

The Board of Supervisors met on 1/23/18 at 10:00 a.m. in the Story County Administration Building. Members present: Marty Chitty, Lauris Olson and Rick Sanders, with Sanders presiding. (all audio of meetings available at [storycountyiowa.gov](http://storycountyiowa.gov))

**PUBLIC COMMENT #1:** Brenda Dryer, Ames Economic Development Commission (AEDC), reported on low unemployment rates, and a joint job fair at the Marshalltown Community College.

**VETERANS AFFAIRS QUARTERLY REPORT** – Brett McLain reported on Home Base Iowa applications, a new commissioner, quarterly benefits statistics, outreach efforts, training, website visitors, budget, Iowa Veterans Home, and donations.

**MINUTES:** 1/16/18 Minutes – Chitty moved, Olson seconded approval of the Minutes as presented. Motion carried unanimously (MCU) on a roll call vote.

**CLAIMS:** 1/25/18 Claims of 517,193.42 (run date 1/19/18, 37 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 Service (\$29,325.39), BooST Early Childhood (\$0), Holding-Seized Funds (\$19,740.00), Central Iowa Drug Task Force (CIDTF) (\$21,425.71), Emergency Management (\$618.85), E911 Surcharge (\$6,664.58), County Assessor (\$1,338.93), and Ames City Assessor (\$16,075.45). Olson moved, Chitty seconded approval of the Claims as presented. Roll call vote. (MCU) Olson moved, Chitty seconded approval of the Consent Agenda as presented.

1. Annual Fire Alarm Testing and Inspection at Justice Center, 1315 S. B Avenue, Nevada with Tyco SimplexGrinnell for \$1,341.66, effective 1/1/18-12/31/18
2. Final Pay Voucher for Manatt's Inc., Brooklyn, Iowa, for HMA Resurfacing Project #STP-S-C085(142) - -5E-85
3. Service Agreement with C & K Heating, Air Conditioning, and Plumbing for the 2018 Yearly Preventive Maintenance on Heating and Cooling Systems at 2919 S. Riverside Drive, Ames, Iowa for \$150.00
4. 2017 Weed Commissioner's Report
5. 2018 Planning and Development Department Work Program
6. Quarterly Report: Treasurer
7. Adopt-a-Road Application Renewal, effective 1/1/18-12/31/18: a) #13-01 The Kruse Family on County Road E63 (320<sup>th</sup> Street) from 535<sup>th</sup> Avenue west to 520<sup>th</sup> Avenue; b) #03-02 Roland/Story Sixth Graders on County Road E18 from Roland city limits west to Interstate 35; c) #00-02 Ames Golden Kiwanis on 220<sup>th</sup> Street from 570<sup>th</sup> Avenue to 590<sup>th</sup> Avenue
8. Final Pay Voucher for Manatt's Inc., Brooklyn, Iowa, for HMA Resurfacing Project #FM-C085(143)--55-85
9. Final Plans for Farm-to-Market System HMA Resurfacing, Section 17, Franklin Township (Project No. L-F20A--73-85)
10. Contract between Roseland, Mackey, Harris Architects and Story County for Architectural/Engineering Design Services for Building Improvements Associated with the Crisis Stabilization and Transitional Living Center, effective 1/23/18 for \$35,695.00
11. Employees to use the Public Meeting Room for exercise class including the signing of a liability waiver to participate

Roll call vote. (MCU)

**SECOND CONSIDERATION OF ORDINANCE NO. 268, AMENDING CERTAIN BOUNDARIES OF THE OFFICIAL ZONING MAP OF STORY COUNTY, IOWA FOR RESOLUTION #18-69, THE PROPOSED CAMERON ESTATES THIRD ADDITION** – Jerry Moore, Planning and Development Director, reported receiving no additional comments since first consideration last week. Sanders reported on upcoming discussions for the Engineer's note on the plat regarding natural areas and an easement for access. Sanders opened the public hearing at 10:28 a.m., and, hearing none, he closed the public hearing at 10:28 a.m. Sanders asked for detail on the waiving of 3<sup>rd</sup> consideration. Moore reviewed the process. Olson moved, Chitty seconded the approval of the Story County Re-Zoning Map Amendment as submitted, alternative #1 Ordinance No. 268, Amending Certain Boundaries of the Official Zoning Map of Story County, Iowa, as requested and Waiving Third and Final Reading. Roll call vote. (MCU)

**RESOLUTION #18-73, HILLTOP PRAIRIE RESIDENTIAL PARCEL SUBDIVISION** – Amelia Schoeneman, County Planner, provided detail, including current zoning, total acres, surrounding land uses, and site maps and photos. The property is within two miles of the City of Story City; the city waived its review. No comments were received by the public. Sanders stated he received a comment in favor of the subdivision. Schoeneman reported on the analysis, and recommended alternative #1 as presented. Chitty moved, Olson seconded the approval of Resolution #18-73, Hilltop Prairie Residential Parcel Subdivision as presented. Roll call vote. (MCU)

**COUNTY SUPPORT OF THE AMES BRANCH OF THE NATIONAL ASSOCIATION FOR THE ADVANCEMENT OF COLORED PEOPLE (NAACP) (AFTER NOTICE)** – Sanders reported notifying employees via email; he received one reply. The legal opinion is the use is appropriate. Sanders has secured a ticket, and will give it to the respondent. Discussion took place. No action taken.

**LIAISON ASSIGNMENTS, COMMITTEE MEETINGS UPDATES, AND ANNOUNCEMENTS FROM THE SUPERVISORS:** Olson reported on meetings regarding housing coordination, the Heart of Iowa Regional Transit Agency (HIRTA), the Analysis of Social Services Evaluation Team (ASSET), and the Ames Assessor Conference Board. Chitty commented on the County's budget work sessions, and the Board of Health and influenza. Sanders spoke about discussions with the Iowa Department of Transportation regarding its plans for Highway 30 and surrounding roadways, the FY19 budget process, and a letter from the United Way acknowledging Treasurer Twedt for her involvement. Chitty moved, Olson seconded to adjourn at 10:44 a.m. Roll call vote. (MCU)

Story County  
Board of Supervisors Meeting  
Agenda  
1/23/18

1. CALL TO ORDER: 10:00 A.M.
2. PLEDGE OF ALLEGIANCE:
3. PUBLIC COMMENT #1:  
This comment period is for the public to address topics on today's agenda
4. AGENCY REPORTS:

- I. Veterans Affairs Quarterly Report - Brett Mclain

Department Submitting Auditor

Documents:

QTR BOS.PDF

5. CONSIDERATION OF MINUTES:

- I. 1/16/18 Minutes

Department Submitting Auditor

6. CONSIDERATION OF PERSONNEL ACTIONS:

7. CONSIDERATION OF CLAIMS:

- I. 1/25/18 Claims

Department Submitting Auditor

Documents:

CLAIMS 012518.PDF

8. 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 Annual Fire Alarm Testing And Inspection At Justice Center, 1315 S. B Ave., Nevada With Tyco SimplexGrinnell For \$1,341.66, 1/1/18-12/31/18

Department Submitting Facilities Mgmt.

Documents:

SIMPLEXJC.PDF

- II. Consideration Of Final Pay Voucher For Manatt's Inc., Brooklyn, IA For HMA

Resurfacing Project #STP-S-C085(142) - -5E-85

Department Submitting Engineer

Documents:

FINAL PAY MANNATTS 011718.PDF

- III. Consideration Of Service Agreement With C And K Heating, Air Conditioning, And Plumbing For Yearly Preventive Maintenance On Heating And Cooling Systems At 2919 S. Riverside Drive, Ames, Iowa For 2018 For \$150.00

Department Submitting Conservation

Documents:

C AND K MAINTENANCE AGREEMENT.PDF

- IV. Consideration Of 2017 Weed Commissioner's Report For Story County

Department Submitting IRVM

Documents:

WEED COMMISSIONER.PDF

- V. Consideration Of 2018 Planning And Development Department Work Program

Department Submitting Planning and Development

Documents:

2018 FINAL STORY COUNTY PLANNING AND DEVELOPMENT WORK PROGRAM.PDF

- VI. Consideration Of Quarterly Report - Treasurer

Department Submitting Auditor

Documents:

QTR TREAS.PDF

- VII. Consideration Of Adopt-A-Road Application Renewal Effective 1/1/18 Thru 12/31/18: A) #13-01 The Kruse Family On County Road E63 (320th Street) From 535th Avenue West To 520th Avenue; B) #03-02 Roland/Story Sixth Graders On County Road E18 From Roland City Limits West To I35; C) #00-02 Ames Golden Kiwanis On 220th Street From 570th Avenue To 590th Avenue

Department Submitting Engineer

Documents:

AAR 1301 18.PDF  
AAR 0302 18.PDF  
AAR 0002 18.PDF

VIII. Consideration Of Final Pay Voucher For Manatt's Inc., Brooklyn, IA For HMA Resurfacing Project #FM-C085(143)--55-85

Department Submitting Engineer

Documents:

FINAL PAY MANATTS 011818.PDF

IX. Consideration Of Final Plans For Farm-To-Market System HMA Resurfacing, Section 17, Franklin Township (Project No. L-F20A--73-85)

Department Submitting Engineer

Documents:

190TH FARM TO MARKET.PDF

X. Consideration Of Contract Between Roseland, Mackey, Harris Architects And Story County For Architectural/Engineering Design Services For Building Improvements Associated With The Crisis Stabilization And Transitional Living Center Effective 1/23/18 For \$35,695.00

Department Submitting Board of Supervisors

Documents:

RMHCONTRACT.PDF

XI. Consideration Of Employees To Use The Board Of Supervisors Public Meeting Room For Exercise Class Including The Signing A Liability Waiver To Participate

Department Submitting Board of Supervisors

9. PUBLIC HEARING ITEMS:

I. Second Consideration Of Ordinance No. 268, Amending Certain Boundaries Of The Official Zoning Map Of Story County, Iowa For Resolution #18-69, The Proposed Cameron Estates Third Addition - Jerry Moore

Department Submitting Planning and Development

Documents:

STAFF REPORT BOS 11618.PDF  
ORDINANCE NO 268 REZONING.PDF

10. ADDITIONAL ITEMS:

I. Discussion And Consideration Of Resolution #18-73, Hilltop Prairie Residential Parcel Subdivision - Amelia Schoeneman

Department Submitting Planning and Development

Documents:

STAFF REPORT.PDF  
PLAT.PDF  
APPLICATION AND ATTACHMENTS.PDF  
STORY CITY RESOLUTION.PDF  
RESOLUTION 18 73.PDF

II. Discussion And Consideration Of County Support Of The Ames Branch Of The NAACP (After Notice)

Department Submitting Board of Supervisors

Documents:

NAACP.PDF

11. DEPARTMENTAL REPORTS:

12. OTHER REPORTS:

13. PUBLIC FORUM #2:

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

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

15. 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 Meeting  
Board of Supervisors  
1/23/18

NAME

ADDRESS

Jerry Moore  
Amelia Schoeneman  
Lynn Lathrop  
PAT PEAKINS  
Brent McLain  
Bible Dyer  
Alissa Sigurdson  
Judy Fortuna  
Deb Childers  
Scott Renaud / FOX ENGINEERING

PEO Dept.  
PID Dept  
Nebraska  
COLO  
S.C. VA.  
AER  
BOS  
LWV  
BOS Office  
4145 17th Str, Suite 107, Ames



**Story County Commission of Veterans Affairs**  
**Brett D. McLain, Director**  
Story County Human Services Center  
126 S. Kellogg Ave. Suite 001, Ames, Iowa 50010

Ph. 515-956-2626 Fax 515-956-2627  
www.storycountylowa.gov  
veteransaffairs@storycountylowa.gov

1/23/18

## Board of Supervisors Quarterly Report

\*\*\*\* Period covered October 1, 1 2017 – December 31, 2017\*\*\*\*

“Greetings from the Commission of Veterans Affairs”

In December, Army SGT. Russell Bauer joined the Commission. Bring the Commission back up to five Board members.

**During the last quarter, we assisted five Veterans for County VA benefits.**

3 Veterans came in for rent assistance **\$1,700.00**

2 Veterans came in for utility assistance **\$762.82**

A total of county assistance was **\$2,462.82**

During the quarter, we interviewed **328** Veterans and Surviving Spouses for eligibility for Federal VA benefits.

Our interviews were:

26 who served during WWII

24 who served during Korea War

128 who served during Vietnam War.

19 who served during the Persian Gulf War.

31 who served during the Cold War.

15 who served in Iraq or Afghanistan

45 Surviving Spouses of Veterans

40 were enrolled for VA Health Care

## **Outreach**

During the quarter, around 12 days were spend working with Veterans and surviving spouses and staff in our nursing homes /assisted living and county jail.

On November 17, 2017, we held our annual Story County Supermarket of VA Benefits. We broke a record with 172 Veterans and surviving spouses in attendance that day, 25 flu shots, 46 haircuts and 28 claims initiated.

On November 21, 2017, we hosted a PTSD Program including two dogs from puppy Jake. We had around 25 in attendance at that program at the Ames Public Library.

## **Newsletter**

On November 6, 2017, we mailed out 2,943 newsletters, emailed 699 and sent a few to each of our American Legion VFW and VVA local serve organizations.

## **Training**

IDVA VA Fall School was on October 17, 18 and 19 office staff attended this.

IDVA VA Fall Commissioners School was on October 17 all four Commissioners attended this.

## **Vietnam Books Issued**

During the quarter, 90 Vietnam Books issued bring the total issued to 213. We have sent \$1,230 to IDVA for the books issued in June, July August and September (123). Currently we have 300 books on hand.

## **Donations:**

Two truckloads to the Iowa Veterans Home in December

1 truck load of coffee from to Kosovo, aviation unit out of Boone Air Guard.

Thank you,

Brett McLain, Director

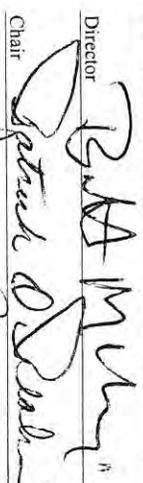
**Veterans Affairs Page Hit Report January 1, 2017 – January 1, 2018**

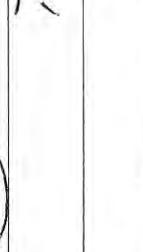
<b>Page</b>	<b>Page Views</b>	<b>Unique Page Views</b>	<b>Bounce Rate</b>	<b>Avg. Time on Page</b>	<b>Exit Rate</b>	<b>Avg. Generation Time</b>
Burial & Memorial Benefits	52	32	0%	00:02:02	25%	.35s
Cold War Certificate	30	25	71%	00:02:14	32%	.43s
Commission Meetings	139	100	60%	00:03:45	41%	.18s
Commission of Veteran Affairs	133	100	41%	00:01:44	20%	.25s
Employment Opportunities	270	215	55%	00:02:09	45%	.59s
Forms & Applications	1,335	1,092	49%	00:02:37	53%	.35s
Guard & Reserve Members	21	17	0%	00:00:48	18%	.3s
Homeownership Assistance	66	35	29%	00:02:57	17%	.35s
Info & Items of Interest	60	50	33%	00:02:05	14%	.35s
Iowa Veterans Home	38	25	100%	00:01:29	32%	.37s
Legislation	19	16	0%	00:01:40	19%	.29s
News Releases	66	44	0%	00:02:01	16%	.32s
Recommended Links	43	29	25%	00:02:52	14%	.43s
Special Events	173	130	41%	00:02:19	35%	.47s
State of Iowa Veteran Benefits	80	55	67%	00:03:21	51%	.35s
Story County Veterans Assistance	121	97	50%	00:02:14	36%	.41s
VA Health Care System	42	26	0%	00:03:58	23%	.36s

VA Lifetime Hunting & Fishing License	61	54	81%	00:01:48	56%	.3s
Veterans Affairs (main page)	1,361	929	50%	00:01:51	54%	.52s
Veteran Commission Members	207	176	71%	00:02:11	35%	.28s
Veteran Newsletter	68	46	100%	00:04:03	28%	.3s
War on Terrorism	12	12	100%	00:02:32	42%	.25s

FY 17	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	Total	Ave.
Interviews	52	83	65	52	196	80	71	58	65	81	191	114	1108	92
County Benefits	2	2	2	2	3	8	2	0	1	0	1	6	29	2
Male	37	64	52	32	149	45	59	37	46	65	138	94	818	68
Female	15	19	12	20	33	35	12	21	19	16	53	20	275	23
Veteran	37	64	54	35	168	52	60	41	49	69	150	97	876	73
Surviving Spouses	15	13	10	17	28	28	11	17	16	12	41	17	225	19
New Claims	5	8	7	18	36	21	17	19	32	23	32	27	245	20
Re-Open Claims	0	0	0	3	2	2	1	0	2	3	3	6	22	2
WWII	5	14	7	4	34	9	13	2	8	11	13	8	128	11
Korea	5	8	7	3	41	8	9	5	12	12	9	12	131	11
Vietnam	12	36	34	19	58	27	25	22	21	23	33	64	374	31
Persian Gulf	7	2	1	4	23	8	6	7	10	7	9	6	90	8
Cold War	6	2	0	4	14	4	5	2	9	7	3	2	58	5
OIF/OEF/OND	2	8	4	2	13	4	2	3	5	9	3	5	60	5
1010 EZ	12	16	12	16	33	15	15	17	7	12	23	14	192	16
Approved Budget											\$107,834			
% Used to Date											96.49%			
Budget Balance to Date											\$3,949			

FY 18	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	Total	Ave.
Interviews	91	82	93	100	275	56							697	116
County Benefits	6	12	9	5	6	3							41	7
Male	76	64	60	78	251	43							572	95
Female	15	18	33	22	24	13							125	21
Veteran	80	69	72	83	259	46							609	102
Surviving Spouses	11	13	21	17	16	10							88	15
New Claims	22	26	16	21	32	10							127	21
Re-Open Claims	1	2	3	3	4	0							13	2
WWII	9	10	7	22	48	6							102	17
Korea	7	7	10	20	65	11							120	20
Vietnam	47	33	36	23	108	19							266	44
Persian Gulf	6	6	13	9	36	9							79	13
Cold War	8	8	15	14	6	8							59	10
OIF/OEF/OND	4	5	12	12	12	3							48	8
1010 EZ	10	18	12	14	18	8							80	13
Approved Budget													\$103,969	
% Used to Date													52%	
Budget Balance to Date													\$50,242	

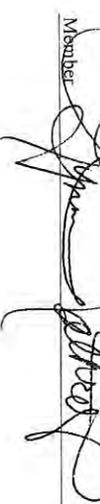
Director: 

Chair: 

Secretary: 

Member: 

Member: 

Member: 



D-U-N-S 09-473807  
FED. ID 58-2608861

District # 320  
4170 Nw Urbandale Dr  
URBANDALE, IA 50322-2067  
515-278-4100

INVOICE NO.  
79922588

INVOICE DATE  
01-03-18

CUSTOMER PO

CONTRACT #  
141655

MODIFIER  
R08-SEP-2017

PAYMENT TERMS  
NET 30

**Bill To:** 320-00289793  
Story Co Facilities Management  
900 6th St  
NEVADA IA 50201-2004

**Ship To:** 320-00786150  
Story County Justice Center  
1315 S B Ave  
NEVADA IA 50201-2806

**Requestors Name:** Hahn, Al

CONTRACT DESCRIPTION	CONTRACT START DATE	CONTRACT END DATE
STORY COUNTY JUSTICE CENTER-1315 S B AVE-00786150	01-JAN-18	31-DEC-20

INVOICE NOTES:

Annual Fire Alarm Testing and Inspection

**APPROVED**      **DENIED**

Board Member Initials: RS

Meeting Date: 1/23/18

Follow-up action: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Total Contract Amount	-	\$4,024.98	Amount Of Current Invoice	-	\$1,341.66
			Sales Tax	-	\$0.00
			Total Amount Included	-	\$1,341.66
			Payment Received	-	\$0.00
<b>Total Amount Due</b>				<b>▶</b>	<b>\$1,341.66</b>



REMITTANCE COPY

PLEASE TEAR OFF AND RETURN THIS PORTION WITH YOUR PAYMENT - WRITE INVOICE NO. ON YOUR CHECK.

