S B AVE
NEVADA IA 50201

PLEASE REMIT TO:
STANLEY CONVERGENT SECURITY SOLUTIONS, INC.
DEPT. CH 10651
PALATINE, IL 60055

Provider of **SENTROL** Products and Services



BILL ID#	CUSTOMER SITE	DESCRIPTION OF SERVICE	PERIOD OF SERVICE	PO	AMOUNT	SALES TAX	TOTAL
10197528	STORY COUNTY JAIL 1315 S B AVE NEVADA IA 50201	MAINTENANCE CHARGES MONITORING CHARGES	01/01/2023 - 12/31/2023		4,200.00	0.00	4,200.00

FOR INQUIRIES: + 13178296161 EMAIL: Manisha.Joshi@sbdinc.com

SUB TOTAL	4,200.00 USD
SALES TAX	0.00 USD
TOTAL	4,200.00 USD

STANLEY SECURITY REMINDS YOU OF THE IMPORTANCE OF REGULARLY TESTING YOUR ALARM SYSTEM TO MAKE SURE THAT IT IS COMMUNICATING PROPERLY WITH OUR MONITORING CENTER. SIMPLY CALL OUR MONITORING CENTER AT 877-476-4068 TO TEST YOUR SYSTEM. YOU WILL NEED TO PROVIDE YOUR PASSCODE/PASSWORD TO PUT YOUR SYSTEM INTO TEST. ONCE IN TEST MODE, ARM YOUR SYSTEM AND TRIGGER AN ALARM. ALLOW THE SIREN TO SOUND FOR 60 SECONDS BEFORE DISARMING YOUR SYSTEM. CALL THE MONITORING CENTER BACK AT 877-476-4068 AND PROVIDE YOUR NAME AND PASSCODE/PASSWORD FOR THE RESULTS OF YOUR TEST.



SAVE TIME AND MONEY WITH OUR FREE E-BILLING SERVICE Choose from two easy ways to receive your invoices: email or Invoice Gateway, our secure online site. With Invoice Gateway, you are notified by email when invoices are posted. You can search, sort, view, print, download, and print your bills on this site. With email delivery, your invoices are sent once per day and you get an exact replica of your paper bill. Contact us at +13178296161 and get set up today!

CUT HERE AND RETURN BOTTOM PORTION WITH PAYMENT. RETAIN UPPER PORTION FOR YOUR RECORDS.

APPROVED **DENIED**
Board Member Initials: [Signature]
Meeting Date: 12-20-22
Follow-up action: _____

MEMO

To: Darla Ingham
From: Ardis "Ardy" Baldwin, Finance Deputy
Subject: Tax Suspension Recipients
Date: December 2, 2022

The following is another recipient requesting tax suspension who must be verified for eligibility by the Board of Supervisors:

Michelle Jaspering
823 Duff Ave
Ames, IA 50010
0902327505

Remains Eligible

APPROVED

DENIED

Board Member Initials: _____

Meeting Date: 12-20-22

Follow-up Actions: _____

APPROVED

DENIED

Board Member Initials: [Signature]

Meeting Date: 12-20-22

Follow up action: _____

2023 HOLIDAY CALENDAR
(Story County Personnel Policies)
(PPME Labor Agreements)

New Year's Day	Monday, January 2, 2023
Martin Luther King Dr. Day	Monday, January 16, 2023
President's Day	Monday, February 20, 2023
Memorial Day	Monday, May 29, 2023
Juneteenth	Monday, June 19, 2023
Independence Day	Tuesday, July 4, 2023
Labor Day	Monday, September 4, 2023
Veteran's Day	Friday, November 10, 2023
Thanksgiving Day	Thursday, November 23, 2023
Friday after Thanksgiving	Friday, November 24, 2023
Two days at Christmas	Monday, December 25, 2023 Tuesday, December 26, 2023

DO NOT WRITE IN THE SPACE ABOVE, RESERVED FOR RECORDER
Prepared by: Leanne Harter, County Outreach and Special Projects Manager, 900 6th Street, Nevada, Iowa 50201 – (515) 382-7247

Please return to:
Veterans Affairs

STORY COUNTY, IOWA
RESOLUTION OF THE BOARD OF SUPERVISORS
RESOLUTION #23-48

SETTING DATE AND TIME FOR PUBLIC HEARING FOR JANUARY 10, 2023 AT 10:00 AM,
FOR CONSIDERATION OF RESOLUTION #23-49, AMENDING THE VETERANS BENEFITS
MANUAL IN ACCORDANCE WITH SECTION 22.04 OF THE STORY COUNTY CODE OF
ORDINANCES.

WHEREAS, the Board of Supervisors approved the Code of Ordinances of Story County, Iowa,
on May 21, 2013 and amended May 29, 2018;

AND WHEREAS, Section 22.04 Veterans Benefits Manual of the Code of Ordinances of Story
County, Iowa, specifies the following:

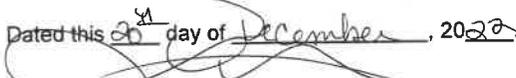
22.04 VETERAN BENEFITS MANUAL.

1. The rules, regulations, standards and guidelines for administrating veteran benefits shall comprise the *Veteran Benefits Manual*.
2. The *Veteran Benefits Manual* shall be adopted by resolution of the Board.
3. Amendments to the *Veteran Benefits Manual* shall be made by resolution pursuant to Section 331.302 of the *Code of Iowa*, following publication of notice of the proposed change and opportunity for the public to be heard.
4. Copies of the *Veteran Benefits Manual* shall be available to the public in the office of the Director.

AND WHEREAS, Amendments to the *Veteran Benefits Manual* have been reviewed and approved by the Commission of Veterans Affairs.

NOW THEREFORE BE IT RESOLVED that a public hearing date on this matter be held on the proposed Resolution #23-49 on the 10th day of January, 2023, at the Story County Administration Building, Nevada, Iowa, at 10 o'clock AM and the Board of Supervisors directs the Veterans Affairs staff to place copies of the full *Veteran Benefits Manual* with the Office of the County Auditor and available in the office of the Director of Veterans Affairs.

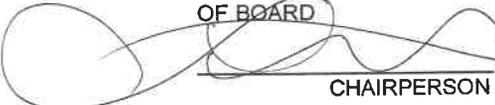
IT IS FURTHER RESOLVED that the Chair of the Board of Supervisors and the County Auditor are authorized and they are hereby directed to certify a copy of this Resolution upon its approval by the Board of Supervisors.

