

The Board of Supervisors met on 3/4/25 at 10:00 a.m. in the Story County Administration Building. Lisa Heddens and Linda Murken, with Heddens presiding. Latifah Faisal absent. (all audio of meetings available at storycountyiowa.gov; any resolution is effective upon signature and can be inspected M-F, 8-4:30, at 900 6th Street, Nevada, Iowa)

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

PROCLAMATION RECOGNIZING MARCH 2025 AS WOMEN'S HISTORY MONTH: The Board members read the proclamation in full. Murken moved, Heddens seconded the approval of the Proclamation recognizing March 2025 as Women's History Month. Roll call vote. (MCU)

THE BRIDGE HOME AMERICAN RESCUE PLAN ACT (ARPA) ANNUAL REPORT: Jodi Stumbo, President and Chief Executive Officer, reported the eight-plex is now fully occupied; in previous report one unit was under repair. There has been no turnover in units. Residents have stability and access to wrap around services; the building has been a great addition to the community. Sherry Rylie provided additional detail.

MINUTES: 2/25/25 Minutes – Murken moved, Heddens seconded approving 2/25/25 Minutes as presented. Roll call vote. (MCU)

PERSONNEL ACTIONS: 1) new hire, effective 3/6/25, in a) Attorney's Office for Nicholle Stangeland @ \$28.10/hr; 2) pay adjustment, effective 3/9/25, in a) Attorney's Office for Lacey Perisho @ \$26.75/hr; b) Board of Supervisors for Joy Cory @ \$24.23/hr; c) Conservation for Logan Heissel @ \$28.81/hr; Olivia VanderHart @ \$28.81/hr. Murken moved, Heddens seconded approving Personnel Actions as listed. Roll call vote. (MCU)

Murken moved, Heddens seconded approving the Consent Agenda as listed.

1. Renewal Class C Retail Alcohol License for Lawnpro, LC, Twin Anchors Golf, 68030 US Highway 30, Colo, effective 5/5/25-5/4/26, including outdoor service and Sunday sales
2. Temporary Increase in staffing for the Sheriff's Office
3. Appointment of Ron Smith to the Analysis of Social Services Evaluation Team (ASSET) for a three-year term ending 3/31/28
4. License Fees between Story County and Heartland Business Systems for Microsoft Software and Maintenance, effective 10/20/24-10/20/25, for \$6,140.42
5. Resolution #25-69, Award a Bid to Manatt's Inc, for Project STP-S-C085(184)--5E-85 and that the Engineer be Authorized to Sign the Contract Documentation on Behalf of the Board
6. Resolution #25-70, Award a Bid to Manatt's Inc, for Project FM-C085(185)--55-85 and that the Engineer be Authorized to Sign the Contract Documentation on Behalf of the Board
7. FY25 Contract Amendment for the Salvation Army to add \$20,000.00 for Emergency Shelter Services
8. Resolution #25-72, Providing for the Levy of Taxes to Pay General Obligation County Conservation Bonds, Series 2025

Roll call vote. (MCU)

QUOTE FOR FAXING SERVICES FROM EGOLDFAX: Joe Wakeman, Director, Information Technology (IT), reported on evaluating numerous items for cost savings. Moving physical fax lines to e-faxing is substantially cheaper. He worked with offices and departments to ensure all legal requirements are met. Murken moved, Heddens second approving the quote for faxing services for Story County from Eagle Fax and directing the IT Director to move forward. Roll call vote. (MCU)