TOTAL AMOUNT DUE  
1,341.66

**BILL TO** Story Co Facilities Management  
320-00289793  
**SHIP TO** Story County Justice Center  
320-00786150

INVOICE NUMBER 79922588  
INVOICE DATE 01-03-18  
CUSTOMER P.O.

**REMIT TO** SimplexGrinnell  
Dept. CH 10320  
Palatine, IL 60055-0320

1000134166079922588

Contract 034026

Voucher No. 7



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

STP-S-C085 (142) --5E-85  
 HMA Resurfacing  
 STORY COUNTY ENGINEER

DATE LAST VOUCHER 11-28-17  
 MO. DAY YR.

THIS VOUCHER MO. DAY YR.

ITEM NO.	QUANTITY AWARDED	ITEM DESCRIPTION	QUANTITY AUTHORIZED	MEASURE	FCT.	PARTICIPATING			
						RURAL	NON-PARTICIPATING	URBAN	NON-PARTICIPATING
0010	2673.300	GRANULAR SHLD. TYPE B	2673.300	Ton	410	2547690	000	000	000
0020	2.600	CLEAN+PREPARATION OF BASE	2.600	Miles	441	2600	000	000	000
0030	802.300	PAV'T, SCARIFICATION	802.300	Sq Yard	441	645500	000	000	000
0040	2838.300	HMA ST INTERMEDIATE, 1/2"	2838.300	Ton	442	2949270	000	000	000
0050	2838.300	HMA ST SURF, 1/2", ND FRIC	2838.300	Ton	442	2971390	000	000	000
0060	340.600	ASPH BINDER, PG 58-28S	340.600	Ton	442	326650	000	000	000
0070	1000.000	HMA PAV'T SAMPLE	1000.000	Lump Sum	442	1000000	000	000	000
0080	1.000	PAY ADJ I/D-HMA MIXTURE LABORATORY VOI DS	1.000	Each	442	000	000	000	000
0090	1.000	PAY ADJ I/D-HMA MIXTURE FIELD VOIDS	1.000	Each	442	000	000	000	000

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

SIGNATURES REQUIRED ON LINE 1 & 2 FOR PROGRESS PAYMENT AND LINES 1-3 FOR FINAL PAYMENT AS APPLICABLE:  
 1. 1-17-18 DATE [Signature] PROJECT ENGINEER CERTIFICATION  
 2. 11/28/17 DATE [Signature] CHAIRMAN OF BOARD OF SUPERVISORS APPROVAL

3. DATE 11/28/17 DISTRICT CONSTRUCTION/LOCAL SYSTEMS ENGINEER OR OFFICE DIRECTOR APPROVAL  
 Project records reviewed.  
 Project approved for payment based on the project engineers certification.

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

CLAIMANT'S CERTIFICATION (Required for Final Payment Only)  
 I, [Signature] the [Signature] (contractor) certify that the work items shown herein are just and unpaid, and that the requirements of the Iowa Department of Transportation specifications for this project, including all requirements as to maximum hours of labor and minimum wages have been complied with.

DATE 11/28/17 SIGNED CLAIMANT (CONTRACTOR)

Contract 034026



**Iowa Department of Transportation**  
**CONTRACT CONSTRUCTION PROGRESS VOUCHER**  
 STP-S-C085(142) -- 5E-85  
 HMA Resurfacing  
 STORY COUNTY ENGINEER

Voucher No. 7

DATE LAST VOUCHER 11-28-17  
 MO. DAY YR.

THIS VOUCHER MO. DAY YR.

ITEM NO.	DAYS WORKED		ITEM DESCRIPTION	MEASURE	FCT.	RURAL PARTICIPATING	RURAL NON-PARTICIPATING	URBAN PARTICIPATING	URBAN NON-PARTICIPATING
	LAST VOUCHER	AUTH.							
0100	9.0	15.0	3.000	Station	442	501198	000	000	000
0110	8000.000	8000.000	PAINTED PAV'T MARK, WATERBORNE/SOLVENT			8000000	000	000	000
0120	30.000	30.000	TRAFFIC CONTROL			19500	000	000	000
0130	15.000	15.000	FLAGGER			6500	000	000	000
0140	25000.000	25000.000	PILOT CAR			25000000	000	000	000
			MOBILIZATION			1000	000	000	000
8999	1.000	1.000	PAY ADJ I/D-HMA MIXTURE FIELD VOIDS			000	000	000	000
			STOCKPILED MATERIALS			000	000	000	000

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

SIGNATURES REQUIRED ON LINES 1 & 2 FOR PROGRESS PAYMENT AND LINES 1-3 FOR FINAL PAYMENT AS APPLICABLE.

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

Project records reviewed.  
 Project approved for payment.  
 Project records not reviewed. Recommend payment based on the project engineer's certification.

CLAIMANT'S CERTIFICATION (Required for Final Payment Only)  
 I, Winnie McDonald the Office Manager  
 for Manatt's Inc (contractor) certify that the work items shown herein are just and unpaid, and that the requirements of the Iowa Department of Transportation specifications for this project, including all requirements as to maximum hours of labor and minimum wages have been complied with.

DATE 1-08-18 SIGNED CLAIMANT (CONTRACTOR) Winnie McDonald

515-233-1175



www.CallCandK.com

Please select your preferred TSP Appointment Time:  7:30,  9:00,  10:30,  12:45,  2:15.

**CUSTOMER INFORMATION**

NAME Story County Conservation CITY Ames STATE IA ZIP 50010  
ADDRESS 2919 South Riverside PRIMARY PHONE 515-443-5270 SECONDARY PHONE \_\_\_\_\_

EQUIPMENT/ LOCATION	BRAND	MODEL NO.	SERIAL NO.	AGE
Furnace	Carrier	59SP5A100E2L-2C	2616A58181	1
A/P	Carrier	25HCE448A003	3016E01516	1
Coil	Carrier	CNPVP4821		1

		COMPLETE
FURNACE CHECK UP	2018	
A/C CHECK UP	2018	

- BACK FLOW PREVENTER \_\_\_\_\_
- TANKLESS WATER HEATER \_\_\_\_\_
- HUMIDIFIER \_\_\_\_\_
- GERMICIDAL LIGHT \_\_\_\_\_
- DYNAMIC FILTER \_\_\_\_\_
- HRV \_\_\_\_\_

AMOUNT DUE TODAY  
\$ 150

100% Program Payback and 5 Year Extended Parts Guarantee are only available for active TSP customers

SERVICE TECH SIGNATURE [Signature] DATE 12/20/17 CUSTOMER SIGNATURE [Signature] DATE 1/23/18

FILTER \_\_\_\_\_ SIZE \_\_\_\_\_  
EMAIL \_\_\_\_\_  Can we contact you?

NOTES  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# 2017 WEED COMMISSIONER'S REPORT

For the County of:

Submit to County Board of Supervisors by: January 1, 2018  
 Return copy to the IDALS office by: January 15, 2018

## Weed Commissioner's Contact Information:

Name	<input type="text" value="Joseph Kooiker"/>	Year Appointed	<input type="text" value="1994"/>
Address	<input type="text" value="837 N. Avenue"/>	Telephone	<input type="text" value="515-382-7367"/>
City, State, Zip Code	<input type="text" value="Nevada, IA 50201"/>	Alternate Telephone	<input type="text"/>
E-mail Address	<input type="text" value="jkooiker@storycountyiowa.gov"/>	Pesticide Certification #	<input type="text" value="01979"/>

## Which of the noxious weeds have you found in your county?

<input type="checkbox"/> 1 - Found, a problem in my county	<input type="checkbox"/> 3 - Not known in my county
<input type="checkbox"/> 2 - Found, but not a problem	<input type="checkbox"/> ? - If you cannot identify this plant

<i>Primary Noxious Weeds</i>	<i>Answer</i>	<i>Secondary Noxious Weeds</i>	<i>Answer</i>
Buckhorn	<input type="text" value="1"/>	Buckhorn Plantain	<input type="text" value="2"/>
Bull Thistle	<input type="text" value="2"/>	Cocklebur	<input type="text" value="1"/>
Canada Thistle	<input type="text" value="1"/>	Curly Dock (Sour Dock)	<input type="text" value="1"/>
Field Bindweed	<input type="text" value="2"/>	Multiflora Rose	<input type="text" value="2"/>
Hoary Cress (Perennial Pepper-grass)	<input type="text" value="2"/>	Poison Hemlock	<input type="text" value="1"/>
Horse Nettle	<input type="text" value="2"/>	Puncturevine	<input type="text" value="2"/>
Leafy Spurge	<input type="text" value="1"/>	Red Sorrel (Sheep Sorrel)	<input type="text" value="2"/>
Musk Thistle	<input type="text" value="1"/>	Shattercane	<input type="text" value="3"/>
Palmer Amaranth	<input type="text" value="1"/>	Smooth Dock	<input type="text" value="2"/>
Perennial Sow Thistle	<input type="text" value="2"/>	Teasel	<input type="text" value="1"/>
Purple Loosestrife	<input type="text" value="1"/>	Velvetleaf (Butterprint)	<input type="text" value="2"/>
Quackgrass	<input type="text" value="2"/>	Wild Carrot	<input type="text" value="1"/>
		Wild Mustard	<input type="text" value="2"/>
		Wild Sunflower	<input type="text" value="2"/>

Please list any other plants which are a problem in your county:

As County Weed Commissioner, do your duties include roadside spraying?

Did your county employ contract spraying during 2017?

If yes, what percentage of your total spray program is contracted? (%)

If possible, please list the contract rates (\$/mile)

Total contract cost (\$)

In the past year how much did your county spend on purchasing herbicides?

How many times during 2017 was it necessary to serve a noxious weed notice?

Private (written)

Public (written) e.g. DOT, DNR, CCB, etc

How many times did you contact individuals personally, rather than sending them a weed control notice?

Private (verbal)

Public (verbal) e.g. DOT, DNR, CCB, etc

How many times did you actually enter private or public land, control weeds and assess the cost to the owner?

How many months were you employed as weed commissioner in 2017?

 months

Are your duties as Weed Commissioner incorporated into another county job?

If yes, what?

Vegetation Management Biologist

Weed Commissioner Duties (% of time)

IRVM Duties (% of time)

Other County Duties (% of time)

How does the overall county weed situation compare with last year?

Is brush control included in your weed commissioner duties?

If yes, what methods do you use?

Spraying

Cutting

Stump Treatment

Basal Bark

Other, explain

Mowing, contract spraying and mowing

**What are your suggestions and/or recommendations which may improve your county weed and brush infestations?**

See attached

**What would you like to see the Iowa Weed Commissioners' Association do in the future?**  
 What are some directions you think we should move forward? What do you think should stay the same?

See attached

**What *herbicides* did your county use in your weed control program? *Be specific; please list brand names and quantities of each.*** Please do not list surfactants or adjuvants. If the spray program is contracted in your county, ask your contractor for this information. Add another page if necessary.

Herbicide usage table:

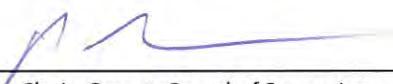
CHEMICAL/BRAND	RATE USED	QUANTITY USED	TO CONTROL?
<i>(Example)</i> Milestone	4 fluid ounces per acre	425 ounces	Thistle and teasel on roadside
Aquasweep	1% per volume	30.5 gallons	Drainage District brush
Escort XP	.5 ounce per acre	37 ounces	Thistle, Wild Parsnip

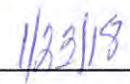
CHEMICAL/BRAND	RATE USED	QUANTITY USED	TO CONTROL?
Garlon 3A	2 quarts per acre	2 quarts	Brush in ROW
Milestone VM	6 ounces per acre	736 ounces	Thistle
Polaris	48 ounces per acre	192 ounces	Honeysuckle
Streamline	9 ounces per acre	164 ounces	Brush in ROW
Telar	1 ounce per acre	16 ounces	Horse Tail (Equisetum)
Method (Contractor used)	14 ounces per acre	550 ounces	Brush in ROW
Escort XP (Contractor used)	2 ounces per acre	80 ounces	Brush in ROW

The above report is true to the best of my knowledge.

Signature \_\_\_\_\_  
County Weed Commissioner

\_\_\_\_\_  
Date

Signature  \_\_\_\_\_  
Chair, County Board of Supervisors

 \_\_\_\_\_  
Date

Please return a copy to:

Iowa Department of Agriculture and Land Stewardship  
Attn: State Weed Commissioner  
2230 S Ankeny Blvd  
Ankeny, IA 50023-9093  
[LuAnn.Folkers@IowaAgriculture.gov](mailto:LuAnn.Folkers@IowaAgriculture.gov)

**What are your suggestions and/or recommendations which may improve your county weed and brush infestations?**

In order to maintain and control our invasive weed problems we need to promote good land stewardship. We also need to keep educating the public, landowners, and operators about the latest trends in vegetation management which include but is not limited to the following: proper timing of mowing, proper herbicide selection, invasive plant concerns and identification, and reduction of herbicide encroachment to Story County's right of ways.

**What would you like to see the Iowa Weed Commissioners' Association do in the future?**

We need to teach wise and accurate use of herbicide while also stressing accurate flora and fauna identification. We need to encourage sensitivity to all those applying pesticides in Iowa's land with special concerns to threatened or endangered species and our water quality. Promote public relations and keep developing educational material for applicators both on the public and private sectors. We also need to continue developing the website; it provides a great deal of information for weed commissioners and government agencies.



# 2018 Story County Planning and Development Work Program

This 2018 Story County Planning and Development Work Program is a guide for departmental staff in the 2018 calendar year, as well as a guide for budget proposals for fiscal year 2018. This work program is not intended to replace any essential functions of staff outlined in their job descriptions, but to build on those essential functions by identifying issues discussed by the Story County Planning and Zoning Commission and the Story County Board of Supervisors at their annual joint meeting, and determining appropriate measures to achieve the objectives of each identified work program item.