Dated this 20th day of December, 2022

Chairperson, Board of Supervisors

Attest:

County Auditor

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

ALLOWED BY VOTE OF BOARD

CHAIRPERSON
Yea 2 Nay 0 Absent 1
Above tabulation made by 

APPROVED

DENIED

Board Member Initials: ASV

Meeting Date: 12-20-22

Follow-up action: with changes to Max Sq Ft^{use} to 1000 including basement (finished living space)

DO NOT WRITE IN THE SPACE ABOVE, RESERVED FOR RECORDER
Prepared By: Amelia Schoeneman, Story County Planning and Development, 900 6th Street, Nevada, IA 50201 (515) 382-7245

Please return to:
Planning & Development

**STORY COUNTY IOWA
ORDINANCE NO. 308
AN ORDINANCE AMENDING CHAPTER 85 – GENERAL PROVISIONS AND DEFINITIONS
AND CHAPTER 86 – DISTRICT REQUIREMENTS, OF THE STORY COUNTY LAND
DEVELOPMENT REGULATIONS, OF THE STORY COUNTY CODE OF ORDINANCES FOR
ACCESSORY DWELLING UNITS.**

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

Section 1. Purpose. An Ordinance amending Chapter 85—General Provisions and Definitions and Chapter 86 – District Requirements, of the Story County Land Development Regulations, as follows, to define and allow for accessory dwelling units under the provision.

Section 2. Proposed Amendments. The amendments are as shown in Attachment A of this ordinance and are summarized below.

85.08, Definitions:

- Added definitions for “accessory dwelling units (ADUs)” and “bedrooms”.
- Amended definitions for “dwelling multiple”, and “dwelling, two family”.

86.04, A-1 Agricultural District:

- Added regulations for accessory dwelling units permitted within the A-1 zoning district and removed structure area minimums from Table 86-2.

86.06, A-R Agricultural Residential District:

- Added regulations for accessory dwelling units permitted within the A-R zoning district and removed structure area minimums from Table 86-4.

86.07, R-1 Transitional Residential District:

ATTACHMENT A

Survey Description – Oak Bend Plat 1:

Lot 2 of the Northeast Quarter of Section 24, Township 82 North, Range 24 West of the 5th P.M., Story County, Iowa; EXCEPT the North 446.95 feet of said Lot 2.

ATTACHMENT B

ATTACHMENT C

Conditions on Approval:

1. Per the County Engineer, the second field entrance must be removed, leaving only one field entrance to be used for a driveway for Lot 2.
2. For alternative compliance to be met (exceeding the 3:1 depth to width ratio by creating a flag lot), the following conditions shall be placed on the subdivision plat in order to protect natural areas, including slopes and significant trees, from encroachment by development:
 - a. For any critical or protected slopes on Lots 1 and 2 of the proposed subdivision, there shall be a two (2) foot buffer for every one (1) foot of vertical rise between the shoulder of the slope and any impervious surface (including gravel and patios). Critical and protected slopes are defined as those slopes with a grade of 26% or greater.
 - b. Protected slopes (with a grade over 35%) on Lots 1 and 2 shall not be impacted for any reason beyond installation of essential utilities. Critical slopes (with a grade between 26% and 35%) shall not be impacted by more than 25%, and such impact shall be limited to the installation of required infrastructure (driveways to access a property) or public utilities. Re-vegetation from disturbance shall be required.
 - c. Development on steep slopes (with a grade between 15% and 25%) on Lots 1 and 2 shall require a site plan completed by a professional engineer or other qualified individual, addressing the suitability of the site and best practices for construction and erosion control, including a plan to re-vegetate.
 - d. Any significant tree removed for development shall be replaced at a ratio of 1:1.

Staff Report

Board of Supervisors

Date of Meeting:
December 20, 2022

Case Number SUB22-000005
Residential Parcel Subdivision
Oak Bend Plat 1
Resolution No. 23-50

APPLICANT:

Tyler and Courtney Lowy
55703 Oak Bend Road
Huxley, Iowa 50124

STAFF PROJECT MANAGER:

Andrea Wagner, Planner

SUMMARY:

The proposed Residential Parcel Subdivision will reconfigure an existing parcel (13-13-100-350) into two lots as follows:

- Proposed Lot 1, a 4.74 net-acre lot, which contains the existing dwelling at 55703 Oak Bend Road.
- Proposed Lot 2, a 2.01 net-acre lot, which is in grassland and timber 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 of the subdivision, with conditions.





Property Owners

Pamela J. Larson

Parcel Identification Number(s)

13-24-200-317

Size of Area

6.97 net acres

Location of Subdivision

Palestine Township (Section 24, Township 82, Range 24) NW NE and SW NE

Districts

A-1 Agricultural District
Huxley Fire and Ambulance
Ballard Community School District
Xenia Rural Water District
Consumers Energy
Sugar Creek—South Skunk River 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 4.74 net-acre lot, which contains the existing dwelling at 55703 Oak Bend Road.
- Proposed Lot 2, a 2.01 net-acre lot, which is in grassland and timber 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 Oak Bend Road. Proposed Lot 2 has two existing field entrances, one of which may be used for a driveway. The County Engineer has requested that the field entrance that is not used for a driveway be removed, and staff is recommending that as a condition of approval for the plat.

Current and Future Land Use

Both proposed Lot 1 and Lot 2 are zoned A-1 Agricultural. The current parcel has an existing dwelling (which will be on Lot 1) and meets the LESA exception to the 35 net-acre minimum lot size in the A-1 District. The area that is proposed for Lot 2 is in grassland and timber.

The applicants are the daughter and son-in-law of the owner of the current parcel, and their goal in completing the subdivision is to live within close proximity of family. The applicants intend to build a single-family dwelling on proposed Lot 2.

The property is designated as Rural Residential on the Cornerstone to Capstone (C2C) Future Land Use Map. Principles for the Rural Residential Area designation include to encourage clustering residential sites to limit the short-term and long-term costs associated with infrastructure improvements, to ensure



that conflicts between proposed development and agricultural and natural resources are minimized, and to protect and maintain agricultural uses and sensitive environmental features.

Staff reviewed the plat for conformance with all relevant standards in Chapter 88, General Site Planning Standards, including Environmental and Natural Resources (88.05), and Lots (88.03). Since proposed Lot 1 will be a flag lot, which are discouraged (88.03(5)), staff asked the applicants to submit an alternative compliance request, demonstrating that the flag lot will better accomplish other goals of the ordinance. The Land Development Regulations define flag lots as “a lot, parcel, or tract, where the building area is situated behind another lot, parcel, or tract and which has a narrow frontage extended to a street or road.” Alternative compliance requests are granted by the Board at the time of approval of the subdivision plat.

In response, staff are recommending conditions be placed on the subdivision to provide a higher degree of protection to slopes and significant trees that are located on the existing parcel than would otherwise be required. The creation of a flag lot, as well as an additional lot, puts further pressure on developing these natural areas for accessory uses due to the size constraints of the lots.

The applicants’ alternative compliance request states that the proposed configuration of the lots better preserves trees and does not create a detrimental impact to natural areas (88.17). Staff finds the configuration does create a buildable area outside of the natural areas. However, in order to meet the standard that the alternative compliance request better accomplish the goals of the ordinance staff is recommending conditions on the approval of the plat.