RESOLUTION #25-71, DAYTON RIDGE, PLAT 2, A MAJOR SUBDIVISION PRELIMINARY PLAT: Andrea Wagner, Senior Planner, Planning and Development, reported on the proposed major subdivision. It would create three additional development lots for a total of six lots. She reviewed location, maps, development regulations, conditions of approval, natural resource areas, alternative compliance, interagency review comments, and comments from the general public. The City of Ames is within two miles; the Ames City Council voted to waive review and infrastructure standards on the preliminary plat, however, have the City has review authority of the final plat. Ames will need to act on the final plat before it is brought to the Board of Supervisors. Staff recommends the following conditions: the legal description of the access easement across proposed Lot 4 be updated to refer to Dayton Ridge Plat 2 and that said easement be re-recorded with the final plat. She recommends the Board approve the preliminary plat of Dayton Ridge Plat 2 with one condition pertaining to the access easement over proposed lot 4. Liz Peel, Ames, reported voiced concerns about the easement and road maintenance. Bob Gibson, Civil Design Advantage 41, Urbandale, concurred with the staff report, and reported on re-recording the easement. Jeff Gibbons, Ames, reported on the new maintenance agreement. Wagner reported on legal requirements. Additional discussion took place. Murken moved, Heddens seconded approving Resolution #25-71, for the Major Subdivision. Preliminary Plat Dayton Ridge Plat 2, with one condition as presented in the staff report, and also approve the ultimate compliance request in the report. Roll call vote. (MCU)

FULL-TIME ADMINISTRATIVE ASSISTANT POSITION FOR GENERAL ASSISTANCE AND VETERANS'

AFFAIRS TO START IN FY25: Erin Rewerts, Director, General Assistance, requested hiring a full-time Administrative Assistant, approved for FY26, prior to the end of the fiscal year due to expected vacancies. Murken moved, Heddens seconded approving the Full-Time Administrative Assistant Position for General Assistance and Veterans' Affairs to start in FY25. Roll call vote. (MCU)

THE EDWARD J. BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT APPLICATION FOR THE CENTER FOR CREATIVE JUSTICE (CCJ) REQUESTING STORY COUNTY AS LOCAL GOVERNMENT AGENCY SPONSOR: Staci Shugar, Executive Director, CCJ, reported a local government agency is needed to apply for grant funding offered by the Iowa Office of Drug Control Policy. It will fund a resource navigator assistant for the Story County Jail. Shugar is working with the Sheriff's Office. Discussion took place. Shugar reported on tracking of services provided. Micah Andersen, Assistant Jail Administrator, reported on service needs. Additional discussion took place. Lisa Markley, Assistant Auditor, reported needed documents and timeline. Further discussion took place. Murken moved, Heddens seconded approving the Edward J. Byrne Memorial Justice Assistance Grant Application for Center for Creative Justice requesting Story County as a Local Government Agency Sponsor. Roll call vote. (MCU)

FACILITIES MANAGEMENT QUARTERLY REPORT: Director Joby Brogden reported on work orders, range house, anticipated completion of County Attorney's Office at the Justice Center, generator installation at the Administration Building and Engineer's Building, and maintenance work at Animal Control and the Justice Center.

UPCOMING AGENDA ITEMS: Heddens reported the County Attorney's Office will request use of available office space at the Human Services Center for certain staff.

PUBLIC COMMENT #2: Auditor Lucy Martin reported the polls for the Special Election for the City of Nevada are open until 8 pm today; call (515) 382-7210 with any questions.

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

CLOSED SESSION PURSUANT TO CODE OF IOWA §21.5(1)(i): Murken moved, Heddens seconded to go into closed session pursuant to *Code of Iowa* §21.5(1)(i) at 11:22 a.m. Roll call vote. (MCU)

Heddens reconvened the Board in open session at 12:35 p.m.

THE DIRECTOR OF INTERNAL OPERATIONS AND HUMAN RESOURCES ANNUAL PERFORMANCE

REVIEW: Murken moved, Heddens seconded approving of the evaluation as discussed in closed session. Roll call vote. (MCU)

Murken moved, Heddens seconded to adjourn at 12:36 p.m. Roll call vote. (MCU)

Story County Board of Supervisors
Tentative Agenda
Administration Building, 900 6th St., Nevada, IA
3/4/25

1. SPECIAL NOTE TO THE PUBLIC: (3) - This Meeting Is Also Being Offered Via Zoom. While Joining Via Zoom, If You Have A Question And/Or Comment, You May Raise Your Hand To Speak During Public Forum Or Use The Chat Feature And The Chair Will Ask The Zoom Moderator To Review All Comments During Public Forum.