## Tier 1 High Priorities (Nearing Completion – P & Z Commission review by March Meeting)

1. Ames Urban Fringe Plan
2. Construction/Demolition Landfill
3. Fernald
4. Demolition Permits
5. Site Plan Fee
6. Audit regulations to determine whether we have Smart Development Practices that limit disaster impacts
7. Stormwater Ordinance (draft)
8. Develop and implement requirements for groundwater impact analysis (Stormwater Ordinance)
9. Grading Permits (Stormwater Ordinance)
10. Conduct a comprehensive review of Land Development Regulations, including rezonings, as necessary to implement C2C and future land use map and review regulations adopted prior to 1985 for obsolete, ineffective or unenforceable regulations.
11. Develop guidelines for use and applicability of a Transportation Impact Analysis in conjunction with the development review process
12. US Census (Jan/Feb review data)
13. Floodplain Administrator Certification (Test March 2, 2018)

## Tier 2 Medium Priorities (Completion by July 1, 2018)

1. Comprehensive review and update of LESA
2. Develop density based zoning program
3. Establish location guidelines for proposed subdivisions
4. Establish minimum levels of services

**APPROVED**

**DENIED**

Board Member Initials: \_\_\_\_\_

Meeting Date: \_\_\_\_\_

Follow-up action: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



## **2018 Story County Planning and Development Work Program**

5. Review and consider complete streets designs as appropriate to Story County
6. Designate Natural Resource Areas on future land use map (In Growth Townships)
7. Identify and determine if subdivision roads including private drives in unincorporated Story County have been dedicated to the public. Report on the history, purpose, and current signage of these roads.
8. Create a development review evaluation matrix to determine potential ag/non-ag conflicts

### **Tier 3 Low Priorities (Completion by end of December 2018)**

1. Draft healthy homes design guidelines
2. Develop public outreach toolkit to be used with the development review process
3. Review parking standards
4. Review lighting standards
5. Designate Natural Resource Areas on future land use map (In Remaining Townships)



**Story County Treasurer's Office**  
**Renee M. Twedt, Treasurer**

P.O. Box 498  
Nevada, IA 50201  
Phone 515-382-7330  
Fax 515-382-7336  
storycountyowa.gov/treasurer  
treasurer@storycountyowa.gov

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**Treasurer's Quarterly Report**

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FY2018-Q2  
January 18, 2018

Prepared by:

- Renee Twedt, Treasurer
- Ardis A Baldwin, Finance Deputy
- Lori McDonald, Operations Deputy

**APPROVED**      **DENIED**  
Board Member Initials: RS  
Meeting Date: 1/23/18  
Follow-up action: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Narrative**

Finance Deputy – Ardis A Baldwin

**October November December 2017**

It is not uncommon for us to have tax payments come in before the end of the year for those who like to have a little extra tax break. However, with the new federal tax law change, we were very busy with phone calls and processing the extra tax mail. In December only, there were 153 parcels for a total of \$452,570.45 applied to future taxes compared to 12 parcels and a total of \$10,525.00 last December.

Operations Deputy – Lori McDonald

We remain busy with motor vehicle titling, registrations and continue to provide excellent customer service and strive for the one-stop visit.

**Data / Tables / Statistics**

**Cash and Investments**

**Invested Funds Summary**

Type	As of 10/31/2017		As of 11/30/2017		As of 12/31/2017	
	Amount	Percentage	Amount	Percentage	Amount	Percentage
Cash & Bank Accounts	\$31,744,022.51	74.84%	\$27,814,009.78	74.22%	\$25,055,605.12	70.14%
Iowa Public Agency Investment Trust	\$1,017,587.57	2.40%	\$18,191.12	0.05%	\$18,842.62	0.05%
Certificates of Deposit	\$9,653,843.61	22.76%	\$9,643,818.61	25.73%	\$10,647,698.47	29.81%
Totals	\$42,415,453.69	100.00%	\$37,476,019.51	100.00%	\$35,722,146.21	100.00%

**Investments Maturing in Q2**

**Matured CD's -October** **Matured rate**  
 South Story Bank & Trust-Renewed 1.15%  
 South Story Bank & Trust-Renewed 1.15%  
**Matured CD's-November**  
 None  
**Matured CD's-December**  
 South Story Bank & Trust-Renewed 1.30%  
 South Story Bank & Trust-Renewed 1.30%  
 South Story Bank & Trust-Renewed 1.30%

<b>Tax Collections</b>	
<b>October Total Tax Collections</b>	\$10,154,563.24
<b>November Total Tax Collections</b>	\$3,465,193.38
<b>December Total Tax Collections</b>	\$3,383,732.90
<b>Quarterly Total</b>	\$17,003,489.52

**LISTING OF CERTIFICATES OF DEPOSIT & OTHER INVESTMENTS**  
 Story County Treasurer- as of December 31, 2017

**Total \$10,647,698.47**

Purchase Date	Maturity Date	Purchase Amount	Cash In Amount	Interest Rate	Term	Certificate Number	Bank	Ann Anticip Interest	Interest Received	Notes
5/2/2012		\$3,592,851.48	\$85,262.63				National Financial Serv		\$48,805.33	Paid 12/20/2017
2/28/2012		\$60,175.35	\$10,000.00				Drainage Carts			
2/29/2016	2/28/2017	\$525,055.57	\$525,055.57	1.00%	365	21012	South Story Bank	\$5,250.56	\$5,211.44	Renewed
3/4/2016	3/3/2017	\$500,000.00	\$500,000.00	1.00%	364	516992	Exchange State Bank	\$4,986.30	\$4,986.30	Renewed
3/5/2016	3/5/2017	\$500,000.00	\$500,000.00	1.00%	365	516991	Exchange State Bank	\$5,000.00	\$5,000.00	Renewed
6/7/2016	6/7/2017	\$1,000,000.00	\$1,000,000.00	1.00%	365		PAIT	\$10,000.00		Moved to other acct
6/22/2016	6/22/2017	\$1,046,845.24	\$1,046,845.24	1.25%	365	20196	South Story Bank	\$13,085.57	\$12,939.97	Done 07/6/17
6/26/2016	6/26/2017	\$517,500.89	\$517,500.89	1.25%	365	20868	South Story Bank	\$6,468.76	\$6,408.62	Done 07/6/17
9/1/2016	9/1/2017	\$500,000.00	\$500,000.00	1.00%	365	59016353	Vision Bank	\$5,500.00	\$5,495.43	Cashed in
9/15/2016	9/15/2017	\$500,000.00	\$500,000.00	1.00%	365	7877	Maxw all State Bank	\$5,000.00	\$5,000.00	Renewed *
10/21/2016	10/21/2017	\$505,012.50	\$505,012.50	1.00%	365	20450	South Story Bank	\$5,050.13	\$5,012.50	Renewed
10/21/2016	10/21/2017	\$505,012.50	\$505,012.50	1.00%	365	20451	South Story Bank	\$5,050.13	\$5,012.50	Renewed
12/24/2016	12/24/2017	\$505,771.35		1.15%	365	20511	South Story Bank	\$5,816.37	\$5,771.35	Renewed?
12/30/2016	12/30/2017	\$502,992.47		1.20%	365	20956	South Story Bank	\$6,035.91	\$2,992.47	Seml Annual
12/31/2016	12/31/2017	\$502,868.56		1.15%	365	20519	South Story Bank	\$5,782.99	\$2,868.56	Seml Annual
2/28/2017	2/28/2018	\$502,975.34		1.20%	365	21012	South Story Bank	\$6,035.70	\$2,975.34	Seml Annual
3/3/2017	3/2/2018	\$500,000.00		1.10%	365	516992	Exchange State Bank	\$5,500.00		
3/5/2017	3/5/2018	\$500,000.00		1.10%	365	516991	Exchange State Bank	\$5,500.00		
6/22/2017	6/22/2018	\$1,054,193.23		1.40%	365	20196	South Story Bank	\$14,758.71	\$7,347.99	Seml Annual
6/26/2017	6/22/2018	\$521,133.32		1.40%	365	20868	South Story Bank	\$7,295.87	\$3,632.43	Seml Annual
9/15/2017	9/15/2018	\$500,000.00		1.25%	365	7877	Maxwell State Bank	\$6,250.00		
10/21/2017	10/21/2018	\$500,000.00		1.15%	365	20450	South Story Bank	\$5,750.00		
10/21/2017	10/21/2018	\$500,000.00		1.15%	365	20451	South Story Bank	\$5,750.00		
12/13/2017	12/13/2018	\$1,000,000.00		1.70%	365		PAIT	\$17,000.00		
		\$16,842,387.80	\$6,194,689.33							

# Motor Vehicle Statistics

	Title Transfers	Registration Renewals	CC/DOR Debt Revenue	Revenue Generated	Total Revenue	Expenses	Net to County General Fund
Oct-17	1,817	8,438	\$10.00	\$56,851.29	\$56,861.29	\$23,149.03	\$33,712.26
Nov-17	1,558	8,566	\$5.00	\$64,557.92	\$64,562.92	\$24,837.14	\$39,725.78
Dec-17	1,407	8,211	\$5.00	\$60,196.66	\$60,201.66	\$33,236.55	\$26,965.11
<b>Totals</b>	<b>4,782</b>	<b>25,215</b>	<b>\$20.00</b>	<b>\$181,605.87</b>	<b>\$181,625.87</b>	<b>\$81,222.72</b>	<b>\$100,403.15</b>

# In Office Payment Statistics

October-December 2017			
Receipt Type	Receipts Debit & Credit		Totals
Tax		60	\$37,297.66
Vehicle		1577	\$335,977.96
Misc		18	\$2,478.50
<b>Total Receipts</b>		<b>1655</b>	<b>\$375,754.12</b>

# Collections for CC/DOR

	Clerk of Court	Dept of Rev	Totals
Oct-17	\$0.00	\$337.36	\$337.36
Nov-17	\$50.00	\$0.00	\$50.00
Dec-17	\$0.00	\$311.63	\$311.63
<b>Totals</b>	<b>\$50.00</b>	<b>\$648.99</b>	<b>\$698.99</b>

## MONTHLY WEB STATS

DATE	#MV CUST	#MV RENEW	REGISTRATION FEES	ORGAN DONOR	SERVICE FEES	TOTAL MV & FEES	#TAX CUST	#TAX PARCEL	TAX PAID	SERVICE FEES	TOTAL TAX & FEES	TOTAL CUST	TOTAL TO COUNTY	TOTAL SERVICE FEES
Oct-17	1180	1688	\$271,505.00	\$104.00	\$3,014.82	\$274,623.82	443	553	\$519,927.85	\$1,903.84	\$521,831.69	1623	\$791,536.85	\$4,918.66
Nov-17	1046	1601	\$256,664.00	\$83.00	\$2,701.08	\$259,448.08	193	226	\$148,518.98	\$231.41	\$148,750.39	1239	\$405,265.98	\$2,932.49
Dec-17	924	1441	\$234,992.00	\$79.00	\$1,989.06	\$237,060.06	488	586	\$1,117,168.18	\$2,339.70	\$1,119,507.88	1412	\$1,352,239.18	\$4,328.76
<b>TOTAL</b>	<b>3150</b>	<b>4730</b>	<b>\$763,161.00</b>	<b>\$266.00</b>	<b>\$7,704.96</b>	<b>\$771,131.96</b>	<b>1124</b>	<b>1365</b>	<b>\$1,785,615.01</b>	<b>\$4,474.95</b>	<b>\$1,790,089.96</b>	<b>4274</b>	<b>\$2,549,042.01</b>	<b>\$12,179.91</b>

STORY COUNTY

837 N Avenue

Nevada, IA 50201

382-7355

Email: engineerweb@storycountyiowa.gov

APPLICATION RENEWAL FOR STORY COUNTY  
ADOPT-A-ROAD LITTER REMOVAL PROGRAM

Permit Number 13-01  
Road Name County Road E63

SPONSOR:

The Kruse Family Number of Volunteers: 4  
Name of Sponsor (Organization, Group or Individual)

53101 320<sup>th</sup> Street, Huxley, IA 50124  
Mailing Address (Street, P.O. Box, City, State, Zip Code)

Joshua Kruse same 719-310-5434 joshkruse@hotmail.com  
Contact Person Address Phone # Email

Description of the road for which application is being made: County Road E63 (320<sup>th</sup> Street) from 535<sup>th</sup> Avenue west to 520<sup>th</sup> Avenue.

Number of miles requested for litter removal 1.5 miles

Approval is hereby requested to enter the County highway right-of-way to perform litter removal on the above described road/roads.

Story County reserves the right to terminate this agreement and remove the Adopt-A-Road signs when in the sole judgment of the County it is found that the sponsor(s) has not met the terms and conditions of this agreement.

This agreement shall remain in force from January 1, 2018 until December 31, 2018.

Joshua W Kruse 12/22/17  
Applicant Date

STORY COUNTY APPROVAL  
Danae Moon 1-16-18  
County Engineer Date

[Signature] 1/23/18  
Chair, Story County Board of Supervisors Date

The following tentative dates are for the clean up of our Adopt-A-Road Project. I know that if the date does not work, an alternate date will be given to the Engineer's Office prior to the clean up of our area.

Spring clean up date March 31 Fall clean up date Aug 11

STORY COUNTY  
837 N Avenue  
Nevada, IA 50201  
382-7355

Email: [engineerweb@storycountyiowa.gov](mailto:engineerweb@storycountyiowa.gov)

APPLICATION RENEWAL FOR STORY COUNTY  
ADOPT-A-ROAD LITTER REMOVAL PROGRAM

Permit Number 00-02  
Road Name 220<sup>th</sup> Street

SPONSOR:

Ames Golden K Kiwanis Number of Volunteers: \_\_\_\_\_  
Name of Sponsor (Organization, Group or Individual)

2207 McKinley Ct., Ames, IA 50010  
Mailing Address (Street, P.O. Box, City, State, Zip Code)

Gene Pollmann (Same as above) 232-7532  
Contact Person Address Phone # Email

(Larry Trede Sec.) No 'E' Mail (for Gene)  
Description of the road for which application is being made: 220<sup>th</sup> Street from 570<sup>th</sup> Ave to 590<sup>th</sup> Ave

Number of miles requested for litter removal 2.0 mile

Approval is hereby requested to enter the County highway right-of-way to perform litter removal on the above described road/roads.

Story County reserves the right to terminate this agreement and remove the Adopt-A-Road signs when in the sole judgment of the County it is found that the sponsor(s) has not met the terms and conditions of this agreement.

This agreement shall remain in force from January 1, 2018 until December 31, 2018.

Ames Golden K Kiwanis 1/16/18  
Applicant Gene Pollmann Date

Larry Trede Sec. E Mail Add: L. Trede@Mchsi.com  
STORY COUNTY APPROVAL

Daren Mon 1-18-18  
County Engineer Date

[Signature] 1/23/18  
Chair, Story County Board of Supervisors Date

The following tentative dates are for the clean up of our Adopt-A-Road Project. I know that if the date does not work, an alternate date will be provided to the Engineer's Office prior to clean up of the area.

Spring clean up date 4/12/2018 Fall clean up date Oct. 11, 2018

STORY COUNTY  
837 N Avenue  
Nevada, IA 50201  
382-7355

Email: [engineerweb@storycountyiowa.gov](mailto:engineerweb@storycountyiowa.gov)

**APPLICATION RENEWAL FOR STORY COUNTY  
ADOPT-A-ROAD LITTER REMOVAL PROGRAM**

Permit Number 03-02  
Road Name Co Rd E18

SPONSOR:

Roland/Story Sixth Graders Number of Volunteers: 8-10 adults 50-70 kids  
Name of Sponsor (Organization, Group or Individual)

PO Box 196 Roland, IA 50236  
Mailing Address (Street, P.O. Box, City, State, Zip Code)

Andrew Webb (Same as above) 515-338-0905 webbAHMJ1@aol.com  
Contact Person Address Phone # Email

Description of the road for which application is being made: County Road E18 from Roland City limits west to I35

Number of miles requested for litter removal 2.7 mile

Approval is hereby requested to enter the County highway right-of-way to perform litter removal on the above described road/roads.

Story County reserves the right to terminate this agreement and remove the Adopt-A-Road signs when in the sole judgment of the County it is found that the sponsor(s) has not met the terms and conditions of this agreement.

This agreement shall remain in force from January 1, 2018 until December 31, 2018.

[Signature] 1-13-18  
Applicant Date

STORY COUNTY APPROVAL  
[Signature] 1-18-18  
County Engineer Date

[Signature] 1/23/18  
Chair, Story County Board of Supervisors Date

The following tentative dates are for the clean up of our Adopt-A-Road Project. I know that if the date does not work, an alternate date will be given to the Engineer's Office prior to clean up of our area.

Spring clean up date May 2018 Fall clean up date Oct 2018

Contract No. 034102



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

FM-C085 (143) --55-85  
 PCC Pavement - Grade/Replace  
 STORY COUNTY ENGINEER

Voucher No. 7

DATE LAST VOUCHER 12-18-17  
 MO. DAY YR.

THIS VOUCHER MO. DAY YR.

ITEM NO.	QUANTITY AWARDED	ITEM DESCRIPTION	QUANTITY AUTHORIZED	MEASURE	FCT.	PARTICIPATING			
						RURAL	NON-PARTICIPATING	URBAN	NON-PARTICIPATING
0010	6.400	CLEAR+GRUBS	6.400	Acres	410	000	6400	000	000
0015	3388.100	SPECIAL BACKFILL	3388.100	Ton	410	000	3478490	000	000
0020	9299.200	EXCAVATION, CL 10, RDWY+BORROW	9299.200	Cubic Yd	410	000	9299200	000	000
0030	3073.900	TOPSOIL, STRIP, SALVAGE+SPREAD	3073.900	Cubic Yd	410	000	3073900	000	000
0050	2603.800	GRANULAR SHLD, TYPE A	2603.800	Ton	410	000	2512020	000	000
0060	98.400	SHLD FINISH, EARTH	98.400	Station	441	000	98400	000	000
0070	4.000	RELOCATION OF MAIL BOX	4.000	Each	441	000	2000	000	000
0080	13583.100	STD/S-F PCC PAV'T, CL C CL 3, 9"	13583.100	Sq Yard	441	000	13583100	000	000
0090	282.500	SURF, DRIVEWAY, CL A CR STONE	282.500	Ton	444	000	309360	000	000

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

1. DATE 1-8-18 PROJECT ENGINEER CERTIFICATION  
 2. DATE 1-23-18 CHAIRMAN OF BOARD OF SUPERVISORS APPROVAL  
 3. DATE DISTRICT CONSTRUCTION/LOCAL SYSTEMS ENGINEER OR OFFICE DIRECTOR APPROVAL  
 Project records reviewed.  
 Project records not reviewed. Recommend payment based on the project engineer's certification.