Both proposed Lot 1 and Lot 2 contain slopes with a grade over 20%, with some slopes at the north of Lot 1 approaching a 50% slope. Disturbance to these, or an increase in erosion due to impervious surfaces near the top (shoulder) of the slopes, would be detrimental to the forested areas on the lots, as well as to water quality in the County. Figures 1 and 2 show the topography of the subject property as a whole, as well as the north half, which includes parts of ravines that drain to Ballard Creek.



Figure 1: Topography of subject property



Figure 2: North half of subject property (highlighted in blue)

The conditions related to natural areas are the following:

For alternative compliance to be met (exceeding the 3:1 depth to width ratio by creating a flag lot), the following conditions shall be placed on the subdivision plat in order to protect natural areas, including slopes and significant trees, from encroachment by development:

- a. For any critical or protected slopes on Lots 1 and 2 of the proposed subdivision, there shall be a two (2) foot buffer for every one (1) foot of vertical rise between the shoulder of the slope and any impervious surface (including gravel and patios). Critical and protected slopes are defined as those slopes with a grade of 26% or greater.
- b. Protected slopes (with a grade over 35%) on Lots 1 and 2 shall not be impacted for any reason beyond installation of essential utilities. Critical slopes (with a grade between 26% and 35%) shall not be impacted by more than 25%, and such impact shall be limited to the installation of required infrastructure (driveways to access a property) or public utilities. Re-vegetation from disturbance shall be required.
- c. Development on steep slopes (with a grade between 15% and 25%) on Lots 1 and 2 shall require a site plan completed by a professional engineer or other qualified individual, addressing the suitability of the site and best practices for construction and erosion control, including a plan to re-vegetate.



- d. Any significant tree removed for development shall be replaced at a ratio of 1:1.

Applicant's Property and Current Surrounding Land Use

The property is located in Palestine Township. It is within two miles of Huxley and Cambridge. Adjacent properties include:

North

A 5.49 net-acre parcel in the A-1 Agricultural zoning district. This parcel is owned by Patrick J. and Joane Cole and contains a single-family dwelling, timber, and mapped floodplain.

West

A 4.93 net-acre parcel in the A-1 Agricultural zoning district. This parcel is owned by Stephen B. and Anne L. Quick. The parcel contains pasture and timber.

East

A 5.4 net-acre parcel in the A-1 Agricultural zoning district. This parcel is owned by Patricia L. Foley and contains pasture and timber, and horse enclosures.

A 5.56 net-acre parcel in the A-1 Agricultural zoning district. This parcel is owned by John R. and Jill G. Anderson. The parcel contains timber and mapped floodplain.

South

A 36.19 net-acre parcel in the A-1 Agricultural zoning district. This parcel is owned by Meadow Lane Investments LLC and is in row-crop production.

There are fifty-seven (57) parcels located within a quarter mile of the property. Of those parcels, thirty-eight (38) contain a single-family dwelling. Of those, several are inside of Huxley city limits—the city is just 0.16 miles from the subject property. Two (2) parcels within the quarter mile of the property are in the unincorporated area and meet or exceed the minimum 35 net-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 – **Oak Bend Subdivision, Case No. SUB22-000005**. 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 and the following applicable comments were received.

Story County Assessor

- 1. Lot 2 will be assessed at Market Value as a building lot.

Story County Engineer

- 1. I would like it to be a requirement that they remove the second drive [field entrance]. It appears that they are so close together that the pipes [in the culvert] are almost touching.

**Note: Staff have formulated a condition based on this comment.*

Story County Conservation

- 1. Areas of the lots contain steep slopes and are in mapped natural areas.

Comments from the General Public

On December 13, 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. A sign was placed on the property on December 14, 2022, stating that a subdivision has been proposed with a maximum of two lots.

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

Comments from Cities within Two Miles

The City of Cambridge passed a resolution on November 14, 2022, waiving their review of the proposed subdivision.



The City of Huxley passed a resolution on November 22, 2022, approving 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. All requirements for a Residential Parcel Subdivision Plat in Section 87.07 of the Story County Land Development Regulations have been met.
2. Planning and Development recommends that the Board of Supervisors approves the applicants' alternative compliance request for the creation of a flag lot, provided that the Board also places the recommended conditions on the plat to better protect natural areas.
3. County Engineering raised concerns about the two existing field entrances on what is proposed to be Lot 2. Based on these concerns, staff formulated a condition that one of the field entrances must be removed.
4. All recommended conditions are as follows:
 - a. Per the County Engineer, the second field entrance must be removed, leaving only one field entrance to be used for a driveway for Lot 2.
 - b. For alternative compliance to be met (exceeding the 3:1 depth to width ratio by creating a flag lot), the following conditions shall be placed on the subdivision plat in order to protect natural areas, including slopes and significant trees, from encroachment by development:
 1. For any critical or protected slopes on Lots 1 and 2 of the proposed subdivision, there shall be a two (2) foot buffer for every one (1) foot of vertical rise between the shoulder of the slope and any impervious surface (including gravel and patios). Critical and protected slopes are defined as those slopes with a grade of 26% or greater.
 2. Protected slopes (with a grade over 35%) on Lots 1 and 2 shall not be impacted for any reason beyond installation of essential utilities. Critical slopes (with a grade between 26% and 35%) shall not be impacted by more than 25%, and such impact shall be limited to the installation of required infrastructure (driveways to access a property) or public utilities. Re-vegetation from disturbance shall be required.
 3. Development on steep slopes (with a grade between 15% and 25%) on Lots 1 and 2 shall require a site plan completed by a professional engineer or other qualified individual, addressing the suitability of the site and best practices for construction and erosion control, including a plan to re-vegetate.
 4. Any significant tree removed for development shall be replaced at a ratio of 1:1.

Alternatives

Story County Planning & Development Staff recommend the approval of the Oak Bend Residential Parcel Subdivision, as presented/with conditions (alternative #2).

1. The Story County Board of Supervisors approves Resolution #23-50, the Oak Bend Plat 1 Residential Parcel Subdivision, as submitted.
2. **The Story County Board of Supervisors approves Resolution #23-50, the Oak Bend Plat 1 Residential Parcel Subdivision, as presented/with conditions.**



3. The Story County Board of Supervisors denies Resolution #23-50, the Oak Bend Plat 1 Residential Parcel Subdivision, as submitted.
4. The Story County Board of Supervisors tables the decision on Resolution #23-50, the Oak Bend Plat 1 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 Supervisors' agenda.