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

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

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. [HTTPS://US02WEB.ZOOM.US/J/84068041164?PWD=F8FOEWLWOCBJMLT38A4FCLRFM0H6GN.1](https://us02web.zoom.us/j/84068041164?pwd=F8FOEWLWOCBJMLT38A4FCLRFM0H6GN.1)

Passcode: 751099

Or One tap mobile:

+13017158592,,84068041164# US (Washington DC)

+13052241968,,84068041164# US

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 646 931 3860 or +1 929 205 6099 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 669 444 9171 or +1 669 900 6833 or +1 689 278 1000 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 840 6804 1164

2. CALL TO ORDER: 10:00 A.M.
3. PLEDGE OF ALLEGIANCE:
4. ADOPTION OF AGENDA:
5. PUBLIC COMMENT #1:
This comment period is for the public to address topics on today's agenda
6. Consideration Of Proclamation Recognizing March 2025 As Women's History Month

Department Submitting Board of Supervisors

Documents:

WOMENS HISTORY MONTH.PDF

7. AGENCY REPORTS:

- I. The Bridge Home.American Rescue Plan Act (ARPA) Annual Report - Jodi Stumbo,

President And CEO

Department Submitting Board of Supervisors

8. CONSIDERATION OF MINUTES:

I. 2/25/25 Minutes

Department Submitting Auditor

9. CONSIDERATION OF PERSONNEL ACTIONS:

I. Action Forms

1) new hire, effective 3/6/25, in a) Attorney's Office for Nicholle Stangeland @ \$28.10/hr; 2) pay adjustment, effective 3/9/25, in a) Attorney's Office for Lacey Perisho @ \$26.75/hr; b) Board of Supervisors for Joy Cory @ \$24.23/hr; c) Conservation for Logan Heissel @ \$28.81/hr; Olivia VanderHart @ \$28.81/hr.

Department Submitting HR

10. CONSENT AGENDA:

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

I. Consideration Of Renewal Class C Retail Alcohol License For Lawnpro, LC, Twin Anchors Golf, 68030 US Hwy 30, Colo, Effective 5/5/25-5/4/26, Including Outdoor Service & Sunday Sales

Department Submitting Auditor

Documents:

TWIN ANCHORS GOLF.PDF

II. Consideration Of Temporary Increase In Authorized Employee Strength Due To Retirement June 30, 2025

Department Submitting Sheriff

Documents:

HINDERS REPLACEMENT.PDF

III. Consideration Of Appointment Of Ron Smith To The Analysis Of Social Services Evaluation Team (ASSET) For A Three Year Term Ending 3/31/2028

Department Submitting Board of Supervisors

Documents:

RON SMITH ASSET.PDF

- IV. Consideration Of License Fees Between Story County And Heartland Business Systems For Microsoft Software And Maintenance, Effective 10/20/24 - 10/20/25 For \$6,140.42 (Budgeted)

Department Submitting Information Technology

Documents:

HBS MICROSOFT LICENSING.PDF

- V. Consideration Of Resolution #25-69, Award A Bid To Manatt's Inc, For Project STP-S-C085(184)-5E-85 And That The Engineer Be Authorized To Sign The Contract Documentation On Behalf Of The Board

Department Submitting Engineer

Documents:

RES 25 69.PDF

- VI. Consideration Of Resolution #25-70, Award A Bid To Manatt's Inc, For Project FM-C085 (185)-55-85 And That The Engineer Be Authorized To Sign The Contract Documentation On Behalf Of The Board

Department Submitting Engineer

Documents:

RES 25 70.PDF

- VII. Consideration Of FY25 Contract Amendment For The Salvation Army To Add \$20,000 For Emergency Shelter Services

Department Submitting Board of Supervisors

Documents:

TSA CONTRACT AMENDMENT FY25.PDF

- VIII. Discussion And Consideration Of Resolution #25-72, Providing For The Levy Of Taxes To Pay General Obligation County Conservation Bonds, Series 2025

Department Submitting Auditor

Documents:

AUTH PRELEVY GO CP LA (STORY COUNTY 12 2025).PDF

11. PUBLIC HEARING ITEMS:

12. ADDITIONAL ITEMS:

- I. Discussion And Consideration Of Fax Quote For Faxing Services For Story County

From EGoldFax - Joe Wakeman
(Confidential)

Department Submitting Information Technology

II. Discussion And Consideration Of Resolution #25-71, Dayton Ridge, Plat 2, A Major Subdivision Preliminary Plat–Andrea Wagner

Department Submitting Planning & Development

Documents:

RES 25 71.PDF
STAFF REPORT.PDF
DAYTON RIDGE PLAT 2 PRELIMINARY PLAT.PDF
STREET PLAN.PDF
STREET MAINTENANCE AGREEMENT.PDF
LOT 4 DRIVEWAY EASEMENT.PDF
ALTERNATIVE COMPLIANCE REQUEST.PDF

III. Discussion And Consideration Of Full-Time Administrative Assistant Position For General Assistance And Veterans Affairs To Start In Fy25– Erin Rewerts

Department Submitting General Assistance and Veterans Affairs

Documents:

ADMIN ASSISTANT POSITION.PDF

IV. Discussion And Consideration Of The Edward J. Byrne Memorial Justice Assistance Grant Application For Center For Creative Justice Requesting Story County As A Local Government Agency Sponsor - Staci Shugar, Executive Director, CCJ

Department Submitting Board of Supervisors

Documents:

CCJ.PDF

13. DEPARTMENTAL REPORTS:

I. Facilities Management Quarterly Report - Joby Brogden

Department Submitting Auditor

Documents:

FM QTR.PDF

14. OTHER REPORTS:

15. UPCOMING AGENDA ITEMS:

16. PUBLIC COMMENT #2:

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

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

18. Closed Session Pursuant To Iowa Code Section 21.5 (1)I - Sara Strottman, HR Generalist
Closed session - To evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session

Department Submitting HR

19. Consideration Of The Director Of Internal Operations And Human Resources Annual Performance Review

Department Submitting HR

20. ADJOURNMENT:

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

Story County Board of Supervisors

Agenda

3/4/25

NAME

AGENCY

Staci Shugan
MICHAEL ANTONICH
Cassidy Overberg
Crystal Davis
Joby Brogan
Melissa Spencer
Anna Henderson
Jeff Gibbons
Bob Gibson
JEREMY SCOTT
Zachary Skolton
Sondra H
Erin Rewerts
JOE WAKEMAN
John Stumbe
Shari Reilly
Andrea Wagner
Brad Heemstra
Constance Torsdahl
R. Dehl
Lucy MARTIN
Don Markley

Center for Creative Justice
SCSO
Center for Creative Justice
BOS
SLFM
SCLMA
Animal Control

Civil Design Advantage
SELF
Story County VA
BOS
GA
SCIT
TBH
TBH
P & D
2328 Payton Ridge Rd
Sheriff's Office

AUDIT
Auditor

PROCLAMATION
National Women's History Month

March 2025

WHEREAS, Women of every race, class, and ethnic background have made historic contributions to the growth and strength of our Nation in countless recorded and unrecorded ways; and

WHEREAS, Women have played and continue to play critical economic, cultural, and social roles in every sphere of the life of the Nation by constituting a significant portion of the labor force working inside and outside of the home; and

WHEREAS, Women have played a unique role throughout the history of the Nation by providing the majority of the volunteer labor force of the Nation; and

WHEREAS, Women were particularly important in the establishment of early charitable, philanthropic, and cultural institutions in our Nation; and

WHEREAS, Women of every race, class, and ethnic background served as early leaders in the forefront of every major progressive social change movement and have served our country courageously in the military; and

WHEREAS, Women have been leaders, not only in securing their own rights of suffrage and equal opportunity, but also in the abolitionist movement, the emancipation movement, the industrial labor movement, the civil rights movement, and other movements, especially the peace movement, which create a more fair and just society for all; and

NOW, THEREFORE, BE IT RESOLVED THAT, We, the Story County Board of Supervisors, do hereby proclaim **March 2025** as **National Women's History Month**. We take this as a time to celebrate the accomplishments and milestones of women all over the world.