CLAIMANT'S CERTIFICATION (Required for Final Payment Only)

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

DATE \_\_\_\_\_ SIGNED CLAIMANT (CONTRACTOR)

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

Contract 034102



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

FM-C085 (143) --55-85  
 PCC Pavement - Grade/Replace  
 STORY COUNTY ENGINEER

Voucher No. 7

DATE LAST VOUCHER 12-18-17  
 MO. DAY YR.

THIS VOUCHER MO. DAY YR.

ITEM NO.	QUANTITY AWARDED	AUTH.	RET. %	CONTRACTOR NO. 28202	MANATT'S INC	BROOKLYN, IA	PARTICIPATING			
							RURAL	NON-PARTICIPATING	URBAN	NON-PARTICIPATING
0100	2050.000	2050.000	3.000	RMVL OF EXIST STRUCT	000	2050000	000	000	000	
0110	720.000	720.000		REML	000	720000	000	000	000	
0120	254.300	254.300		EXCAVATION, CL 20, RDWY PIPE CULV	000	254300	000	000	000	
0130	10.000	10.000		APRON, CONC, 18"	000	10000	000	000	000	
0140	320.000	320.000		CULV, CONC RDWY PIPE, 18"	000	320000	000	000	000	
0150	340.000	340.000		CULV, CMP ENT, 15"	000	380000	000	000	000	
0160	8.000	8.000		INTAKE, SW-512, 18"	000	8000	000	000	000	
0170	110.000	110.000		SUBDRAIN, PLASTIC PIPE, 6"	000	90100	000	000	000	
0180	188.000	188.000		SUBDRAIN, PLASTIC PIPE, 8"	000	213000	000	000	000	

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

SIGNATURES REQUIRED ON LINES 1 & 2 FOR PROGRESS PAYMENT AND LINES 1-3 FOR FINAL PAYMENT AS APPLICABLE.

1. DATE PROJECT ENGINEER CERTIFICATION \_\_\_\_\_

2. DATE CHAIRMAN OF BOARD OF SUPERVISORS APPROVAL \_\_\_\_\_  
 IDOT is not involved in this Farm to Market project.

3. DATE DISTRICT CONSTRUCTION/LOCAL SYSTEMS ENGINEER OR OFFICE DIRECTOR APPROVAL \_\_\_\_\_  
 Project records reviewed.  
 Project records not reviewed. Recommend payment based on the project engineers certification.  
 Project approved for payment.

CLAIMANT'S CERTIFICATION (Required for Final Payment Only)

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

DATE \_\_\_\_\_ SIGNED CLAIMANT (CONTRACTOR) \_\_\_\_\_

Contract 034102



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

FM-C085 (143) --55-85  
 PCC Pavement - Grade/Replace  
 STORY COUNTY ENGINEER

Voucher No. 7

DATE LAST VOUCHER 12-18-17  
 MO. DAY YR.

THIS VOUCHER MO. DAY YR.

ITEM NO.	QUANTITY AWARDED	QUANTITY AUTHORIZED	UNIT OF MEASURE	FCT.	RURAL PARTICIPATING				URBAN PARTICIPATING				
					Compl. Last Voucher TO DATE	TOTAL	NON-PARTICIPATING	TOTAL	NON-PARTICIPATING	TOTAL			
0190	40.000	40.000	Linn Ft	418	000	51000	000	000	000	000	000	000	000
SUBDRAIN, PLASTIC PIPE, 12"													
0200	6.000	6.000	Each	410	000	6000	000	000	000	000	000	000	000
RMWL OF INTAKE+UTILITY ACCESS													
0210	20.000	20.000	Each	410	000	13000	000	000	000	000	000	000	000
SAFETY CLOSURE													
0220	17000.000	17000.000	Lump Sum	410	000	17000000	000	000	000	000	000	000	000
CONSTRUCTION SURVEY													
0230	125.150	125.150	Station	442	000	146566	000	000	000	000	000	000	000
PAINTED PAV'T MARK, WATERBORNE/SOLVENT													
0240	4600.000	4600.000	Lump Sum	401	000	4600000	000	000	000	000	000	000	000
TRAFFIC CONTROL													
0250	60000.000	60000.000	Lump Sum	401	000	60000000	000	000	000	000	000	000	000
MOBILIZATION													
0260	712.000	712.000	Linn Ft	448	000	232000	000	000	000	000	000	000	000
SILT FENCE													
0270	792.000	792.000	Linn Ft	448	000	635000	000	000	000	000	000	000	000
SILT FENCE-DITCH CHECKS													

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

SIGNATURES REQUIRED ON LINES 1 & 2 FOR PROGRESS PAYMENT AND LINES 1-3 FOR FINAL PAYMENT AS APPLICABLE.

1. DATE \_\_\_\_\_ PROJECT ENGINEER CERTIFICATION \_\_\_\_\_

2. DATE \_\_\_\_\_ CHAIRMAN OF BOARD OF SUPERVISORS APPROVAL \_\_\_\_\_  
 IDOT is not involved in this Farm to Market project.

3. DATE \_\_\_\_\_ DISTRICT CONSTRUCTION/LOCAL SYSTEMS ENGINEER OR OFFICE DIRECTOR APPROVAL \_\_\_\_\_  
 Project records reviewed.  Project records not reviewed. Recommend payment  Project approved for payment. based on the project engineer's certification.

**CLAIMANT'S CERTIFICATION (Required for Final Payment Only)**

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

DATE \_\_\_\_\_ SIGNED CLAIMANT (CONTRACTOR) \_\_\_\_\_

Contract 034102

Voucher No. 7



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

FM-C085 (143) --55-85  
 PCC Pavement - Grade/Replace  
 STORY COUNTY ENGINEER

DATE LAST VOUCHER 12-18-17  
 MO. DAY YR.

THIS VOUCHER MO. DAY YR.

Contractor No. 28202 MANATT'S INC BROOKLYN, IA

ITEM NO.	QUANTITY AWARDED	ITEM DESCRIPTION	UNIT OF MEASURE	FCT.	PARTICIPATING			
					RURAL	NON-PARTICIPATING	URBAN	NON-PARTICIPATING
0280	1504.000	MAINT OF SILT FENC/SILT FENC-DITCH CHE CK	L	448	000	000	000	000
0290	4.000	MOBILIZATION, EROSION CONTROL	Each	448	000	2000	000	000
0300	4.000	MOBILIZATION, EMERGENCY EROSION CONTR	Each	448	000	000	000	000
8999	1.000	STOCKPILED MATERIALS	Lump Sum	401	000	000	000	000
TOTAL					000	000	000	000
TOTAL TO DATE					000	000	000	000
TOTAL TO DATE					000	000	000	000
TOTAL TO DATE					000	000	000	000
TOTAL TO DATE					000	000	000	000
TOTAL TO DATE					000	000	000	000
TOTAL TO DATE					000	000	000	000

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

SIGNATURES REQUIRED ON LINES 1 & 2 FOR PROGRESS PAYMENT AND LINES 1-3 FOR FINAL PAYMENT AS APPLICABLE.

1. DATE 1-18-18 PROJECT ENGINEER CERTIFICATION Carven Miller

2. DATE 1-18-18 CHAIRMAN OF BOARD OF SUPERVISORS APPROVAL [Signature]

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

Project records reviewed.  Project records not reviewed. Recommend payment based on the project engineer's certification.

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

CLAIMANT'S CERTIFICATION (Required for Final Payment Only)

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

DATE 1-13-18 SIGNED CLAIMANT (CONTRACTOR) Vickie McDonald

# STORY COUNTY

Letting Date **Feb. 27, 2018**

## HMA RESURFACING

Proj. No. L-F20A--73-85

Total Sheets: 3

**PROJECT TRAFFIC CONTROL PLAN**  
 THE ROAD WILL BE OPEN TO ONE LANE TRAFFIC DURING CONSTRUCTION. ALL TRAFFIC CONTROL DEVICES SHALL BE MAINTAINED BY THE CONTRACTOR. ALL TRAFFIC CONTROL DEVICES SHALL BE MAINTAINED BY THE CONTRACTOR. ALL TRAFFIC CONTROL DEVICES SHALL BE MAINTAINED BY THE CONTRACTOR. ALL TRAFFIC CONTROL DEVICES SHALL BE MAINTAINED BY THE CONTRACTOR.

**UTILITY INFORMATION**  
 UTILITY COMPANIES WHOSE FACILITIES ARE SHOWN ON THE PLANS OR SHOWN TO BE WITHIN THE CONSTRUCTION LIMITS SHALL BE NOTIFIED BY THE CONTRACTOR OF THE CONSTRUCTION STARTING DATE AND SCHEDULED WORK IN THE AREA.

ALLIANT ENERGY: 319-986-4315  
 GOLD TELEPHONE: 844-377-2492  
 CENTURIALINK: 720-578-9090  
 MIDLAND POWER: 319-368-4111  
 IOWA POWER: 515-253-2318

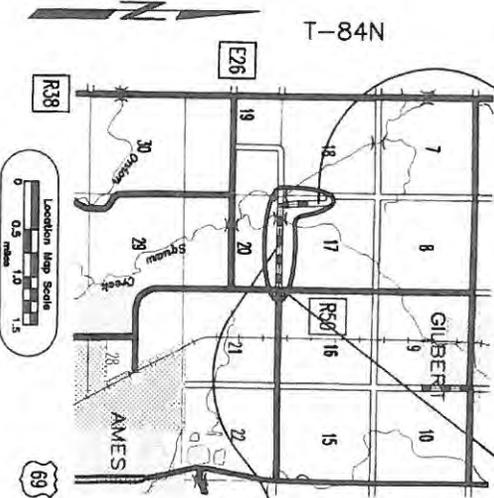
CONTRACTOR SHALL CALL ONE CALL AT LEAST 48 HOURS PRIOR TO BEGINNING WORK. ONE CALL: 1-800-292-8989

It shall be the contractor's responsibility to provide waste removal or disposal sites for excess material (concreted material or broken material) and to provide for the disposal of any material not to be used on this project. These items shall not be placed in any stormwater retention or detention facility. No material will be allowed for disposal in any ditch, stream, or waterway. No material shall be placed on the right-of-way, unless specifically noted in the plans.

End Project  
Sta. 61+75.00

R-24W

Begin Project  
Sta. 0+11.00



**PROJECT LOCATION**  
 ON 190TH ST. FROM 520TH AVE.  
 (G. W. CARVER) WEST 0.89 MILES  
 TO 510TH AVE. THENCE NORTH  
 ON 510TH AVE 0.27 MILES;  
 IN SECTION 17 OF T84N R24W.



Scales: As Noted

Refer to Proposal Form for a list of applicable specifications.

ON 190TH ST. FROM 520TH AVE. (G. W. CARVER) WEST 0.89 MILES TO 510TH AVE. THENCE NORTH ON 510TH AVE 0.27 MILES; IN SECTION 17 OF T84N R24W.

## IOWA DEPARTMENT OF TRANSPORTATION

### Highway Division

# FARM-TO-MARKET SYSTEM

# STORY COUNTY

# HMA RESURFACING

Project No. L-F20A--73-85

### INDEX OF SHEETS

No.	Description
A01	TITLE SHEET
C01	QUANTITY INFORMATION SHEET
C02	TYPICAL SECTIONS SHEET
C03	TRAILWAYS SHEET

### MILEAGE SUMMARY

D/W	Location	Ln. Ft.	Miles
I	STW. 0+11.00 TO STA. 61+75.00	6,164.00	1.187
Total		6,164.00	1.187

### STANDARD ROAD PLANS

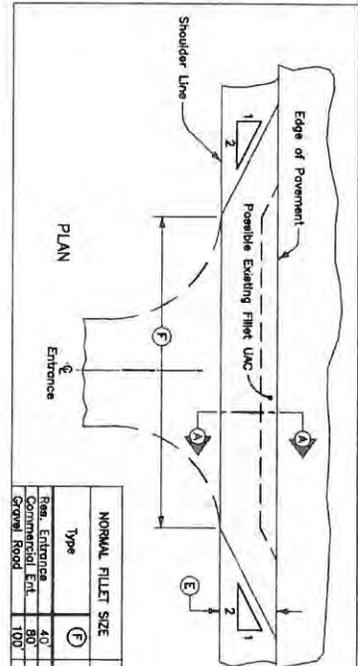
Number	Date	Title
PA-3	10-18-11	SAFETY EDGE
PA-202	04-16-13	HOT MIX ASPHALT RESURFACING
TD-1	04-16-13	WORK NOT AFFECTING TRAFFIC (TWO-LANE OR MULTI-LANE)
TD-513	04-17-12	LANE CLOSURE WITH FLAGGERS
TD-514	10-17-17	LANE CLOSURE WITH FLAGGERS FOR USE WITH PILOT CAR



I hereby certify that the engineering document was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Iowa.  
 Date: 1-18-18  
 Donna E. Brown, P.E., 14851  
 by license renewed date to December 31, 2018  
 (Print name and address of the engineer)  
 (Print name and address of the engineer)

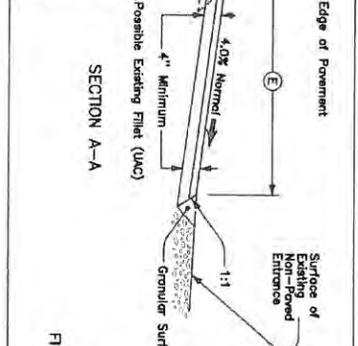
Story County Project Number L-F20A--73-85 Sheet No. A 01





**NORMAL FILLET SIZE**

Type	F	E	Surface Course	Intermediate Course	JACK COAT
Bar Entrances	4.0'	2'	0.7	0.7	0.8
Curbside Entrances	8.0'	3'	0.7	0.7	0.8
General Road	100'	2'	1.8	1.8	2.2

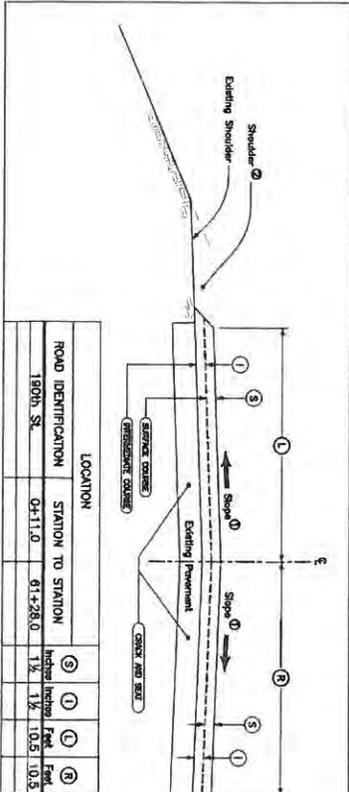


**FILLET FOR NON-PAVED ENTRANCES (HMA Resurfacing Project)**

**Notes:**

- Construct uniform thickness fillet at non-paved entrances to form entrance and provide resistance where practical, and at corners.
- Special shaping of existing surface prior to placement of fillet may be required by the Engineer and is intended to serve work on the project.
- Fillet shall be listed in the table on recommended and shall be used for design and estimating purposes. The Engineer shall establish the size of each individual fillet to accommodate conditions at the site.
- HMA quantities included with negative quantities.
- Estimated for 2 applications at 0.05 gal./sq. ft. The total cost for entrance fillets may be estimated when so directed by the Engineer.

7138 Modified



**TABLE OF DESIGN QUANTITIES**

Type	F	E	Surface Course	Intermediate Course	JACK COAT
Bar Entrances	4.0'	2'	0.7	0.7	0.8
Curbside Entrances	8.0'	3'	0.7	0.7	0.8
General Road	100'	2'	1.8	1.8	2.2

**Notes:**

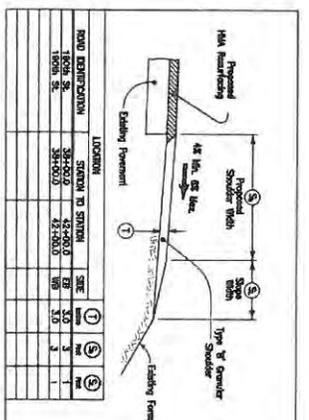
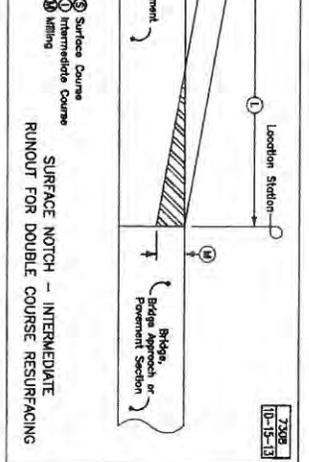
- Match finished slope to existing pavement grade. Match the existing shoulder slope is 3.0%, minimum desirable slope is 2.0%. Section may be modified as directed by the Engineer through error of special shaping.
- Refer to tabulation listing of representative curves and Standard Road Plans for additional requirements through supervised curves.
- Refer to shoulder typic.

2802 Modified

**Location Station**

Station	①	⑤	①	④	⑤	①	④	⑤
04-11.0	2.5	1.3	1.5	1.9	1.9	1.9	1.9	1.9
20 to 45	2.5	1.9	1.9	1.9	1.9	1.9	1.9	1.9
60 to 45	2.5	1.9	1.9	1.9	1.9	1.9	1.9	1.9
60 to 45	2.5	1.9	1.9	1.9	1.9	1.9	1.9	1.9

Remarks: ⑤ Surface Course, ① Intermediate Course, ④ Milling



**Notes:**

- Granular shoulder shall be placed on top of HMA resurfacing.
- Granular shoulder shall be placed on top of HMA resurfacing.
- Granular shoulder shall be placed on top of HMA resurfacing.