Prepared By: Ryan L. Haaland, Fredrikson & Byron P.A., 111 E. Grand Ave., Ste. 301, Des Moines, IA 50309;
(515) 242-8900
Return To: Same as Above

OWNER'S CONSENT

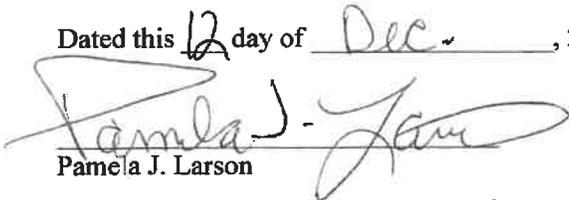
KNOW ALL PERSONS BY THIS INSTRUMENT:

That **Pamela J. Larson**, a single person, does hereby covenant that she is the lawful owner of the following described real estate situated in Story County, Iowa, to-wit:

Lot Two (2) in the Northeast Quarter of Section Twenty-four (24), Township Eighty-two (82) North, Range Twenty-four (24) West of the 5th P.M., Story County, Iowa, except the North 446.95 feet thereof

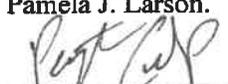
The undersigned does hereby certify, acknowledge, and declare that the platting of the said real estate to be known as **OAK BEND PLAT 1, STORY COUNTY, IOWA**, is with her free consent and in accordance with its desires as proprietor.

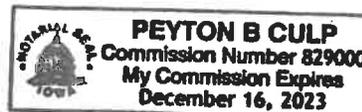
Dated this 12 day of Dec., 2022.


Pamela J. Larson

STATE OF IOWA, COUNTY OF Story, ss:

This record was acknowledged before me this 12 day of December, 2022, by
Pamela J. Larson.


Notary Public in and for the State of Iowa
My commission expires 12/16/23



CONSENT TO PLAT

The undersigned,

Wells Fargo Bank, N.A.,
2701 Wells Fargo Way
Minneapolis, MN 55467

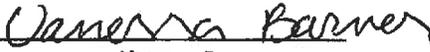
Having an interest as Mortgagee/Beneficiary/Grantee in the property described as 55703 Oak Bend Road, Huxley, Iowa, 50124, pursuant to a certain Mortgage/Deed of Trust/ Security Deed in the name of Wells Fargo Bank, N.A., dated November 21, 2012, and recorded on November 30, 2012 as Instrument # 2012-00014426, Book/Page n/a in the office of the County Recorder of Story County, State of Iowa. The undersigned hereby consents to the recording of that certain plat, and any dedications and easements as shown on the certain plat named Oak Bend Plat 1 Final Plat

In witness thereof the undersigned has caused this consent to be executed effective as of 10/19/2022 (date).

Witness #1

Wells Fargo Bank, N.A.

 10.19.2022
Printed Name: Michelle Erin Winren

By: 
Name: Vanessa Barnes
Title: Vice President

Witness #2

 10.19.2022
Printed Name: TORI MOW

State of Minnesota
County of Hennepin

This instrument was acknowledged before me on
10-19-2022 (date) by
Vanessa Barnes (name(s) of person(s) as
VICE PRESIDENT (type of authority, e.g., officer,
trustee, etc.) of Wells Fargo Bank, N.A., a national banking association

Katherine Claire White

Signature of notarial officer Katherine Claire White
Notary Public
My commission expires: 01-31-2025

(Stamp)



Prepared By: Ryan L. Haaland, Fredrikson & Byron P.A., 111 E. Grand Ave., Ste. 301, Des Moines, Iowa 50309; 515-242-8900
Return To: Same As Above

TREASURER'S CERTIFICATE

State of Iowa, County of Story, ss.:

I, Ted Rasmusson, Treasurer of Story County, Iowa, in accordance with Iowa Code sections 354.11 and 354.12, hereby certify that the real property described in the attached subdivision plat, legally described as *Lot Two (2) in the Northeast Quarter of Section Twenty-four (24), Township Eighty-two (82) North, Range Twenty-four (24) West of the 5th P.M., Story County, Iowa, except the North 446.95 feet thereof*, and to be known as: **Oak Bend Plat 1, Story County, Iowa**

is free from certified taxes and certified special assessments. More particularly, the official records of my office show that all certified taxes and special assessments have been paid in full for the parcel of land presently having the following tax parcel identification numbers:

13-24-200-317

which, based upon the representations of the owner identified in the Consent to Platting to which this certificate is attached, are all the lands included in said subdivision plat.

In witness whereof, I have subscribed and sealed this certificate on the 15th day of December, 2022.



Ted Rasmusson
Treasurer, Story County, Iowa

By Ardis A. Baldwin, Deputy

[SEAL]

August 3, 2022

City of Huxley
515 N. Main Avenue
Huxley, Iowa 50124

Cc: Bella Homes, LLC
Cc: Courtney Lowy

Re: Platting Opinion – Oak Bend Plat 1, Story County, Iowa

Ladies & Gentlemen:

I, Ryan L. Haaland, hereby state that I am an Attorney at Law, duly admitted to practice law in the State of Iowa, and an attorney with Fredrikson and Byron, P.A., with offices at 111 E. Grand Avenue, Suite 301, Des Moines, Iowa 50309. I further state that I have examined the Abstract of Title from Abstract & Title Services of Story County, Abstract No. 2207221682, consisting of one (1) part, covering the following described real estate:

Lot Two (2) in the Northeast Quarter of Section Twenty-four (24), Township Eighty-two (82) North, Range Twenty-four (24) West of the 5th P.M., Story County, Iowa, except the North 446.95 feet thereof

(collectively, the “Real Estate”) from root of title thereof, down to and including the 22nd day of July, 2022, last certified to 8:00 a.m. of the aforesaid date. The Real Estate has now been subdivided and is now known as **OAK BEND PLAT 1, STORY COUNTY, IOWA.**

Based upon information within the said Abstracts of Title, it is my opinion that the fee simple title to the Real Estate is vested in **PAMELA J. LARSON**. The Real Estate is free from encumbrances, excepting, however, that the Real Estate is subject to the following:

1. A Mortgage from Dallas C. Larson and Pamela J. Larson, husband and wife, to Wells Fargo Bank, N.A., dated November 21, 2012, filed November 30, 2012 as Inst. No. 12-14426 in the amount of \$155,000.
2. A Line of Credit Mortgage from Dallas C. Larson and Pamela J. Larson, husband and wife, to Wells Fargo Bank, N.A., dated June 5, 2015, filed June 19, 2015 as Inst. No. 15-05552 in the amount of \$80,000.
3. Required Affidavit of Surviving Spouse as a result of the death of Dallas C. Larson on February 2, 2022.

August 3, 2022
Page 2

4. Easements of record and to zoning ordinances of record for Story County, Iowa.

This opinion given in compliance with Iowa Code Section 354.11, and may be relied upon for such purposes as stated therein.

Dated this 3rd day of August 2022

Sincerely,

A handwritten signature in black ink, appearing to read "Ryan L. Haaland". The signature is written in a cursive style with a large, sweeping initial "R".