	<i>3-4-25</i>
SIGNATURE	DATE
	<i>3-4-25</i>
SIGNATURE	DATE
SIGNATURE	DATE





State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
Lawnpro, LC	Twin Anchors Golf	(641) 377-2245		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
68030 U.S. Hwy 30		Colo	Story	50056
MAILING ADDRESS	CITY	STATE	ZIP	
68030 U.S. Hwy 30	Colo	Iowa	50056	

Contact Person

NAME	PHONE	EMAIL
sam jurgens	(515) 291-3759	twinanchorsgolf@hotmail.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LC0033833	Class C Retail Alcohol License	12 Month	Active

TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
May 5, 2024 <i>2025</i>	May 4, 2025 <i>2026</i>	

SUB-PERMITS
Class C Retail Alcohol License

PRIVILEGES
Outdoor Service

APPROVED **DENIED**

Board Member Initials: *AKH*

Meeting Date: *3-4-25*

Follow-up action: _____



State of Iowa

Alcoholic Beverages Division

Status of Business

BUSINESS TYPE

Limited Liability Company

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Brian Lewis	Nevada	Iowa	50201	Owner	25.00	Yes
Dan Phillips	Polk City	Iowa	50226	Owner	37.00	Yes
Sam Jurgens	Collins	Iowa	50055	Owner	37.00	Yes

Insurance Company Information

INSURANCE COMPANY

Founders Insurance Company

POLICY EFFECTIVE DATE

May 5, 2024

POLICY EXPIRATION DATE

May 5, 2025

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE DATE

TEMP TRANSFER EXPIRATION DATE



Sheriff's Office



Story County

PAUL H. FITZGERALD, Sheriff

Emergency 911 • Office: 515-382-6566 • Fax #: 515-382-7479 • 1315 S. B Ave. Nevada, Iowa 50201

To: Board of Supervisors
 Lisa Heddens
 Latifah Faisal
 Linda Murken

From: Sheriff Paul H. Fitzgerald

Date: March 4, 2025

Reference: Temporary Increase in Authorized Employee Strength

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I am in receipt of Telecommunicator Joan Hinders letter of retirement after 32 years of service. Her last day with Story County will be June 30, 2025.

As you are aware, training to become a Telecommunicator takes approximately three months. It is my request to be able to hire someone in the middle or end of April to fill Telecommunicator Hinders' position. If this request is approved by the Board of Supervisors, Telecommunicator Hinders' replacement would be over halfway completed with their training upon her retirement date.

Thank you for your consideration to this request.

APPROVED **DENIED**

Board Member Initials: AJCH

Meeting Date: 3-4-25

Follow-up action: _____



NOTICE OF APPOINTMENT

PERSON APPOINTED: Ron Smith

BOARD COMMISSION OR COMMITTEE APPOINTED TO:

Analysis of Social Services Evaluation Team (ASSET)

LENGTH OF TERM: 3-year term

IS THIS APPOINTMENT TO FILL AN UNEXPIRED TERM? No

IF SO, WHOSE TERM:

WHO NEEDS TO BE NOTIFIED? ASSET Administrative Assistant

DATE APPOINTED: 4/1/25

DATE TERM EXPIRES: 3/31/28

APPROVED **DENIED**
Board Member Initials: RSK
Meeting Date: 3-4-25
Follow-up action: _____

Heartland Business Systems, LLC
 PO Box 856846
 Minneapolis, MN 55485-6846
 (920) 788-7720



APPROVED

DELETED

Board Member Initials: AKT
 Meeting Date: 3-4-25

Date	Invoice
02/20/2025	771433-H
Account Number	
3827300	

Bill To:
Story County, Iowa Attn: Accounts Payable 900 6th St Nevada, IA 50201 United States

Follow-up action: _____

Ship To
Story County, Iowa Attn: Joel Ahrens 900 6th St Nevada, IA 50201 United States