7138 Modified

# AIA<sup>®</sup> Document B105<sup>™</sup> – 2017

## ***Standard Short Form of Agreement Between Owner and Architect***

**AGREEMENT** made as of the 15th day of January in the year 2018  
*(In words, indicate day, month and year.)*

**BETWEEN** the Owner:  
*(Name, legal status, address and other information)*

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

and the Architect:  
*(Name, legal status, address and other information)*

Roseland, Mackey, Harris Architects, PC  
1615 Golden Aspen Drive, Suite 110  
Ames, IA 50010

for the following Project:  
*(Name, location and detailed description)*

Story County Crisis Stabilization-Transitional Living Center Improvements

The Owner and Architect agree as follows.

### **ADDITIONS AND DELETIONS:**

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

## ARTICLE 1 ARCHITECT'S RESPONSIBILITIES

The Architect shall provide architectural services for the Project as described in this Agreement. The Architect shall perform its services consistent with the professional skill and care ordinarily provided by architects practicing in the same or similar locality under the same or similar circumstances. The Architect shall perform its services as expeditiously as is consistent with such professional skill and care and the orderly progress of the Project. The Architect shall assist the Owner in determining consulting services required for the Project. The Architect's services include the following consulting services, if any:

Mechanical and Electrical Engineering

During the Design Phase, the Architect shall review the Owner's scope of work, budget and schedule and reach an understanding with the Owner of the Project requirements. Based on the approved Project requirements, the Architect shall develop a design, which shall be set forth in drawings and other documents appropriate for the Project. Upon the Owner's approval of the design, the Architect shall prepare Construction Documents indicating requirements for construction of the Project and shall coordinate its services with any consulting services the Owner provides. The Architect shall assist the Owner in filing documents required for the approval of governmental authorities, in obtaining bids or proposals, and in awarding contracts for construction.

During the Construction Phase, the Architect shall act as the Owner's representative and provide administration of the Contract between the Owner and Contractor. The extent of the Architect's authority and responsibility during construction is described in AIA Document A105™-2017, Standard Short Form of Agreement Between Owner and Contractor. If the Owner and Contractor modify AIA Document A105-2017, those modifications shall not affect the Architect's services under this Agreement, unless the Owner and Architect amend this Agreement.

## ARTICLE 2 OWNER'S RESPONSIBILITIES

The Owner shall provide full information about the objectives, schedule, constraints and existing conditions of the Project, and shall establish a budget that includes reasonable contingencies and meets the Project requirements. The Owner shall provide decisions and furnish required information as expeditiously as necessary for the orderly progress of the Project. The Architect shall be entitled to rely on the accuracy and completeness of the Owner's information. The Owner shall furnish consulting services not provided by the Architect, but required for the Project, such as surveying, which shall include property boundaries, topography, utilities, and wetlands information; geotechnical engineering; and environmental testing services. The Owner shall employ a Contractor, experienced in the type of Project to be constructed, to perform the construction Work and to provide price information.

## ARTICLE 3 USE OF DOCUMENTS

Drawings, specifications and other documents prepared by the Architect are the Architect's Instruments of Service, and are for the Owner's use solely with respect to constructing the Project. The Architect shall retain all common law, statutory and other reserved rights, including the copyright. Upon completion of the construction of the Project, provided that the Owner substantially performs its obligations under this Agreement, the Architect grants to the Owner a license to use the Architect's Instruments of Service as a reference for maintaining, altering and adding to the Project. The Owner agrees to indemnify the Architect from all costs and expenses related to claims arising from the Owner's use of the Instruments of Service without retaining the Architect. When transmitting copyright-protected information for use on the Project, the transmitting party represents that it is either the copyright owner of the information, or has permission from the copyright owner to transmit the information for its use on the Project.

## ARTICLE 4 TERMINATION, SUSPENSION OR ABANDONMENT

In the event of termination, suspension or abandonment of the Project by the Owner, the Architect shall be compensated for services performed. The Owner's failure to make payments in accordance with this Agreement shall be considered substantial nonperformance and sufficient cause for the Architect to suspend or terminate services. Either the Architect or the Owner may terminate this Agreement after giving no less than seven days' written notice if the Project is suspended for more than 90 days, or if the other party substantially fails to perform in accordance with the terms of this Agreement. Except as otherwise expressly provided herein, this Agreement shall terminate one year from the date of Substantial Completion.

**ARTICLE 5 MISCELLANEOUS PROVISIONS**

This Agreement shall be governed by the law of the place where the Project is located. Terms in this Agreement shall have the same meaning as those in AIA Document A105–2017, Standard Short Form of Agreement Between Owner and Contractor. Neither party to this Agreement shall assign the contract as a whole without written consent of the other.

Nothing contained in this Agreement shall create a contractual relationship with, or a cause of action in favor of, a third party against either the Owner or the Architect.

The Architect shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, hazardous materials or toxic substances in any form at the Project site.

**ARTICLE 6 PAYMENTS AND COMPENSATION TO THE ARCHITECT**

The Architect’s Compensation shall be:

Lump Sum: \$35,695.00

The Owner shall pay the Architect an initial payment of zero (\$ 0.00 ) as a minimum payment under this Agreement. The initial payment shall be credited to the final invoice.

The Owner shall reimburse the Architect for expenses incurred in the interest of the Project, plus ten percent ( 10 %).

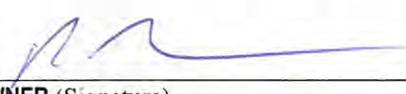
Payments are due and payable upon receipt of the Architect’s monthly invoice. Amounts unpaid thirty ( 30 ) days after the invoice date shall bear interest from the date payment is due at the rate of one and one half percent ( 1.5 %) per month , or in the absence thereof, at the legal rate prevailing at the principal place of business of the Architect.

At the request of the Owner, the Architect shall provide additional services not included in Article 1 for additional compensation. Such additional services may include, but not be limited to, providing or coordinating services of consultants not identified in Article 1; revisions due to changes in the Project scope, quality or budget, or due to Owner-requested changes in the approved design; evaluating changes in the Work and Contractors’ requests for substitutions of materials or systems; providing services necessitated by the Contractor’s failure to perform; and the extension of the Architect’s Article 1 services beyond ( ) months of the date of this Agreement through no fault of the Architect.

**ARTICLE 7 OTHER PROVISIONS**

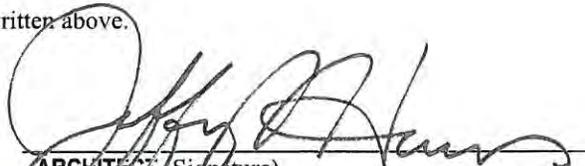
*(Insert descriptions of other services and modifications to the terms of this Agreement.)*

This Agreement entered into as of the day and year first written above.



OWNER (Signature)

1/23/18 Rick Sanders, Chair Board of Supervisors  
(Printed name and title)



ARCHITECT (Signature)

Jeffrey S. Harris, LEED AP BD+C  
(Printed name, title, and license number, if required)

**APPROVED**

**DENIED**

Board Member Initials: RS

Meeting Date: 1-23-18

Follow-up action: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



**Informed Consent and Liability Waiver Release for  
Participation in Exercise Program**

I agree and consent to the following:

I am voluntarily participating in the Zumba exercise/fitness program conducted by Michelle Bellile at the Story County Administration Building. I recognize that the program requires physical exertion that may be strenuous at times and may cause physical injury and I am fully aware of the risks and hazards involved.

I understand that it is my responsibility to consult with a physician prior to and regarding my participation in the above mentioned program. I represent and warrant that I have no medical condition that would prevent my participation in the program.

I agree to assume full responsibility for any risks, injuries or damage know or unknown which I might incur as a result of participating in the program. Such injuries may include, but are not limited to, heart attacks, muscle strains, muscle pulls, muscle tears, broken bones, shin splints, heat prostration, injuries to knees, injuries to back, injuries to foot, or any other illness or soreness, including death.

I knowingly, voluntarily and expressly waive any claim I may have against Story County for injury or damages that I may sustain as a result of participating in the program. Further, I hereby release and discharge Story County from all claims, demands, actions, judgments and executions which I may ever have, or which my heirs, executors, administrators, or assigns may ever have against Story County.

I, my heirs or representatives forever release waive, discharge and covenant not to sue the Story County for any injury or death caused by their negligence or other acts.

I have read the above waiver and release of liability and fully understand it contents. I voluntarily agree to the terms and conditions stated above.

**Print Name:** \_\_\_\_\_

\_\_\_\_\_  
**Signature**

**Date:** \_\_\_\_/\_\_\_\_/\_\_\_\_

**DO NOT WRITE IN THE SPACE ABOVE, RESERVED FOR RECORDER**

Prepared By: Jerry Moore, Story County Planning and Development, 900 6<sup>th</sup> Street, Nevada, IA 50201 (515) 382-7245  
Please Return to the Story County Planning & Development Department

**ORDINANCE NO. 268**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF STORY COUNTY, IOWA; AND CHANGING THE BOUNDARIES OF THE DISTRICTS ESTABLISHED AND SHOWN ON SAID MAP AS PROVIDED IN CHAPTER 92 OF THE CODE OF ORDINANCES, STORY COUNTY, IOWA; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH AND ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS; the Story County Planning and Zoning Commission at their meeting on January 3, 2018, recommended approval of the requested rezoning amendment submitted by Kurt Friedrich (Kurtco LLC), 619 E Lincoln Way, Ames Iowa, as referenced in the Official Zoning Map of Story County, Iowa, and identified under the process to change the boundaries of the districts established and authorized by Section 92.06 of the *Code of Ordinances, Story County, Iowa, and as referenced* as follows:

The following described property, under the ownership of Kurtco LLC, 5026 W 190<sup>th</sup> Street, Ames, Iowa be amended from the A-1-AGRICULTURAL DISTRICT TO THE AR-AGRICULTURAL RESIDENTIAL DISTRICT

GENERAL PROPERTY LOCATION:

Franklin Township, Section 19, being northwest of the City of Ames, east of Cameron Estates 1 & 2 and on the south side of W 190<sup>th</sup> Street, and identified as parcel #05-19-200-140 and as described on Attachment A, and;

WHEREAS; the proposed rezoning area boundary is identified and shown on Attachment B (proposed phase 3, Cameron Estates Third Addition); and

WHEREAS; on January 3, 2018, the Story County Planning and Zoning Commission recommended approval of the requested rezoning; and

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

WHEREAS; this ordinance is in full force and effect from and after its adoption and publication as provided by law.

THEREFORE HEREBY BE IT ORDAINED, that the Story County Board of Supervisors approves Ordinance No. 268 requesting the Story County Zoning Map amendment from the A-1 Agricultural District to the AR-Agricultural Residential District.

**Action upon FIRST Consideration:** Approved

**DATE:** January 16, 2018

Moved by: Olson

Seconded by: Chitty

Voting Aye: Olson, Chitty, Sanders

Voting Nay: None

Not Voting: None

Absent: None

**Action upon SECOND Consideration:** Approved

**DATE:** January 23, 2018

Moved by: Olson

Seconded by: Chitty

Voting Aye: Olson, Chitty, Sanders

Voting Nay: None

Not Voting: None

Absent: None

*Waive*

~~Action upon~~ **THIRD Consideration:** Waived

**DATE:** January 30, 2018

Moved by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

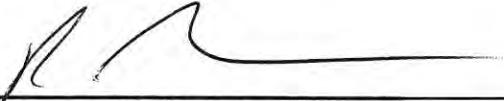
Voting Aye: \_\_\_\_\_

Voting Nay: \_\_\_\_\_

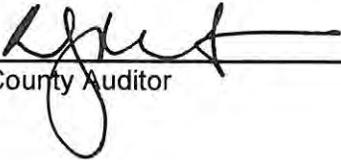
Not Voting: \_\_\_\_\_

Absent: \_\_\_\_\_

ADOPTED THIS 23rd day of January, 2018.



\_\_\_\_\_  
Story County Board of Supervisors



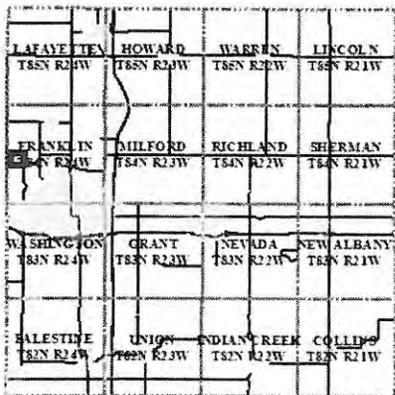
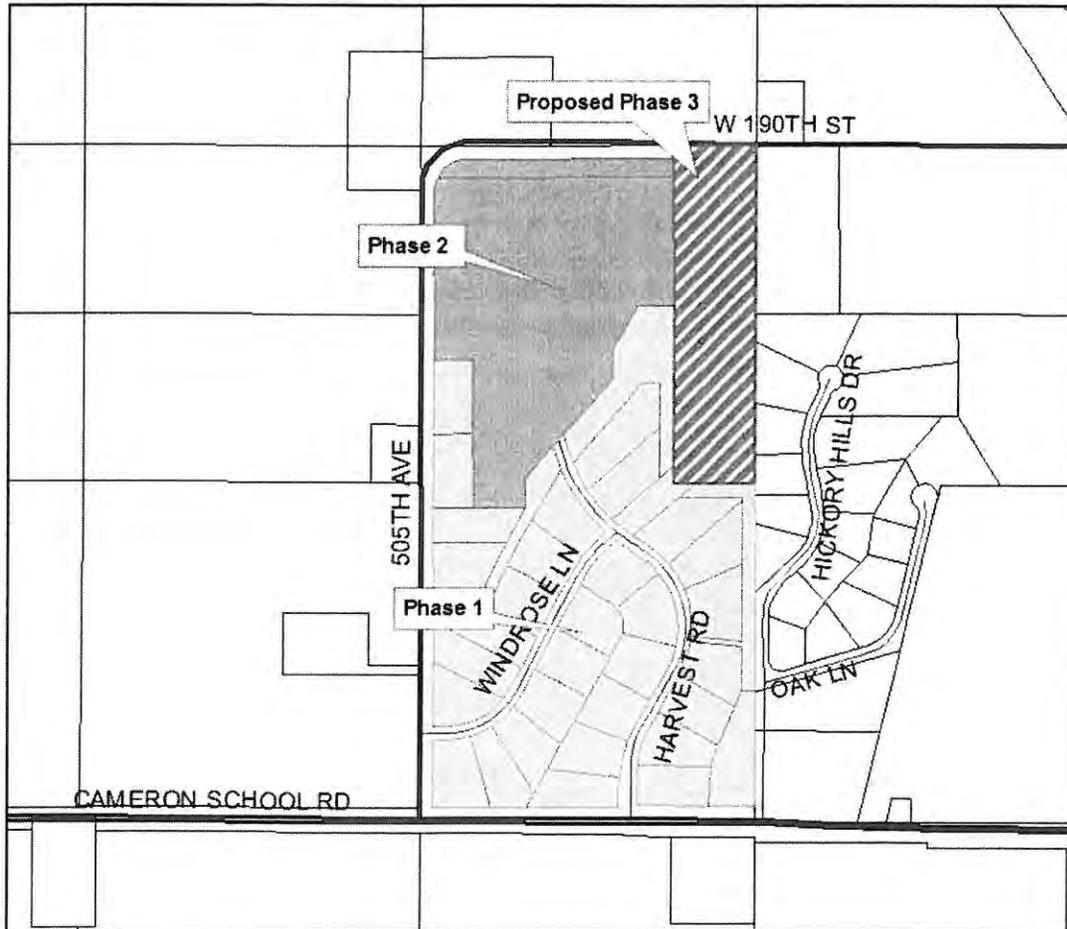
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ATTEST: County Auditor

**ATTACHMENT "A"**

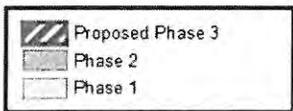
**LEGAL DESCRIPTION:**

**The East 10 acres of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Nineteen (19) Township Eighty-four (84) North, Range Twenty-four (24) West of the 5<sup>th</sup> P.M. Story County, Iowa**

**ATTACHMENT "B"**  
**Phase 3 (Rezoning Area)**



**SUB01-17 Cameron Estates - 3rd Addition**  
**REZ03-17 Cameron Estates - 3rd Addition Rezoning**  
**Parcel #: 05-19-200-140**



Map created on  
 1/18/2017  
 by  
 Story County  
 Planning and Development  
 Department



**DISCLAIMER**  
 Story County's digital cadastral data is a representation of recorded plats and is not a guarantee of accuracy. It is provided as a reference only. The Geographical Information System for the purpose of data access and analysis. These digital data do not replace or modify any survey records and other legal instruments defining land ownership and use.

# Staff Report

Board of Supervisors

**Date of Meeting:**

January 16, 2018

**Case Number** REZ03-17 & SUB01-17

**Rezoning Request**– Story County Zoning Map amendment from the A-1 Agricultural District to the A-R Agricultural Residential District

No request to change the Cornerstone to Capstone (C2C) Map is necessary. The property is located in the Ames Urban Fringe Plan (AUFPP) area and is designated Rural Service and Agricultural Conservation Area, subcategory is Rural Residential Area and Natural Areas. The request meets the intent and density requirements of the Rural Residential Area designation.

**Minor Subdivision Final Plat** – Cameron Estates Third Addition

**APPLICANT:**

Kurt Friedrich  
Kurtco LLC  
619 E. Lincoln Way  
Ames, IA 50010

**STAFF PROJECT MANAGER:** Jerry L. Moore, Planning & Development Director





**Property Information**

Property Owner  
Kurtco LLC  
619 E Lincoln Way  
Ames, Iowa

**Parcel Identification Number**

05-19-200-140

**Size of Area**

9.75 acres

**Current Zoning**

A-1 Agricultural District

The requested A-R Agricultural Residential District requires one acre minimum lots for single family dwellings.