Ryan L. Haaland
Iowa Title Guaranty No. 10370
Direct Dial: 515.242.8969
Email: rhaaland@fredlaw.com

RLH

RESOLUTION NO. 22-16

RESOLUTION WAIVING SUBDIVISION REVIEW

WHEREAS, PAMELA J LARSON 55703 OAK BEND RD HUXLEY IA 50124-8075 PROPRIETOR is the owner of the property legally described as:

Lot 2 of the Northeast Quarter of Section 24, Township 82 North, Range 24 West of the 5th P.M., Story County, Iowa; EXCEPT the North 446.95 feet of said Lot 2.

WHEREAS, the owner wishes to add Lot 2 as shown in the attached plat of survey;

and

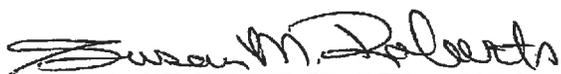
WHEREAS, Section 354.8 of the Code of Iowa provides that a local government may, by resolution, waive its right of review.

NOW LET IT BE RESOLVED that the Cambridge City Council does hereby waive the requirements and is in favor of the described subdivision of the property as shown and described on the attached plat of survey.

ADOPTED this 14th day of November, 2022.


Robert D. Chubbic, Mayor

ATTEST:


Susan M. Roberts, City Clerk

RESOLUTION NO. 22-094

**RESOLUTION APPROVING OAK BEND ROAD RESIDENTIAL SUBDIVISION FINAL PLAT
(STORY COUNTY SUBDIVISION TWO MILE REVIEW)**

WHEREAS, Story County Planning and Development received a subdivision application from 55703 Oak Bend Road which is within two (2) miles of Huxley corporate boundary and thus, requires a review from the City of Huxley; and,

WHEREAS, the Plat being submitted includes one additional lot for a residential dwelling, with access taken from an easement over an existing driveway.

WHEREAS, the Planning & Zoning Commission reviewed and recommended Council approval of the Plat at their November 21, 2022 meeting; and

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Huxley, Iowa, as follows:

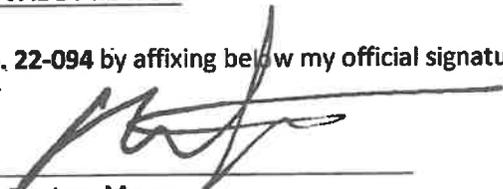
Approval of the Oak Bend Road Final Plat as presented.

Roll Call	Aye	Nay	Absent
Tracey Roberts	<u>X</u>	—	—
David Kuhn	<u>X</u>	—	—
Niko Pilcher	—	—	<u>X</u>
Rory Echer	<u>X</u>	—	—
Kevin Thompson	<u>X</u>	—	—

PASSED AND APPROVED this 22nd day of November 2022.

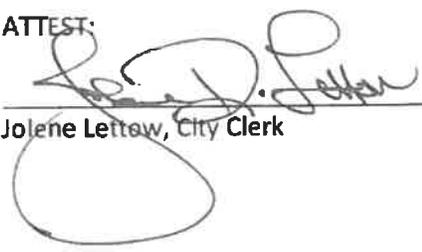
APPROVAL BY MAYOR

I hereby execute the foregoing **Resolution No. 22-094** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this 22nd day of November 2022.:



Kevin Deaton, Mayor

ATTEST:



Jolene Lettow, City Clerk



Story County Planning and Development
Administration Building
900 6th Street, Nevada, Iowa 50201

Ph. 515-382-7245 Fax 515-382-7294
www.storycountyiaowa.gov

APPROVED
DENIED
Board Member Initials: *[Signature]*
Meeting Date: 12-20-22
Follow-up action: reject RFP's & get quotes

MEMORANDUM

TO: Story County Board of Supervisors
FROM: Amelia Schoeneman, Planning and Development Director
RE: Request for Proposal for Property Clean-Up, Demolition of Structures, and Debris Removal at 56314 170th Street, Ames, Iowa
DATE: December 20, 2022

RFP

At the direction of the Board of Supervisors, the Story County Planning & Development Department posted Request for Proposals (RFP) seeking cost estimates to clean-up the property located at [56314 170th Street \(Parcel # 06-07-100-310\)](#) in unincorporated Story County. The proposal deadline was Wednesday, November 23, 2022.

Property History

Staff received a complaint regarding the placement of a vehicle, washing machine, trailers, other junk or salvage materials, and abandoned buildings at the property in violation of the Story County Code of Ordinances, Land Development Regulations. A notice of violation and citation were subsequently issued after the property owner did not voluntarily correct the violations. A court order in response to the citation, and pursuant to 331.384(2), Code of Iowa, allows the County to enter upon the property and complete the abatement. The cost of the abatement will be a judgment against the property owners and shall be assessed against the property. The cleanup cost is an unbudgeted expense. Once the cost has been determined, staff will work with the Auditor's Office to determine if a budget amendment is possible or if other funding sources need to be investigated. A resolution assessing the costs of the cleanup against the property will be prepared after completion.

Responses to RFP and Recommendation

One proposal was received. The proposal estimated the cost would be \$75,000. While staff had anticipated the cost would be above \$25,000, we had assumed it would be under \$45,000. The proposal did not include references, a timeline, or samples of previous work. The review committee for the RFP concluded that the proposal should be rejected.

Planning and Development staff did receive several inquiries. Most demolition contractors were unfamiliar and confused by the RFP process. Staff believes a more appropriate process would be a Request for Quotations (RFQ) process, where contractors can simply submit a bid and timeline. Prior to placing the RFQ on the Story County Bid Postings webpage, staff will also reach out to the property owner to attempt to gain access to the property and create a clearer scope of work. Staff may also directly solicit quotes from contractors as the cost of the work does not require competitive bids.



PLEASE RECYCLE



Story County Planning and Development Department
Ph. 515-382-7245 Fax: 515-382-7294

The review committee recommends the Board reject all proposals received for request for proposal for property clean-up, demolition of structures, and debris removal at 56314 170th Street Ames, Iowa, and directs staff to prepare request for quotations and solicit bids for the work.