Terms	Due Date	PO Number	Reference
Net 30 days	03/22/2025	318676	

Other Charges	Quantity	Price	Amount
Agreement Microsoft CSP – Annual – Story County, Iowa			
CSP-D-CFQ7TTC0HDB1:000L: Project Plan 1 (Governmental Community Cloud Pricing) Billing Cycle 15 Jan, 2025 - 20 Oct, 2025 Serial Number(s): W-16402-T7J3F	2.00	91.97	183.94
CSP-D-CFQ7TTC0HD32:0018: Visio Plan 2 (Governmental Community Cloud Pricing) Billing Cycle 15 Jan, 2025 - 20 Oct, 2025 Serial Number(s): W-16402-T7J3F	1.00	137.96	137.96
CSP-D-CFQ7TTC0LFLS:0013: Microsoft Entra ID P1 (Governmental Community Cloud Pricing) Licenses added (8 Month\ 18 Day\ @ \$6.00 monthly) 03-Feb-2025 43.00 qty Serial Number(s): W-16486-J1N5V	43.00	42.73	1,837.29
CSP-D-CFQ7TTC0LHSW:0008: Office 365 Data Loss Prevention (Governmental Community Cloud Pricing) Licenses added (8 Month\ 18 Day\ @ \$3.00 monthly) 03-Feb-2025 43.00 qty Serial Number(s): W-16486-J1N5V	43.00	21.36	918.65
CSP-D-CFQ7TTC0J1Z9:0007: Office 365 G1 (Governmental Community Cloud Pricing) Licenses added (8 Month\ 18 Day\ @ \$10.00 monthly) 03-Feb-2025 43.00 qty Serial Number(s): W-16486-J1N5V	43.00	71.22	3,062.58
Total Other Charges:			6,140.42

Make checks payable to: Heartland Business Systems, LLC. PO Box 856846 Minneapolis, MN 55485-6846 ACH Instructions: Account Title: Heartland Business Systems, LLC Bank: Wells Fargo Bank, N.A. 1900 South Webster Ave, Green Bay, WI 54301 Account #: 4128255502 Bank Routing/ABA #: 121000248 Remittance Email: Remiteft@hbs.net This purchase is governed by HBS' Standard Terms and Conditions	Invoice Subtotal:	6,140.42
	Sales Tax:	0.00
	Invoice Total:	6,140.42

("ST&Cs") located at <http://www.hbs.net/standard-terms-and-conditions>, which are incorporated herein by reference. The ST&Cs are subject to change. When a new order is placed, the ST&Cs on the above-stated website at that time shall apply. If customer has signed HBS' ST&Cs version 2020.v1.0 or later, or the parties have executed a current master services agreement, the signed agreement shall control over the version on the website.

Thank you for your business!

Prepared by and return to: The Story County Engineer's Office, 837 N Ave, Nevada Iowa 50201 Phone 515-382-7355

RESOLUTION #25-70
Story County Board of Supervisors

Award of Bid for Project FM-C085(185)--55-85

HMA Overlay - On E 41 from Nevada City Limits east 2.7 miles.

BE IT RESOLVED, by the Story County Board of Supervisors, as follows:

Section 1: That bid for project FM-C085(185)--55-85, be awarded to the low bidder, Manatt's Inc., Brooklyn, IA for the total cost of \$622,262.33.

Section 2: That the Story County Engineer be authorized to sign the contract documents on behalf of the board for this project.

Section 3: That this resolution shall take effect immediately

Adopted this 5th day of March, 2025

Recommended Approval by:

Darren R. Moon 2-27-25
Darren R. Moon, P.E. Date
County Engineer

Lisa K. Heddens
Chairperson, Board of Supervisors

Attest: [Signature]
County Auditor

ROLL CALL FOR ALLOWANCE
Lisa Heddens Yea Nay Absent
Latifah Faisal Yea Nay Absent
Linda Murken Yea Nay Absent

ALLOWED BY VOTE OF BOARD
Yea 3 Nay 0 Absent 1

[Signature] Above tabulation made by [Signature]
CHAIRPERSON



STORY COUNTY BOARD OF SUPERVISORS

900 6th Street • Nevada, IA 50201
Phone: 515-382-7200 • Fax: 515-382-7206
Website: <https://www.storycountyiowa.gov>

February 26, 2025

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

RE: ASSET FY25 Contract Amendment – The Salvation Army (TSA)

Dear Board,

Attached is a contract amendment to add funding for Emergency Shelter Services in the amount of \$20,000. These funds are a portion of the funding remaining from the dollars earmarked for the RFP for Emergency Shelter and were carried over from FY24.