**Current C2C Plan Designation**

The property is located in the Ames Urban Fringe Plan (AUFPP) area and is designated Rural Service and Agricultural Conservation Area, subcategory is Rural Residential area and Natural Areas. No request to change the AUFPP is necessary as the requested density of the subdivision and other criteria will be met.

**Cities within Two Miles of the Subject Property**

City of Ames

**Items submitted with the Rezoning and Minor Subdivision Plat Include the Following:**

1. Application
2. Subdivision Plat Drawings
3. Rezoning Narrative
4. Open Space Area Calculations
5. Responses to county staff review comments

**Background – Requested Rezoning & Subdivision Plat**

The applicant (Kurt Friedrich) recently acquired the 9.75 acre subject property. The property is located east, north and adjacent to Cameron Estates 1 & 2 with frontage off of Cobblestone Court. The property is located in Section 19 of Franklin Township, just over one mile northwest from the City of Ames and located in unincorporated Story County.

**February 2017 submittal**

The applicant's initial plan that was before the Story County Planning and Zoning Commission in February of this year was to rezone and subdivide the property into four separate single family lots



for single family dwellings on each lot. Two lots were proposed east of Cobblestone Court on the north end and two flag lots off of Harvest Road on the south area of the property, for a total of four lots. Prior to the meeting, concerns were raised by adjacent property owners from Cameron Estates and Hickory Hills generally about the previous development plan to add the four lots, and that the existing development was causing stormwater drainage issues including further erosion of the creek channels extending through the Hickory Hills subdivision located east of the subject property. Based on these concerns, the applicant requested deferral of the rezoning request and subdivision plat pending review and consideration of the adjacent property owner's concerns. The Hickory Hills Property Owners Association (HHPOA) hired an engineer who studied the topography and drainage patterns of Cameron Estates and based on calculated storm events made several recommendations that were generally addressed by the applicant. A memo from the Drainage and Environmental Review Committee of the HHPOA dated April 11, 2017 requested the applicant to do the following:

**Expected Corrective Action**

The committee expects the following actions by Friedrich/Fox:

- 1 Detention Pond – southeast quadrant (Cameron Outlot B) Drainage
  - a. Modifications to the detention pond design in the southeast quadrant to restrict the out-flow and return the storm water quantity and velocities to predevelopment conditions.
  - b. Repair the tile blow-out
  - c. Construct erosion control and energy dissipation measures at the tile outfall near the Spiker property.

The tile system between the detention pond and the outfall near the Spiker property has become an integral part of the detention pond design and needs to be improved to function with the detention pond.

- 2 Detention Pond – southeast quadrant (Cameron Outlot B) Landscaping  
HHPOA understands Friedrich has retained the services of a prairie specialist to create the prairie features in the detention pond and within all the Outlots that buffer the Cameron Estates-Hickory Hills developments. Friedrich/Fox will work with the prairie specialist to



develop these areas into an aesthetically pleasing, visual amenity and eliminate the noxious weeds.

- 3 Foss-Neary properties  
Reshape the ground along the fence line such that water is directed to Outlot D and does not flow over the fence line onto the Foss and Neary properties.
- 4 Excell-Rudolph-Speck properties  
Construct a detention pond near Outlot D and reconstruct/improve the outfall erosion control protection/energy dissipation, returning the outflows to historic volumes and velocities and mitigate the erosion at the drop/"waterfall" feature.
- 5 Draper property  
Improve erosion control measures to reduce sediment leaving the Cameron Estates site. Develop and implement methods to reduce runoff leaving the site. As suggested in the SEJ report, the swale in Outlot F could be modified to function as a wet swale.
- 6 Area downstream of Twin 30" Culverts under Harvest Road  
Whereas this area has not been identified as a concern by HHPOA, the SEJ study identified this drainage area as having increased runoff of approximately 16% to 20%. SEJ recommends construction of a small extended detention wet-pond system to capture the runoff volume from a 1-yr storm event and release it over a 24-hour period. HHPOA would expect Story County and Friedrich/Fox to resolve how to best manage this drainage basin to meet Story County Chapter 88 requirements.

The applicant's engineer responded to the HHPOA memo in his December 14, 2017 letter with the following response:



Case Number REZ03-17 & SUB01-17  
Minor Subdivision Plat – Cameron Estates Third Addition

1a. We have installed a baffle plate to restrict flow into the tile. It is adjustable in the event it needs to be changed. The baffle covers half the pipe in accordance with SEJ recommendations.

1b. This was not a tile blowout. It is a hole left after Mediacom cable was bored into the Hickory Hills. It was repaired by our contractor. The bill will be forwarded to HHPOA.

1c. We have met with Mr. Spiker on several occasions. We will provide riprap to him for him to install. He has been cleaning up trees/slopes/etc. in preparation for the placement of the rock. The rock will be delivered this fall/winter when the impact to his lawn will be minimized when the ground is frozen.

2 – The prairie landscaping is proceeding nicely. It takes 3-4 years for the prairie to get well established. This is the first year it has really looked like a prairie. We will continue to monitor it for noxious weeds and overseed bare/thin areas as necessary to get the prairie to completion.

3 – Foss-Neary Properties – We did not grade in this area or touch the fence line. Foss and Neary have removed the fence and removed trees that impacted the area. In addition, without permission, tree crews crossed the Cameron property to access the HH properties and damaged the prairie. The prairie strip in this area is established and the adjacent lots have been developed and seeded. In addition, Lot 7 of Cameron has tiled in their roof drains to the drain system to the north and reduced the potential flow to the east. We do not anticipate any additional work is required in this area.

4 – The detention pond and facility have been constructed in this area to slow down the water velocity and eliminate the erosion. This issue could only be resolved with the purchase of the Berg property which was after the development of Cameron 1 and 2. The detention pond is significantly oversized. Low flows exit the pond via an 8" tile. High flows, when the pond is full, go through a 24" outlet pipe. The detention pond is dry. The area has been seeded to prairie.

5 – Outlot F has been regraded, seeded and stabilized. The swale was designed as "wet" and has detention and drop structures. The swale has been seeded to prairie. One remaining work item to be completed this year is construction of a riprap drop on the Berg property. The contractor was completing their farm work before getting back to this project. We expect that work to be completed the week of December 18<sup>th</sup>.

6 – The channel is stable and we are not making any improvements to this channel. Based on SEJ's report the rate of increase is small. By our calculations the amount and rate of runoff has been significantly reduced.

### Current submittal

After consideration of the concerns of property owners within Cameron Estates and Hickory Hills, the applicant's current subdivision plat submittal is to divide the subject property into two (2) separate single-family residential lots on the north end of the property and three outlots. The proposed development lots are approximately 1.2 acres. The plat drawing shows the septic system layout areas in the clearing areas of both lots. From review of an aerial and site review there appears to be adequate space in the clearing to construct dwellings on each proposed lot. Outlot I located on the southeast area of the property contains the recently constructed stormwater detention basin. According to the applicant's engineer, the storage capacity of the basin is 103,000 cu-ft. and it is approximately 16 feet in depth. The basin was designed to handle 38.70 cubic feet per second (cfs) of stormwater or 220,000 cubic feet of runoff for a 100 year storm event. The stormwater release rate from the basin is approximately 24.66 cfs for a 100 year storm event. The release rate from the stormwater detention pond for a 1 year storm event is 1.81 cubic feet per second, a reduction of the discharge rate of 85%, the 5 year storm event release rate is 5.86 cubic feet per second, a reduction of



the discharge rate of 80% and the release rate for a 100 year storm event is 24.66 cubic feet per second, a reduction of 67%. Outlot H contains part of the undeveloped natural area located on the south portion of the property that is planned to be sold to adjacent property owners. The interest in Outlot H is to keep the property in its current natural condition, undeveloped, and for the land to continue serving as a natural area to slow down stormwater drainage.

### **Cameron Estates 1 & 2**

The applicant requested release of the \$70,000 Letter of Credit reserved for required site improvements identified in the development agreement for Cameron Estates 1 & 2. This item was approved by the Board of Supervisors at their January 2, 2018 meeting. Two areas needing filled, regraded and seeded will be addressed by the applicant in the spring of 2018. The applicant's engineer certified that the roads, drainage system and grading were constructed in general conformance to the plans and specifications prepared for the project. When all improvements required by the ordinance (including re-grading and re-seeding) are completed, the applicant is required to submit a warrant covering the design, materials and workmanship, installation and construction for two years.

### **Surrounding Zoning**

The adjacent land surrounding the subject property is zoned A-1 Agricultural District to the north and partially to the east. There is a 35 acre parcel with a dwelling constructed in 1949 located to the north and a 4.75 acre parcel with a dwelling constructed in 1968 located to the east. Hickory Hills subdivision is located to the east and is zoned R-1 Transitional Residential District. The minimum lot size in the R-1 District is 25,000 sq. ft. Cameron Estates First and Second additions are zoned A-R Agricultural Residential District.

### **Current Surrounding Land Use**

The subject property is located in somewhat of a transitional area of the County adjacent to Hickory Hills and a large residential parcel to the east, a 35 acre parcel of agricultural crop land to the north, and Cameron Estates 1 & 2 is located to the west and south. Creeks/drainage areas and woodlands extend through the property and adjacent to it to the west and east.

### **Ames Urban Fringe Plan (AUFPP)**

The designation of the property in the AUFPP is Rural Service and Agricultural Conservation Area, sub category is Rural Residential area and Natural Areas. Hickory Hills subdivision to the east has the same designation. The plan indicates these areas are developed at a rural density and in areas where urban infrastructure may not be in place for a time period beyond the Ames Urban Fringe Plan. It further adds that the Rural Residential designation recognizes a residential market segment seeking large lots in a rural setting, benefiting from agricultural activities on a small scale. Some of the relevant policies include a maximum average net density of one unit per acre, full urban infrastructure standards are not required, provisions should be made to protect environmental resources, environmental sensitive areas and adjacent Natural Areas and mitigate and manage



stormwater run-off, soil erosion, and wastewater in accordance with Iowa Department of Natural Resources and County standards.

Also, in accordance to the 28E Agreement approved in 2011 Section 5.2.1 it states, “Cities agree to waive their subdivision review authority in areas designated Rural Service and Agricultural Conservation area in the Plan.” The proposed subdivision is solely subject to the regulations of Story County.

From review of the subdivision plat, the pink line shown represents the natural resource boundary from the AUFPP map. There appears to be a discrepancy with the boundary as it does not accurately follow the limits of the creek and treed areas. However, the intent of the boundary is to provide a general representation of the approximate location of natural resources. A closer onsite review of the area is often necessary to get a more accurate understanding of the type and location of the natural resources.

Chapter 88.05 (3) of the Story County Land Development Regulations require a 15% open space area for major subdivisions of 10 or more lots. Common open space shall be clearly designated on plans and shall not include:

1. Areas reserved for the exclusive use or benefit of an individual tenant or owner.
2. Dedicated streets, alleys, and other public rights-of-way.
3. Vehicular drives, parking, loading, and storage areas.

It further states suitable provisions for maintenance and upkeep of common open space shall be provided through a homeowners association, deed covenants, or through other similar provisions as approved by the Board of Supervisors.

According to the submittal information, aside from the natural resource boundary, the actual natural resource (open space) areas shown as green areas on the fourth drawing consists of approximately 4.3 acres of the 9.75 acre property, or 44% of the development. There is approximately 12 acres total natural resource (open space) area on all three phases of Cameron Estates subdivision comprising approximately 74 acres that includes the street right-of-way area. This represents approximately 16% natural resource (open space) of the entire subdivision with the street right-of-way included. However, 7 acres consists of the land area the applicant is placing in outlots for Cameron Estates Third Addition that will not be impacted by dwelling or other building construction. (Some of the natural area and the outlot area identified in the subject property are the same area.) It is anticipated that the future dwellings and septic systems will be constructed in the clearing areas of the proposed two lots. The subdivision plat drawing shows the septic system layout areas in the clearing areas.

### **Description of Rezoning Request**



### Applicable Regulations

According to Story County Land Development Regulation Chapter 92.06(2) Standards for Approval, all petitions to rezone shall satisfy the following standards for such requested action to be approved:

### **1. The proposed rezoning shall conform to the Story County Development Plan (*Cornerstone to Capstone – C2C*)**

#### Staff Comment –

The property is located in the Ames Urban Fringe Plan and designated Rural Service and Agricultural Conservation Area, the sub categories are Rural Residential and Natural Areas. The plan indicates these areas are developed at a rural density and in areas where urban infrastructure may not be in place for a time period beyond the Ames Urban Fringe Plan. The Rural Residential designation recognizes a residential market segment seeking large lots in a rural setting, benefiting from agricultural activities on a small scale. The policies include a maximum average net density of one unit per acre, full urban infrastructure standards are not required, protect environmental resources, and mitigate and manage stormwater run-off, soil erosion, and wastewater in accordance with Iowa Department of Natural Resources and County standards. The applicant is proposing two lots for dwellings meeting the minimum planned density and the treed areas will be preserved as there is adequate space within the clearing to construct the proposed two dwellings and septic systems.

#### Applicant's Comment –

*The area is included in the Ames Urban Fringe Plan and has been designated as "Rural Residential" with a portion of the unfarmed area designated as "Natural Area". The natural areas will be minimally impacted by the large lot residential development.*

*The development is in accordance with the Story County Development Plan and its Principles and Guiding Objectives as stated in the plan. The development area is adjacent to existing rural residential (A-1 residents and R-1) and adjacent to existing paved road system. The area is outside the Ames development area yet reasonably close for quick access to Ames.*

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

#### Staff Comment –

The statement of Intent for the A-R Agricultural Residential District indicates the district is designed to provide for single-family detached dwellings with limited activities interrelated with agricultural uses at a rural density. Community facilities and open-space uses that serve the residents may also be included in the layout of subdivisions within this district with special provisions to protect the rural residential character of the District. This District is not intended to permit isolated rural dwellings incompatible with surrounding land uses and not in conformance with the Story County Development Plan.



The proposed two lot single family residential subdivision will not likely have agricultural type uses typically associated with A-1 District zoning uses. The open space areas may be accessed by the residents of the subdivision and are also a part of the outlot areas (7 acres) designed for stormwater drainage and assisting with preservation of the creeks and drainage ways and natural resource areas. The proposed single family dwellings will be consistent with the dwellings located in the other phases of Cameron Estates and Hickory Hills subdivisions.

Applicant's Comment –

The proposed subdivision will meet the statement of intent. The zone requirements are prescriptive and designed to meet the requirements of the statement of intent. The 10 acre parcel will be divided into two (2) A-R lots of 1+ acre with the remaining space left as common open space.

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

Staff Comment –

Acquiring the subject property was originally a part of the developer's plan and integrating the property into Cameron Estates phases 1 & 2. Two single family residential lots are proposed; both lots with frontage and access off the east end of Cobblestone Court. No lots will access the subdivision from 190<sup>th</sup> Street. Much of the tree and creek areas will be undeveloped allowing for the continuation and protection of existing drainage ways and outlots on Cameron Estates Third Addition. The undeveloped outlot areas will serve to filter and absorb stormwater and buffer area between the proposed development and Hickory Hills. The future dwellings are anticipated to be similar and compatible with existing dwellings located within the two subdivisions.

Applicant's Comment –

*The properties to the south and west are part of Cameron Estates Phase 1 and 2 are zoned A-R. The properties to the north and east are A-1 Agricultural with homes as farmsteads or as small rural residential properties. To the east/southeast are rural residential properties zoned R-1. The planned zone for Cameron Farms is A-R with a minimum of one acre lots that will have similar character to the adjacent rural residences and have slightly larger lots than the adjacent R-1 residential.*

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

Staff Comment –



According to the submittal information, the actual natural resource area consists of approximately 4.3 acres of the 9.75 acre property or 44% of the development. However, the applicant is placing 7 acres in outlots (separate from the proposed development lots) that will not be impacted by dwelling or other building construction. It is anticipated that very little if any natural vegetative cover will be impacted with the two proposed development lots. The dwellings and septic systems are planned for the clearing areas of the two proposed lots. According to the County Conservation Board director, the clearing area was previously an agricultural field. This area is not currently in agricultural row crops. The creek and woods located in the center portion of the property will also be preserved with Outlot D that extends easterly from Outlot E preserving the creek and treed area. The treed and natural grass areas will be protected within outlot designations.

**Applicant's Comment –**

*The parcel has less than 50% of the development area shown a natural area. The calculated percentage is 43% based on the location of the pink line. A significant portion of the mapped Natural Resources areas are contained in the common open space as outlots. The pink line shown on the preliminary plat is the approximate natural resource boundary from the County's fringe area plan. The County's map line does not fit the natural terrain or the line of the trees so is relatively meaningless. There are very few specimen, native trees in the north greenspace or the drainage way outlots.*

**5. In areas where the Petition to Rezone requests a change from A-1 District or A-2 District to another district, lands scoring 267 or above for total LESA score, as determined by a Land Evaluation Site Assessment as adopted for Story County, shall not be approved.**

**Staff Comment –**

Planning and Development staff calculated the LESA score for the property and the score was below the threshold with the following numbers: Site Assessment 114 and Land Evaluation and Site Assessment 173.