PLEASE RECYCLE



PROPOSAL

Con-struct, Inc.
305 S Dayton Ave, Ames, IA 50010
(515) 232-6443

11/22/2022

QUOTE Amelia Schoeneman
TO Story County
900 6TH STREET
Nevada, IA 50201
(515) 382-7251

PROJECT NAME		PROJECT LOCATION		START DATE	
#4895045 - STORY COUNTY PROPERTY CLEANUP		56314 170TH Ames Iowa		12/05/2022	
Client #	Description	Quantity	Unit	Unit Price	Ext Price
010	MOBILIZATION	1.000	LS		
020	CLEAR TREES	1.000	LS		
030	DEMOLITION OF STRUCTURES	1.000	LS		
040	DEBRIS REMOVAL	1.000	LS		
050	SEPTIC SYSTEM REMOVAL	1.000	LS		
060	PLUGGING OF WELL	1.000	LS		
070	DISPOSAL OF APPLIANCES	1.000	LS		
080	DISPOSAL OF HAZARDOUS MATERIALS	1.000	LS		
090	SEEDING	1.000	LS		
Grand Total:					\$75,000.00

Thank you for considering our quotation,

Corey Merrigan

Corey Merrigan
Project Manager/Estimator
c: 515-509-4341

Inclusions:

1. Dilapidated buildings/building materials and mobile homes. The existing dwelling is to remain.
2. Septic system(s) and plugging of well(s) for mobile home, and meeting the requirements of the Story County Environmental Health Department and Story County Code.
3. All trash and building materials, including, but not limited to corrugated steel, fencing and wood.
4. All furniture.
5. All appliances (including washing machines and washing drums).
6. All waste (including 55-gallon plastic drums).
7. All equipment including bicycles.
8. All tow behind campers.
9. Any unregistered vehicles if over three are present on the property.
10. Broken concrete and/or rock, trash, garbage and other types of debris.
11. Final seeding of the property.

Exclusions:

Erosion control
Any other items not specifically included



Story County Planning and Development
Administration Building
900 6th Street, Nevada, Iowa 50201

Ph. 515-382-7245 Fax 515-382-7294
www.storycountyiowa.gov

MEMORANDUM

TO: Story County Board of Supervisors
FROM: Amelia Schoeneman, Planning and Development Director
RE: Request for Proposal for Property Clean-Up, Demolition of Structures, and Debris Removal at 56314 170th Street, Ames, Iowa
DATE: December 20, 2022

RFP

At the direction of the Board of Supervisors, the Story County Planning & Development Department posted Request for Proposals (RFP) seeking cost estimates to clean-up the property located at 56314 170th Street (Parcel # 06-07-100-310) in unincorporated Story County. The proposal deadline was Wednesday, November 23, 2022.

Property History

Staff received a complaint regarding the placement of a vehicle, washing machine, trailers, other junk or salvage materials, and abandoned buildings at the property in violation of the Story County Code of Ordinances, Land Development Regulations. A notice of violation and citation were subsequently issued after the property owner did not voluntarily correct the violations. A court order in response to the citation, and pursuant to 331.384(2), Code of Iowa, allows the County to enter upon the property and complete the abatement. The cost of the abatement will be a judgment against the property owners and shall be assessed against the property. The cleanup cost is an unbudgeted expense. Once the cost has been determined, staff will work with the Auditor's Office to determine if a budget amendment is possible or if other funding sources need to be investigated. A resolution assessing the costs of the cleanup against the property will be prepared after completion.

Responses to RFP and Recommendation

One proposal was received. The proposal estimated the cost would be \$75,000. While staff had anticipated the cost would be above \$25,000, we had assumed it would be under \$45,000. The proposal did not include references, a timeline, or samples of previous work. The review committee for the RFP concluded that the proposal should be rejected.

Planning and Development staff did receive several inquiries. Most demolition contractors were unfamiliar and confused by the RFP process. Staff believes a more appropriate process would be a Request for Quotations (RFQ) process, where contractors can simply submit a bid and timeline. Prior to placing the RFQ on the Story County Bid Postings webpage, staff will also reach out to the property owner to attempt to gain access to the property and create a clearer scope of work. Staff may also directly solicit quotes from contractors as the cost of the work does not require competitive bids.



PLEASE RECYCLE



Story County Planning and Development Department
Ph. 515-382-7245 Fax: 515-382-7294

The review committee recommends the Board reject all proposals received for request for proposal for property clean-up, demolition of structures, and debris removal at 56314 170th Street Ames, Iowa, and directs staff to prepare request for quotations and solicit bids for the work.



PLEASE RECYCLE



PROPOSAL

Con-struct, Inc.
305 S Dayton Ave, Ames, IA 50010
(515) 232-6443

11/22/2022

QUOTE Amelia Schoeneman
TO Story County
900 6TH STREET
Nevada, IA 50201
(515) 382-7251

PROJECT NAME		PROJECT LOCATION		START DATE	
#4895045 - STORY COUNTY PROPERTY CLEANUP		56314 170TH Ames Iowa		12/05/2022	
Client #	Description	Quantity	Unit	Unit Price	Ext Price
010	MOBILIZATION	1.000	LS		
020	CLEAR TREES	1.000	LS		
030	DEMOLITION OF STRUCTURES	1.000	LS		
040	DEBRIS REMOVAL	1.000	LS		
050	SEPTIC SYSTEM REMOVAL	1.000	LS		
060	PLUGGING OF WELL	1.000	LS		
070	DISPOSAL OF APPLIANCES	1.000	LS		
080	DISPOSAL OF HAZARDOUS MATERIALS	1.000	LS		
090	SEEDING	1.000	LS		
Grand Total:					\$75,000.00

Thank you for considering our quotation,

Corey Merrigan

Corey Merrigan
Project Manager/Estimator
c: 515-509-4341

Inclusions:

1. Dilapidated buildings/building materials and mobile homes. The existing dwelling is to remain.
2. Septic system(s) and plugging of well(s) for mobile home, and meeting the requirements of the Story County Environmental Health Department and Story County Code.
3. All trash and building materials, including, but not limited to corrugated steel, fencing and wood.
4. All furniture.
5. All appliances (including washing machines and washing drums).
6. All waste (including 55-gallon plastic drums).
7. All equipment including bicycles.
8. All tow behind campers.
9. Any unregistered vehicles if over three are present on the property.
10. Broken concrete and/or rock, trash, garbage and other types of debris.
11. Final seeding of the property.

Exclusions:

Erosion control
Any other items not specifically included



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

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

December 15, 2022

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

Dear Board of Supervisors:

Attached is an updated list of ASSET budget requests for FY24

In previous years, the Board has decided to make increases or decrease to general basic, local option, public health, and administrative services in responses to agency requests. Last December, the Board's decision included an 8% increase to general basic, 6% increase to local option, no increase to Public Health (none was requested), and a 3% increase to administrative services (to cover training, supplies, and related costs).

As in previous years, the funding requests from agencies far exceed what a 6% increase from the County could cover. The Board's decision on the amount of ASSET funding to make available to the process for FY24 should include direction for the following: Increase/Decrease as indicated below –

_____ % or \$ _____ - General Basic (GB) – requests exceed budgets for last FY by 18%.

_____ % or \$ _____ - Local Option (LO) – no increase is necessary to cover LO requests.

_____ % or \$ _____ - Public Health – no increase is necessary to cover PH requests. An increase for RN Skilled Nursing is offset by a corresponding decrease for In-Home Hospice services.

_____ % or \$ _____ - administrative services – a 4% increase to admin services is requested to cover increasing expenses.

Following the ASSET budget allocation process in January, I will plan to bring recommendations to the Board in February. At that time, the Board could accept the recommendations or make changes as deemed appropriate.

Respectfully,

Sandra King
Sandra King
Director of External Operations and County Services

Attachment
FY24 ASSET Budget Requests

APPROVED **DENIED**
Board Member Initials: *[Signature]*
Meeting Date: 12.20.22
Follow-up action: 5% GB, 0% LO,
0% PH, 4% Admin
increases

	A	B	C	D	E	F	G
1	ASSET REQUESTS FOR FY2023-24						
2							
3	GENERAL BASIC FUNDS						
4	Provider	Service	Budget 2023	Request 2024	Difference	% Change	
5							
6	ACCESS	Court Watch	\$2,580.00	\$2,812.00	\$232.00	9%	
7	ACCESS	Emergency Shelter	\$35,265.00	\$38,439.00	\$3,174.00	9%	
8	ACCESS	Public Education and Awareness	\$1,777.00	\$1,936.00	\$159.00	9%	
9	ACCESS	Domestic Abuse Crisis and Support	\$26,964.00	\$29,391.00	\$2,427.00	9%	
10	ACCESS	Sexual Abuse Crisis and Support	\$6,853.00	\$7,469.00	\$616.00	9%	
11	Total ACCESS		\$73,439.00	\$80,047.00	\$6,608.00	9%	
12							
13	Ames Community Preschool Center (ACPC)	Day Care - Children	\$22,247.00	\$24,472.00	\$2,225.00	10%	
14	Ames Community Preschool Center (ACPC)	Day Care - School Age	\$4,030.00	\$4,433.00	\$403.00	10%	
15	Total Ames Community Preschool Center (ACPC)		\$26,277.00	\$28,905.00	\$2,628.00	10%	
16							
17	Boys and Girls Club of Story County	Out of School Program - Ames	\$21,518.00	\$22,164.00	\$646.00	3%	
18	Boys and Girls Club of Story County	Out of School Program - Nevada	\$6,624.00	\$6,823.00	\$199.00	3%	
19	Total BGCSC		\$28,142.00	\$28,987.00	\$845.00	3%	
20							
21	Campfire USA	Out of School Program	\$0.00	\$10,000.00	\$10,000.00		NEW
22	Total Campfire		\$0.00	\$10,000.00	\$10,000.00		
23							
24	Center for Creative Justice	Probation Supervision	\$35,935.00	\$37,700.00	\$1,765.00	5%	
25	Total CCJ		\$35,935.00	\$37,700.00	\$1,765.00	5%	
26							
27	Central Iowa RSVP	Disaster Services	\$1,600.00	\$1,700.00	\$100.00	6%	
28	Central Iowa RSVP	Transportation	\$6,600.00	\$7,000.00	\$500.00	8%	
29	Central Iowa RSVP	Volunteer Management	\$21,000.00	\$22,000.00	\$1,000.00	5%	
30	Total RSVP		\$29,100.00	\$30,700.00	\$1,600.00	5%	
31							
32	ChildServe	Child Care - Children	\$5,000.00	\$5,500.00	\$500.00	10%	
33	ChildServe	Child Care - Infant	\$5,000.00	\$5,500.00	\$500.00	10%	
34	Total ChildServe		\$10,000.00	\$11,000.00	\$1,000.00	10%	
35							
36	Heartland Senior Services (HSS)	Home Delivered Meals - Meals on Wheels	\$34,202.00	\$35,228.00	\$1,026.00	3%	
37	Heartland Senior Services (HSS)	Home Delivered Meals - Meals on Wheels (under 60)	\$1,270.00	\$1,308.00	\$38.00	3%	
38	Heartland Senior Services (HSS)	Senior Food Program	\$1,768.00	\$1,819.00	\$53.00	3%	
39	Heartland Senior Services (HSS)	Service Coordination/Outreach	\$49,522.00	\$51,008.00	\$1,486.00	3%	
40	Heartland Senior Services (HSS)	Adult Day Center	\$19,766.00	\$20,359.00	\$593.00	3%	FY22 incl \$6,560 carry over
41	Total HSS		\$106,526.00	\$109,722.00	\$3,196.00	3%	
42							
43	HIRTA Public Transit	Transportation - City of Ames	\$12,883.00	\$13,000.00	\$117.00	1%	
44	HIRTA Public Transit	Transportation - County	\$114,545.00	\$115,000.00	\$455.00	0%	
45	Total HIRTA		\$127,428.00	\$128,000.00	\$572.00	0%	
46							
47	Legal Aid Society of Story County	Legal Aid - Civil	\$130,000.00	\$152,814.00	\$22,814.00	18%	increased request to aid in filling an attorney vacancy and handle increasing demand
48	Total Legal Aid		\$130,000.00	\$152,814.00	\$22,814.00	18%	
49							
50	Lutheran Services in Iowa	Crisis Child Care	\$2,509.00	\$2,559.00	\$50.00	2%	not drawn down last FY
51	Total LSI		\$2,509.00	\$2,559.00	\$50.00	2%	
52							
53	Mid-Iowa Community Action (MICA)	Food Pantry	\$10,253.00	\$10,500.00	\$247.00	2%	
54	Total MICA		\$10,253.00	\$10,500.00	\$247.00	2%	
55							
56	Primary Health Care	Dental Clinic	\$33,000.00	\$36,300.00	\$3,300.00	10%	
57	Total PHC		\$33,000.00	\$36,300.00	\$3,300.00	10%	
58							
59	Raising Readers	Advocacy for Social Development	\$4,743.00	\$5,217.00	\$474.00	10%	
60	Raising Readers	Family Development/Out of School Learning	\$5,844.00	\$6,429.00	\$585.00	10%	
61	Raising Readers	Family Development/Education - Thrive by Five	\$5,263.00	\$5,789.00	\$526.00	10%	