**Applicant's comment –**

*Story County is determining the LESA score. It is expected that the LESA score will be less than 267.*

**Description of Proposed Subdivision – Requested Minor Subdivision Final Plat – Cameron Estates Third Addition**

From the applicant's initial submittal of the subdivision plat in February of this year, the applicant revised the subdivision plat based on consideration of County staff review comments and discussions with adjacent property owners in Cameron Estates and Hickory Hills and their engineer. The significant changes from the initial to the current subdivision plat submittal includes the following:

1. Minor subdivision Plat from four to two residential single family lots.



2. Increase of outlot area (non buildable area) adding strip of area east of the proposed two north lots, north of the center creek, from previous flag lots to outlots and adding area to the southeast area of the property.
3. Construction of a stormwater detention basin on Outlot I.
4. Plans to sell Outlot H to adjacent property owners. This area was initially planned for two flag lots for single family dwellings located off of Harvest Road.
5. Stormwater drainage tiling has been constructed on the north side of Cobblestone Court.

**Story County Land Development Regulations 88.05 (2)** Protection of Natural Vegetation Cover states in part, “Whenever a site to be developed contains naturally occurring resources, as defined in 85.08, Definitions, no more than 15 percent shall be removed due to surface earth grading, roadway, construction, building site clearance, or any other construction activity associated with site improvement.” A significant tree exceeds four (4) inches in caliper four feet above the grade.

It is anticipated that very little if any natural vegetative cover will be impacted with the two proposed development lots. The dwellings and septic systems are planned for the clearing areas of the two proposed lots. According to the County Conservation Board director, the clearing area was previously an agricultural field. This area is not currently in agricultural row crops.

According to the applicant’s engineer, the proposed subdivision will meet best management practices of the Iowa Stormwater Management Manual and Statewide Urban Design and Specifications (SUDAS) and the storm water detention basin was over designed. The subdivision is also covered under an existing State of Iowa Department of Natural Resources NPDES Permit. Contractors are responsible for carrying out the terms and conditions of the permit and stormwater pollution prevention plan.

**Utility and Related Services**

The utility providers for the subdivision include:  
Midland Power (Electric), Alliant Energy (Gas), Century Link (Phone) and Xenia Rural Water. Mary Greeley provides ambulance service and the property is located within the Gilbert Fire Service.

**Applicable Regulations – Story County Land Development Regulations**

**MINOR SUBDIVISION PLATS – Chapter 87.08**

1. A subdivision may be submitted for review and approval as a minor subdivision plat when all of the following are true:
  - A. The subdivision contains no more than four new development lots;
  - B. All development lots within the subdivision are fronted on an existing public street;
  - C. The subdivision includes no land set apart for new streets, alleys, parks, dedicated open space, school property or public use; and



D. No agricultural or minor subdivisions have been approved for the tract(s) being divided after December 31, 2003.

#### Commentary

The following comments are part of the official record of the proposed **Minor Subdivision Final Plat- Cameron Estates Third Addition**. If necessary, conditions of approval may be formulated based on these comments:

#### Comments from the Conceptual Review Team

A Conceptual Review meeting for the initial proposed Cameron Estates Third Addition was held on Thursday, December 15, 2016. After conceptual review, the complete application submittal was also forwarded to the members of the Interagency Review Team. Planning and Development staff also met with the applicant and the applicant's engineer to discuss the County Staff review comments on January 23, 2017. The revised subdivision plat was resubmitted November 30, 2017 and rerouted to County staff for review. The County staff review comments dated December 15, 2017 were as follows:

#### Planning and Development Department

1. In response to your email, please provide a copy of the drawing for the detention basin that was recently constructed and the written narrative identifying the reason it was constructed and other stormwater drainage and erosion control measures taken based on the Hickory Hills engineer's recommendations. Indicate whether these changes are meeting Iowa Stormwater Management Manual and the Iowa Statewide Urban Design and Specifications. Is the detention basin located solely within Outlot I?
2. Indicate why there are four separate outlots. Is there any written documents on the plans for Outlot H? Will the developer retain ownership of Outlot D?
3. Can you provide a separate drawing for the proposed preliminary plat of Cameron Estates Third Addition or clearly identify the boundary of the subdivision currently being reviewed?
4. How much frontage to the road does each proposed development lot contain on Cobblestone Court?
5. Please label the 30 feet wide stream buffer as a stream easement.
6. The maximum width of the shared driveway easement permitted is 50 feet.
7. On the last drawing the distance from the rear property line of lots 48 & 49 is difficult to read.
8. Please provide an updated calculation of the percentage of open space compared to road right-of-way and residential lots for this and the entire subdivision.
9. According to the Ames Urban Fringe Plan Map, part of the development lots are located within the Natural Areas designation. Development within the Natural Area is not permitted.
10. There appears to be an old refrigerator on the north side of proposed Lot 49, north of the creek that will need to be removed.

Comments from Ch. 87.08 (3)(A)



11. Provide the name of the subdivision. Confirm the subdivision name is Cameron Estates Third Addition.
12. Provide a legal description of the property.
13. Show the location of easements on Lots 48 & 49. Chapter 88.03 (1) indicates a minimum 10 feet wide easement is to be provided along side and/or rear lot lines for poles, wires, conduits, and storm utilities.
14. Provide location of the nearest water, gas and electrical lines.
15. Update the current property owner information to Kurtco LLC on the second drawing.
16. The current zoning of the property is A-1 Agricultural District. Please add Kurtco LLC as the property owner on the first sheet for this subdivision.
17. Please provide a copy of updated restrictive covenants.
18. Provide a site evaluation from certified engineer or soils professional for the proposed septic systems. We will defer to Margaret Jaynes, Environmental Health Department on what is needed.
19. Please provide a statement from the water and electric utilities. A statement from the gas utility was previously provided. Also, provide acknowledgement from the Gilbert fire chief.
20. What percent of the naturally occurring resources as defined in Chapter 85.08 will be removed due to site development from grading, building site clearance or other construction activity associated with site improvements?

**Second submittal comments (dated December 22, 2017)**

General comments

1. Please label the 30 feet wide stream buffers as a stream easements. Chapter 88.05 (1) (A) states, "Whenever any stream or major surface water course is located in an area being subdivided, the subdivider shall provide and dedicate to the County an easement along each side of the stream, which easement shall be for the purpose of widening, improving or protecting the streams, if necessary. The width of such easement shall be adequate to provide for any necessary channel relocation and straightening, but in no case shall such easement be less than 30 feet on both sides of the center of the watercourse." Also, "Suitable provisions for maintenance and upkeep of easements shall be provided through a homeowners association, deed covenants, or through other similar provisions as approved by the Board of Supervisors."
2. The maximum width of the shared driveway easement permitted is 50 feet. Chapter 88.04 (2) (B) states in part, "Shared access easements shall be parallel to the front lot line and shall not exceed 50 feet in width. If the brown area shown on the fourth drawing is the easement area, it extends past 50 feet. Please show the driveway easement extending to the 50 feet minimum front setback line.
3. Please provide an updated calculation of the percentage of open space compared to road right-of-way and residential lots for this and the entire subdivision. This was referenced as being attached in your submittal.

Comments from Ch. 87.08 (3)(A)

4. From review of drawing four the 20 feet wide public utility easement is solely on Lot 48. It appears the easement should be expanded in width to extend to the common lot line to allow utilities to be extended to Lot 49. In addition to correcting the drawing, please correct the first page of the written easement. Also, the utility and access easements reference Lots 1 & 2 instead of Lots 48 & 49. Please also correct legal descriptions.



5. The current zoning of the property is A-1 Agricultural District. Please add that this is the current zoning and AR-Agricultural Residential District is being requested to the first sheet.
6. From review of the restrictive covenants, maintenance of the outlot areas does not appear to be addressed. Will outlots be maintained by the homeowners association?
7. Thank you for acknowledging the need to submit a statement from the water and electric utilities and providing acknowledgement from the Gilbert fire chief. Separate copies of emails from a representative from Mary Greeley are included with this second County staff response.

Comments from Ch. 87.08 (3) (B) (2)

8. Please provide a copy of the signed mortgage holders or lienholders statement.
9. Please provide a copy of the attorney's legal opinion.

**Environmental Health Department**

1. The Environmental Health Department reviewed the application, and found no concerns. Because the proposal is for two buildable lots, the developer is not required to hire a soils engineer for the septic site review. The property owner can apply to the Department for a septic permit which will include the soils analysis and site review. I strongly recommend having the septic location determined before construction or grading begins so the area can be cordoned off for protection.

**Auditors Department**

1. The Auditor's Office has no comments on the Cameron Estates rezoning request. We would expect to see a final subdivision plat for Cameron Estates Plat 3 prior to recording. (Planning and Development staff communicated with the Auditors Office that the submittal could be a Minor Subdivision and the final plat.)

**Applicant's engineers response**



Case Number REZ03-17 & SUB01-17  
Minor Subdivision Plat – Cameron Estates Third Addition

We have attached a revised preliminary plat for your review in answer to some of your requests. In response to your letter dated December 15, 2017 we have the following:

1. Attached is the copy of the plans for the detention basin. I have previously certified this structure to the County in a letter dated December 19, 2017. The detention basin was installed to reduce flowrates from the Cameron development and to eliminate an erosive channel on the Berg property. The flowrates have been reduced significantly and the erosion channel replaced with staged piping to limit flows and impacts downstream. The detention basin is located completely on Outlot I.
2. Outlot H has development rights dedicated to an individual. If the individual ever uses those rights, then Outlot H will need to be replatted into 1 or 2 lots and will include Outlot D. The individual with development rights will retain ownership of Outlot D of Cameron First.
3. The boundary is shown on Sheet No. 2 of the preliminary plat.
4. Lot 48 has 8.0' feet of street frontage and Lot 49 has 50' feet of frontage.
5. The easement is entirely contained within the dedicated open space outlot and is in excess of the 30' requirement. We don't think a separate easement is needed. It is not exactly clear what the easement will be used for as required by the ordinance. However, if maintenance is required, then the size of the outlot is sufficient for any stream channel maintenance.
6. The width requested is 20' which is less than the 50' maximum allowed.
7. The dimension is 30'. See corrected drawing.
8. See attached. We have combined all the Cameron development into the calculations.
9. We do not believe the Ames map adequately reflects the natural areas and the entire lot (48 and 49) are developable. There are no specimen trees or other natural resources in the developable lot areas. The only specimen trees (mature oaks) are adjacent to Outlot H and are outside the natural areas designated by the Ames map.
10. The developer has removed several loads of debris from the lots and outlots. We will remove the refrigerator and the some of the other junk in the spring when the ground is not frozen.
11. The name of the subdivision is Cameron Estates Third Addition.
12. Added to sheet no. 2 of the preliminary plat.
13. We are showing the easements we intend to provide. Additional easements are not necessary. The language of the ordinance says "*where necessary*", not mandatory.
14. The gas, electric and phone are installed to the end of the cul-de-sac and available for extension into the developable lots.
15. Updated.



16. Updated.
17. Not required for the preliminary plat. Will be supplied with the final plat.
18. Reference notes from Environmental Health. We will designate areas as has been our practice and rope off the areas from construction damage. We have shown the planned areas on page 4 of the preliminary plat. Testing cannot be completed until the spring.
19. Ok. Will come via separate letter or email. This seems to be an excessive requirement as we are technically only adding only one residence to the area. We have removed the existing house and are adding only 2 lots to the 47 already added.
20. None. However, see the answers to each part of the definition:

*Naturally occurring resources” means inventory and mapping of existing environmental and cultural resources including the following:*

*A. Topographic contours at five-foot intervals existing within 1,000 feet of the site. Provided on Sheets 2 and 4.*

*B. Soil type locations and identification of soil type characteristics, including (but not limited to) hydric soils, agricultural capability, suitability for dwellings with basements, and suitability for wastewater disposal systems. The lots were arranged to avoid steep slopes and undesirable soils. The soils within the developable lots are suitable for onsite wastewater systems.*

*C. Hydrologic characteristics, including surface water bodies, floodplains, groundwater recharge and discharge areas, wetlands, natural swales, drainage ways, depth to water table, and steep slopes existing within 1,000 feet of the site. No surface water bodies. Not in a floodplain. Soils indicate not an area of recharge or discharge. No wetlands. Natural swales and drainage ways are shown on Sheets 2, 3 and 4. Depth to water table is unknown. Expected water table reflected in the soil type. Slopes are shown adjacent to the site until they reach the floodplain of Squaw Creek.*

*D. Land cover on the site, according to general cover type (native prairie remnants, pasture, woodland, etc.), and stand-alone significant trees with caliper of more than four inches measured four feet off the ground. The inventory shall include comments on the health and character or quality of the vegetation as well as a comprehensive listing of all non-invasive tree species. Shown on Sheets 2, 3 and 4. Stand-alone significant trees are adjacent to undeveloped Outlots. Not necessary to show as will not be disturbed. The remaining vegetation is nearly all invasive and undesirable species. The only specimen trees are in Outlot H and east of Outlot H which is not being developed.*

*E. Current and past land use, all buildings and structures on the land, cultivated areas, brownfields, waste sites, and history of waste disposal practices, paved areas, and all encumbrances, including but not limited to easements or covenants. The existing house was removed. Junk has been removed from the site. Still more junk to remove. No know easements or covenants.*

*F. Known critical habitat areas for rare, threatened or endangered species existing within 1,000 feet of the site. No known sites for rare, threated or endangered species.*

*G. Views of the site, including views onto the site from surrounding roads, public areas and elevated areas. Developable lots cannot be seen. Obscured by distance and trees.*

*H. Unique geological resources, including but not limited to rock outcrops and glacial features. None.*

*I. Cultural resources, including a brief description of historic character of buildings and structures, historically important landscapes, and archeological features. This includes a review of existing inventories, including those the Iowa State Archeologist maintains for historic buildings, archaeological sites, and burial sites. None.*

**Comments from the General Public, Notices and Publications**

Notification letters were mailed to surrounding property owners within ¼ mile of the property regarding the rezoning and subdivision request on December 21, 2017 and January 5, 2018 prior to the Story County Planning and Zoning Commission and Board of Supervisors meetings. The publication for the rezoning request was sent to the three County designated newspapers on the same dates above. One written comment was received prior to the Planning and Zoning Commission meeting from an adjacent landowner inquiring if there was an easement for a road or along the common property line. Planning and Development staff responded to the property owner and also forwarded the comment to the applicant.

A copy of the subdivision plat and public notices were also emailed to the Cities of Gilbert and Ames. On January 8, 2018, the Gilbert City Council waived their right to review the request. No response was received from the City of Ames. A copy of the subdivision plat was also emailed to the Gilbert Fire Dept Chief and Mary Greeley Ambulance service. The Gilbert Fire Dept Chief supported the request. A representative from Mary Greeley suggested the applicant consider various programs and educational opportunities (CPR, AED training, Stop the Bleed, and Until Help Arrives) for property owners to participate in self help services related to fire suppression and other emergency response services. This information was shared with the applicant.

At the January 3, 2018 meeting, at the recommendation of the Planning and Development Staff, the Story County Planning and Zoning Commission recommended approval of the rezoning request and the subdivision plat with the condition all December 22, 2018 review letter comments are addressed. ***All items identified in the December 22, 2018 review letter have not been adequately addressed by the applicant at the time of the preparation and posting of this staff report. The joint driveway access easement has been revised and is shown on the final plat drawing meeting County requirements, however the easements for the streams extending through the property have not been shown on the drawing. In lieu of showing the stream easements on the drawing, the applicant's engineer indicated to Planning and Development staff that he was preparing a document to address the stream easement requirement. This document was not submitted at the time of the preparation and posting of this staff report.***

**Analysis**

**Points to consider in evaluating the proposed rezoning request are as follows:**

1. The requested A-R Agricultural District is consistent with the zoning of the first and second phases of the Cameron Estates subdivision.
2. The requested zoning area would create a uniform A-R District boundary by squaring off this area of the County.
3. The proposed lot sizes will compare to the lot sizes in Cameron Estates and Hickory Hills, however the proposed lots will be smaller than the 4.75 acre parcel located directly to the east.
4. Lot numbers have been reduced from four to two, open space through outlot area has increased, and previous concerns regarding stormwater drainage and erosion have been addressed by the



applicant through the construction of the new stormwater detention basin and other related improvements identified by the applicant's engineer.

5. The applicant could make a potential case for requesting a change to the R-1 District (half acre lots) due to the adjacent R-1 District zoning, however, the applicant wanted to continue with the development concept that was started with larger lots in a rural setting and limiting the impact and overall construction foot print to preserve natural areas. The proposed development also conforms to the AUPF Rural Residential designation policies.

**Points to consider in evaluating the proposed Minor Subdivision Final Plat of Cameron Estates Third Addition are as follows:**

1. The acquiring of the 9.75 acre subject property was a part of the applicant's plan to integrate the proposed development of the property with Cameron Estates 1 & 2.
2. Cameron Estates Third Addition is a logical extension of the first and second phases of the subdivision.
3. The bulb of the cul-de-sac for Cobblestone Court was placed near the common property line to allow access for future lots. No accesses will occur from 290<sup>th</sup> Street or from Harvest Road.
4. Outlot area and open space has been increased.
5. Lot numbers have been reduced from four to two and previous concerns regarding stormwater drainage and erosion have been addressed by the applicant through the construction of the new stormwater detention basin and other related improvements identified by the applicant's engineer.
6. Construction of the dwellings and septic systems is anticipated to occur in the clearing areas of the proposed lots. The subdivision plat drawing shows septic system layout areas in the clearing areas.
7. The proposed subdivision with the few lots, lot sizes and location will integrate with the existing Cameron Estate Subdivision and adjacent Hickory Hills subdivision. The outlots will assist in preserving the existing creek, treed areas and serve to filter stormwater drainage and provide a buffer between the subdivision and adjacent properties.
8. The detention basin will assist with collection and distributing stormwater more efficiently and reducing further erosion along the creek.

**Recommendations**

**Rezoning Request**

At their January 3, 2018 meeting, the Story County Planning and Zoning Commission recommended approval of the Story County Zoning Map amendment from the A-1 Agricultural District to the A-R Agricultural Residential District and alternative #1.

**Alternatives**

The Board of Supervisors may consider the following alternatives on the rezoning map amendment. These alternatives are:



1. **The Story County Board of Supervisors recommends approval of the zoning amendment as submitted and requested by the applicant as put forth in case REZ 03-17.**
2. The Story County Board of Supervisors recommends approval of the zoning amendment with conditions as put forth in case REZ 03-17.
3. The Story County Board of Supervisors recommends denial of the zoning amendment as submitted and requested by the applicant and as put forth in case REZ 03-17.
4. The Story County Board of Supervisors remands the zoning amendment, as put forth in case REZ 03-17, and directs the applicant to address specific areas for additional information, review and/or modifications, and requests staff to place the subdivision plat on a future Board of Supervisors agenda.

### **Subdivision Plat Request**

At their January 3, 2018 meeting, the Story County Planning and Zoning Commission recommended approval of the Minor Subdivision Final Plat – Cameron Estates Third Addition submitted by the applicant as put forth in Case #SUB 01-17 with the condition that all items from the Planning and Development Department December 22, 2017 review letter are addressed by the applicant prior to action on the subdivision plat by the Board of Supervisors. The action for the Board of Supervisors is alternative #2. ***All items identified in the December 22, 2018 review letter have not been adequately addressed by the applicant at the time of preparation and posting of this staff report. The stream easement requirement has not been addressed.***

### **Alternatives**

The Board of Supervisors may consider the following alternatives on the Minor Subdivision Final Plat –Cameron Estates Third Addition. These alternatives are:

1. The Story County Board of Supervisors recommends approval of the Minor Subdivision Final Plat – Cameron Estates Third Addition, as submitted by the applicant and as put forth in case SUB 01-17.
2. **The Story County Board of Supervisors recommends approval of the Minor Subdivision Final Plat – Cameron Estates Third Addition with the above stated condition, as put forth in case SUB01-17.**
3. The Story County Board of Supervisors recommends denial of the Minor Subdivision Final Plat – Cameron Estates Third Addition, as submitted by the applicant and as put forth in case SUB01-17.
4. The Story County Board of Supervisors remands the Minor Subdivision Final Plat – Cameron Estates Third Addition, as put forth in case SUB01-17, and directs the applicant to address specific areas for additional information, review and/or modifications, and requests staff to place the subdivision plat on a future Board of Supervisors agenda.

**DO NOT WRITE IN THE SPACE ABOVE, RESERVED FOR RECORDER**

Prepared By: Amelia Schoeneman, Story County Planning and Development, 900 6<sup>th</sup> 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 18-73**

WHEREAS, there has been submitted to the Board of Supervisors of Story County, Iowa, an application to subdivide real estate from Tyrone N. Gustafson, 14244 560<sup>th</sup> Avenue, Story City, Iowa involving the real estate located in Howard Township, Section 30 at 14244 560<sup>th</sup> Avenue, Story City, Iowa and identified as parcel #02-30-100-110, hereinafter described on Attachment A and shown on Attachment B, and

WHEREAS, Tyrone N. Gustafson is the legal titleholder of said real estate, and

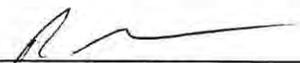
WHEREAS, it appears that all conditions and requirements prescribed by Chapter 354 and Chapter 355, *Code of Iowa*, and as prescribed by the *Story County C2C Plan* and the *Code of Ordinances, of Story County, Iowa*, have been complied with and met,

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 plat of Hilltop Praire Residential Parcel Subdivision involving real estate hereinafter described on Attachment A and shown on Attachment B being the same, is hereby approved and accepted 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 shall hereinafter be known as the Hilltop Praire 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 18-73 to be affixed to said Final Plat upon its approval by the Board of Supervisors.

Dated this 23<sup>rd</sup> day of January, 2018.

  
\_\_\_\_\_  
Board of Supervisors  
Story County, Iowa

  
\_\_\_\_\_  
County Auditor  
Story County, Iowa

Moved by: Chitty

Seconded by: Olson

Voting Aye: Chitty, Olson, Sanders

Voting Nay: None

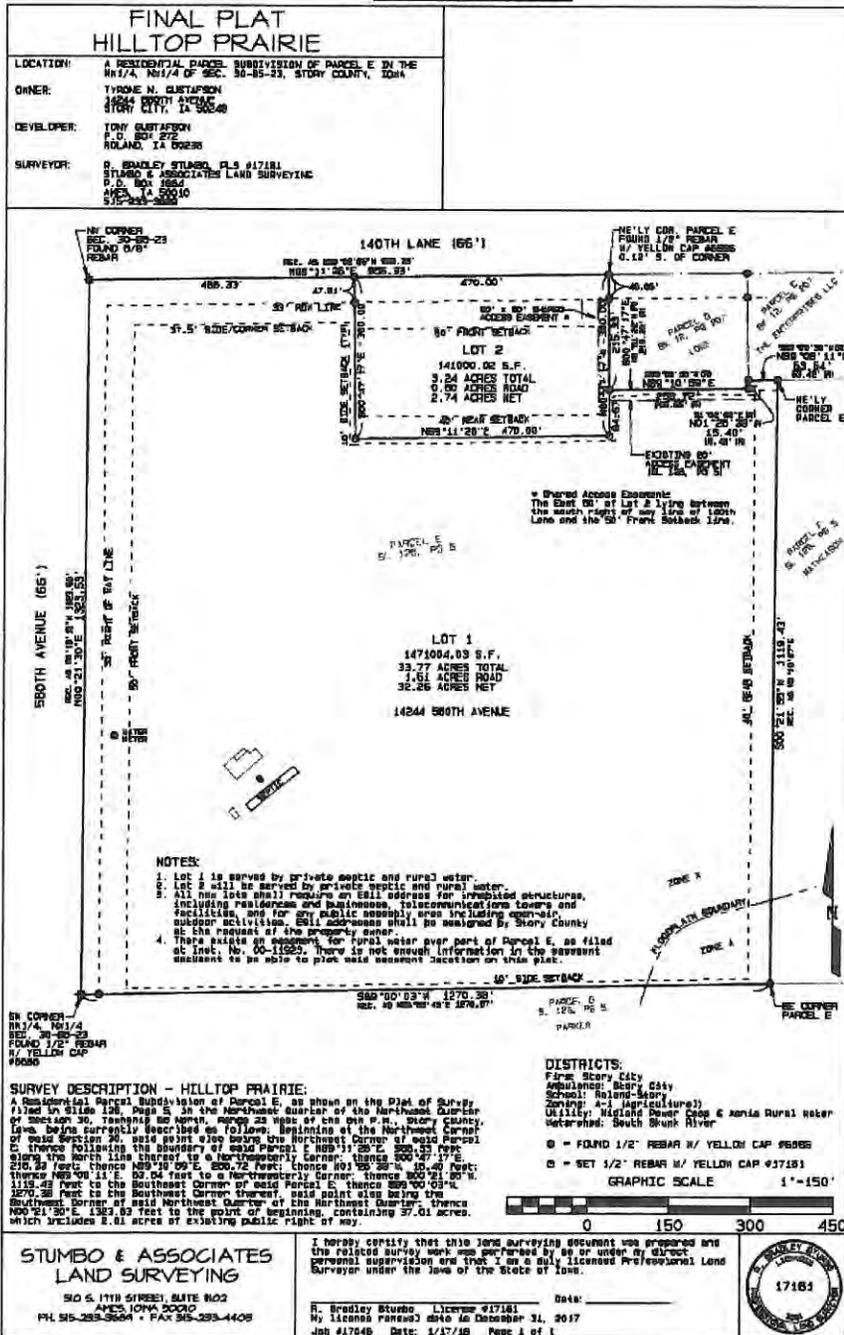
Absent: None

## **ATTACHMENT A**

### **Legal Description**

A Residential Parcel Subdivision of Parcel E, as shown on the Plat of Survey filed in Slide 126, Page 5, in the Northwest Quarter of the Northwest Quarter of Section 30, Township 85 North, Range 23 West of the 5th P.M., Story County, Iowa, being currently described as follows: Beginning at the Northwest Corner of said Section 30, said point also being the Northwest Corner of said Parcel E; thence following the boundary of said Parcel E N89°11'26"E, 956.33 feet along the North line thereof to a Northeasterly Corner; thence S00°47'17"E, 215.33 feet; thence N89°10'59"E, 256.72 feet; thence N01°26'38"W, 15.40 feet; thence N89°08'11 "E, 53.54 feet to a Northeasterly Corner; thence S00°21'55"W, 1119.43 feet to the Southeast Corner of said Parcel E; thence S89°00'03"W, 1270.38 feet to the Southwest Corner thereof, said point also being the Southwest Corner of said Northwest Quarter of the Northwest Quarter; thence N00°21'30"E, 1323.53 feet to the point of beginning, containing 37.01 acres, which includes 2.01 acres of existing public right of way.

**ATTACHMENT B**



# Staff Report

## Board of Supervisors

**Date of Meeting:**  
January 23, 2018

**Case Number SUB 01-18**

Residential Parcel Subdivision – Hilltop Prairie  
Resolution No. 18-73

**APPLICANT:** Tyrone Gustafson  
14244 560<sup>th</sup> Avenue  
Story City, Iowa

**STAFF PROJECT MANAGER:** Amelia Schoeneman, Planner

**SUMMARY:** A Residential Parcel Subdivision request to divide one existing parcel to create two proposed lots: proposed Lot 1, a 32.26 net-acre lot to contain the existing single-family dwelling located in the southern portion of the lot with frontage on 560<sup>th</sup> Avenue, and proposed Lot 2, a 2.74 net-acre lot located to the northeast of proposed Lot 1 with frontage on 140<sup>th</sup> Lane that is buildable for a single-family dwelling. All requirements for a residential parcel subdivision are met. Planning staff recommends approval of the proposed Residential Parcel Subdivision Plat.





The current land use of the subject property and proposed lots is pasture and land in the conservation reserve program (CRP), a cost-share and rental payment program through the United State Department of Agriculture (USDA) to covert and conserve cropland.

The subject property is designated as Agriculture Conservation Area and Natural Area by the Story County Cornerstone to Capstone (C2C) Comprehensive Plan. Principles for the Agricultural Conservation Area include discouraging development of agricultural land. Some of the pasture would be taken out of production on Proposed Lot 2 for the construction of the dwelling. A small portion of Lot 1 is also designated as Natural Area by the C2C Plan, although a large area appears to be timber and wetlands and not included in the Natural Area designation. Lot 2 only contains a small area in timber. Principles for the Natural Area designation include discouraging development. The existing house and accessory structure on Lot 1 are not located in this area and the development on Lot 2 will not disturb this area.

The subject property is located in Howard Township, approximately 1.75 miles south of the City of Story City. There are eleven adjacent properties—five contain dwellings. Four of the adjacent parcels with dwellings are located to the north of the subject property along 140<sup>th</sup> Lane. These parcels include those in the adjacent subdivision, Matheason’s Subdivision Third Addition, located north of the subject property across 140<sup>th</sup> Lane, which originally contained four lots and contains two of the adjacent single-family dwellings.

One of the adjacent parcels with a dwelling is located to the south of the subject property. To the east and west are mainly large parcels in agricultural production. The access to the Doolittle Prairie, managed by Story County Conservation is adjacent to the west.

To the north of the subject property across 140<sup>th</sup> lane are three subdivisions—Matheason’s, Matheason’s Second Addition and the aforementioned Matheason’s Third Addition. Currently, there are 17 lots and parcels and nine single-family dwellings in the three subdivisions.

Including the aforementioned parcels and subject property, there are sixty-one (61) parcels located within a half mile of the subject property. Twenty (20) of these parcels, including the subject property, contain single-family dwellings. Of the parcels without single-family dwellings, eight are located in the Matheason’s Subdivisions. There are also eleven (11) parcels within half a mile of the property without dwellings that meet minimum lot size requirements to construct a single-family dwelling in the A-1 Agricultural District and would be candidates to obtain zoning permits from the County for the construction of a single-family dwelling.

#### **Applicable Regulations – Story County Land Development Regulations**

#### **87.07(1)(A)**



(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. The proposal meets all of the above requirements for a Residential Parcel Subdivision Plat.

### **Commentary**

The following comments are part of the official record of the proposed Residential Subdivision Plat – Hilltop Prairie, Case No. 01-18. If necessary, conditions of approval may be formulated based off these comments.

### **Comments from the Interagency Review Team**

The application materials were forwarded to the members of the Interagency Review Team on January 8, 2018, and the following comments were received.

#### **Story County Engineer**

Any work to the existing driveway such as widening will require a driveway permit; any other work in the right-of-way will require the work in right-of-way permit.

#### **Story County Environmental Health**

Environmental Health has received the septic application.



### Story County Floodplain Manager

They identify the floodplain on the property. Story County's preference would be that all areas of the mapped floodplain on the property be placed in an outlot, which is demonstrated on the proposed plat. We would also prefer deed restrictions prohibiting any further development as defined above. At this time, our adopted regulations, however, do not dictate such; it is only a recommended course of action.

### Story County Planning and Development

Regarding the shed to the south of the existing dwelling, no permit is on record.

### **Comments from the General Public**

Notification letters were mailed to surrounding property owners regarding the public meeting on the subdivision request on January 16, 2017. No written or verbal comments were received from the general public at the time this staff report was completed.

### 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 a proposed and existing residential dwelling.

1. All requirements for a Residential Subdivision Plat in Section 87.07 of the Story County Land Development Regulations are met.
2. Proposed Lot 2 will take access through an existing, shared access off of 140<sup>th</sup> Lane. The Iowa Department of Transportation's Annual Average Daily Traffic counts for 2015 show 10 cars a day on 140<sup>th</sup> Lane and 100 cars a day on 560<sup>th</sup> Avenue between 150<sup>th</sup> Street and 140<sup>th</sup> Lane.
3. The shared access easement between proposed Lot 2 and Parcel D to the east is shown on the plat in accordance with Section 88.04(2)(B) of the Story County Land Development Regulations.
4. Some pasture will be taken out of production to construct a dwelling on Proposed Lot 2. Construction is set to begin the spring of 2018. The areas designated as natural area and the areas in timber and wetlands will not be disturbed by the development on proposed Lot 2. The existing house and accessory structure on Lot 1 are not located in this area.
5. The addition of a dwelling on proposed Lot 2 will result in four dwellings being located in the quarter quarter.
6. There are sixty-one (61) parcels located within a half mile of the subject property. Twenty (20) of these parcels, including the subject property, contain single-family dwellings and five of the dwellings are adjacent to the subject property.

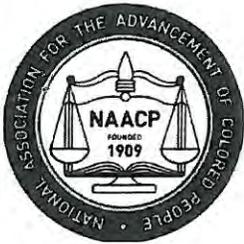
### Alternatives

Story County Planning & Development Staff recommend the approval of Hilltop Prairie Residential Parcel Subdivision Plat as proposed (alternative #1).



Hilltop Prairie Residential Parcel Subdivision

1. **The Story County Board of Supervisors approves Resolution #18-73, the Residential Parcel Subdivision Plat – Hilltop Prairie as put forth in SUB 01-18.**
2. The Story County Board of Supervisors approves Resolution #18-73, the Residential Parcel Subdivision Plat – Hilltop Prairie as put forth in SUB01-18 with conditions.
3. The Story County Board of Supervisors denies Resolution #18-73, the Residential Parcel Subdivision Plat – Hilltop Prairie as put forth in SUB01-18.
4. The Story County Board of Supervisors tables the decision on Resolution #18-73, the Residential Parcel Subdivision Plat – Hilltop Prairie as put forth in SUB01-18, 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 a future Board of Supervisor’s agenda.



## Ames Branch NAACP Freedom Fund Banquet

Thursday, February 1, 2018, Gateway Hotel, Ames, Iowa  
Reception 5:30 p.m.; Dinner/Program 6:00 to 8:30 p.m.

# 2018 Corporate Sponsorship Levels and Benefits

### Diamond Sponsor: \$5,000

- Seating for 20 guests at two VIP tables
- 20 one-year NAACP memberships
- Logo recognition as Diamond Sponsor during banquet program
- Verbal recognition during banquet program
- Recognition Plaque
- Logo and link placement on NAACP Ames Web Site & Facebook page for program year

### Platinum Sponsor: \$3,500

- Seating for 10 guests (one VIP table), including 10 one-year NAACP memberships
- Logo recognition as Platinum Sponsor during banquet program
- Verbal recognition during banquet program
- Logo placement on NAACP Ames Web Site & Facebook page for program year

### Silver Sponsor: \$2,500

- Seating for 10 guests (one VIP table), including 10 one-year NAACP memberships;
- Logo recognition as Silver Sponsor during banquet program
- Verbal recognition during banquet program

### Bronze Sponsor: \$1,000.00

- Seating for 10 guests including 10 one-year NAACP memberships
- Logo recognition as Bronze Sponsor during banquet program

### Sustaining Sponsor: \$750

- Seating for 5 guests (1/2 table) including 5 one-year NAACP memberships
- Listing as Sustaining Sponsor in banquet program

Each ticket also includes a one-year subscription to *The Crisis Magazine*

**APPROVED**

**DENIED**

Board Member Initials: \_\_\_\_\_

Meeting Date: \_\_\_\_\_

Follow-up action: No action taken

\_\_\_\_\_  
\_\_\_\_\_