	A	B	C	D	E	F	G
62	Total Raising Readers		\$15,850.00	\$17,435.00	\$1,585.00	10%	
63							
64	Story Time Childcare	Child Care - Children	\$47,500.00	\$55,100.00	\$7,600.00	16%	
65	Story Time Childcare	Child Care - Infants	\$2,500.00	\$2,900.00	\$400.00	16%	
66	Total Story Time		\$50,000.00	\$58,000.00	\$8,000.00	16%	
67							
68	The Bridge Home	Supportive Housing	\$0.00	\$50,000.00	\$50,000.00		this is a gray funding area for the County
69	The Bridge Home	Emergency Shelter	\$62,791.00	\$75,000.00	\$12,209.00	19%	
70	The Bridge Home	Transitional Living Services	\$24,622.00	\$0.00	(\$24,622.00)	-100%	TBH is phasing out Transitional Living Services
71	The Bridge Home	Service Coordination - Rapid Re-Housing Program	\$0.00	\$12,000.00	\$12,000.00	NEW	Didn't request last FY
72	Total The Bridge Home		\$87,413.00	\$137,000.00	\$49,587.00	57%	
73							
74	The Community Academy	Out of School Program - Community Projects	\$0.00	\$20,000.00	\$20,000.00	NEW	NEW request; NEW to ASSET
75	Total The Community Academy		\$0.00	\$20,000.00	\$20,000.00		
76							
77	The Salvation Army	Emergency Disaster Service	\$1,159.00	\$2,000.00	\$841.00	73%	
78	The Salvation Army	Food Pantry	\$10,000.00	\$15,000.00	\$5,000.00	50%	
79	Total Salvation Army		\$11,159.00	\$17,000.00	\$5,841.00	52%	
80							
81	University Community Childcare	Day Care - Children	\$10,160.00	\$11,178.00	\$1,016.00	10%	
82	University Community Childcare	Day Care - Infants	\$13,598.00	\$14,958.00	\$1,360.00	10%	
83	Total UCC		\$23,758.00	\$26,134.00	\$2,376.00	10%	
84							
85	Youth and Shelter Services	Child Safety	\$2,599.00	\$0.00	(\$2,599.00)	-100%	no request this FY
86	Youth and Shelter Services	Family Nest Program (FKA Storks Nest)	\$395.00	\$10,555.00	\$10,160.00	2572%	
87	Youth and Shelter Services	Mentoring	\$39,974.00	\$45,000.00	\$5,026.00	13%	
88	Youth and Shelter Services	Day Care - School Age/Kids Club (Incl Colo-Nesco)	\$86,399.00	\$71,060.00	(\$15,339.00)	-18%	Incl \$16,060 for Colo-Nesco
89	Youth and Shelter Services	Youth Development/Social Development - Community Youth Dev	\$32,166.00	\$62,174.00	\$20,008.00	62%	
90	Youth and Shelter Services	Family Development/Education	\$2,952.00	\$3,247.00	\$295.00	10%	
91	Youth and Shelter Services	Public Educ & Awareness (Education & Prevention)	\$111,505.00	\$117,080.00	\$5,575.00	5%	
92	Youth and Shelter Services	Employment Assistance for Youth	\$6,516.00	\$6,842.00	\$326.00	5%	
93	Youth and Shelter Services	Summer Enrichment	\$19,256.00	\$20,219.00	\$963.00	5%	
94	Youth and Shelter Services	Transitional Living	\$40,000.00	\$44,000.00	\$4,000.00	10%	
95	Youth and Shelter Services	Emergency Shelter - Rosedale	\$91,928.00	\$96,524.00	\$4,596.00	5%	
96	Youth and Shelter Services	Service Coordination	\$5,000.00	\$6,000.00	\$1,000.00	20%	
97	Youth and Shelter Services	Substance Abuse Co-Occurring (Outpatient Treatment)	\$40,000.00	\$40,000.00	\$0.00	0%	Used \$8,700 in FY22
98	Youth and Shelter Services	Transitional Housing Services - Rapid Rehousing (new)	\$0.00	\$52,000.00	\$52,000.00	NEW	NEW request last FY. The County has not funded this type of service through ASSET (i.e. rent)
99	Total YSS		\$478,690.00	\$564,701.00	\$86,011.00	18%	
100							
101	YWCA	Advocacy for Social Development (Parent-Student Support/Advocacy Against Discrimination)	\$0.00	\$2,000.00	\$2,000.00	NEW	
102	Total YWCA		\$0.00	\$2,000.00	\$2,000.00		
103							
104	TOTAL GENERAL BASIC		\$1,279,479.00	\$1,809,504.00	\$530,025.00	18%	
105							
106							
107	LOCAL OPTION FUNDS						
108	Provider	Service	Budget 2023	Request 2024	Difference		
109	Heartland Senior Services	Adult Day Center	\$262.00	\$270.00	\$8.00	3%	
110	Heartland Senior Services	Home Delivered Meals	\$649.00	\$669.00	\$20.00	3%	
111	Heartland Senior Services	Service Coordination/Outreach	\$762.00	\$785.00	\$23.00	3%	
112	Totals HSS		\$1,673.00	\$1,724.00	\$51.00	3%	
113							
114	Legal Aid Society of Story County	Legal Aid - Civil	\$9,727.00	\$10,591.00	\$864.00	9%	
115	Total Legal Aid		\$9,727.00	\$10,591.00	\$864.00	9%	
116							
117	The Salvation Army	Food Pantry	\$780.00	\$1,500.00	\$720.00	92%	
118	Total Salvation Army		\$780.00	\$1,500.00	\$720.00	92%	
119							

	A	B	C	D	E	F	G
120	Youth and Shelter Services	Child Safety	\$2,426.00	\$0.00	-\$2,426.00	-100%	
121	Youth and Shelter Services	Family Nest Program (FKA Storks Nest)	\$110.00	\$0.00	-\$110.00	-100%	
122	Youth and Shelter Services	Kids Club (including Colo-Nesco)	\$4,659.00	\$5,000.00	\$341.00	7%	
123	Youth and Shelter Services	Summer Enrichment	\$840.00	\$882.00	\$42.00	5%	
124	Total YSS		\$8,035.00	\$5,882.00	-\$2,153.00	-27%	
125							
126							
127	TOTAL LOCAL OPTION		\$20,215.00	\$19,697.00	(\$518.00)	-3%	
128							
129							
130	PUBLIC HEALTH FUNDS						
131	Provider	Service	Budget 2023	Request 2024	Difference		
132	MGMC Home Health Services	Clinics	\$112,000.00	\$112,000.00	\$0.00	0%	
133	MGMC Home Health Services	Homemaker / Home Health Aide	\$129,200.00	\$129,200.00	\$0.00	0%	
134	MGMC Home Health Services	Hospice	\$50,000.00	\$25,000.00	(\$25,000.00)	-50%	
135	MGMC Home Health Services	In-Home Nursing - RN Skilled Nursing	\$81,900.00	\$106,900.00	\$25,000.00	31%	Local PH contract changed; anticipate visits to increase by about 340 skilled nursing visits; grant changed from a pay-per-visit model
136	Total MGMC		\$373,100.00	\$373,100.00	\$0.00	0%	total request is same as last FY
137							
138	TOTAL PUBLIC HEALTH		\$373,100.00	\$373,100.00	\$0.00		
139							
140							
141	GRAND TOTAL OF ALL FUNDS COMBINED		\$1,672,794.00	\$1,902,301.00	\$229,507.00	14%	
142	(General, Local Option, Public Health)						
143							
144	No requests received from--						
145	Able Up Iowa		\$925.00	\$0.00			
146	All Aboard for Kids		\$2,500.00	\$0.00			
147	Total (Agency request in FY23; none in FY24)		\$3,125.00	\$0.00			
148							
149	Unallocated FY23 Funds		\$13,874				
150							
151	Total County Funds Available to ASSET Last FY - FY23		\$1,689,793.00				
152							
153	ASSET	Administrative Services--not included in totals above	\$7,532.00	\$7,833.00	\$301.00	4%	Expecting cost increases