Funding was authorized for TSA’s use to aid the agency in sheltering individuals and families quickly during extreme weather. During the extremely cold period this month, TSA assisted an estimated 20 households (26 adults and 8 children—ages 4 – 13).

Respectfully,

Sandra King
Director of External Operations and County Services

Attachments
Contract Amendment (2 copies)

APPROVED **DENIED**
~~Board Member Initials: _____
Meeting Date: _____
Follow-up action: _____

_____~~

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

1. This amendment is entered into this _____ day of _____ is by and between Story County and The Salvation Army (Provider), parties to the original agreement effective 7/1/24 (effective date) .

2. The agreement is amended as follows: Attachment A is removed and replaced in its entirety with the following attachment A:

Amendment Effective _____

ATTACHMENT A

**SERVICE DEFINITIONS AND RATES
FISCAL YEAR: 2025**

The Salvation Army

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

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

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

STORY COUNTY:

By: 

Print Name: Lisa Heddens

Print Title: Chair, Story County Board of Supervisors

Date: 3-4-25

THE SALVATION ARMY:

By: 

Print Name: Megan Scott Shelburn

Print Title: DIVISIONAL COMMANDER

Date: 08/28/2025

Amendment Effective _____

ATTACHMENT A

SERVICE DEFINITIONS AND RATES

FISCAL YEAR: 2025

The Salvation Army

The Salvation Army			
Service Description	Not to Exceed	Unit of Service	Rate
Food Pantry	\$18,000.00	1 Client Contact	\$149.42
Food Pantry Local Option	\$2,000.00	1 Client Contact	\$149.42
Disaster Services	\$4,000.00	1 Staff Hour	\$423.30
Emergency Shelter-Hotel Vouchers	\$100,000.00	1 24 Hour Period of Shelter and Food	\$105.75
Emergency Assistance-Vehicle Maintenance	\$2,000.00	1 Client Contact	\$301.85

MINUTES TO AUTHORIZE PRELEVY

437782-12

Nevada, Iowa

March 4, 2025

The Board of Supervisors of Story County, Iowa, met on March 4, 2025, at 10 o'clock a.m., at the Story County Administration Building, Nevada, Iowa. The Chairperson presided and the roll was called showing the following Supervisors present and absent:

Present: Heddens, Murken

Absent: Faisal

After due consideration and discussion, Supervisor MURKEN introduced the resolution next hereinafter set out and moved its adoption, seconded by Supervisor HEDDENS. The Chairperson put the question upon the adoption of said resolution, and the roll being called, the following Supervisors voted:

Ayes: Murken, Heddens

Nays: Ø

Whereupon, the Chairperson declared the resolution duly adopted as hereinafter set out.

••••

At the conclusion of the meeting, and upon motion and vote, the Board adjourned.

[Signature]
Chairperson, Board of Supervisors

Attest:

[Signature]
County Auditor

RESOLUTION NO. 25-72

Resolution providing for the levy of taxes to pay principal of and interest on General Obligation County Conservation Bonds

WHEREAS, the Story County Conservation Board has petitioned the Board of Supervisors (the "Board") of Story County, Iowa (the "County") to call an election on the proposal to enter into one or more loan agreements (the "Loan Agreements") and issue its general obligation bonds thereunder in an amount not exceeding \$25,000,000 for the purposes of (i) improving and protecting the water quality of rivers, lakes, and streams and reducing flooding; (ii) acquiring and developing land for public parks and wildlife areas; and (iii) constructing and improving trails and conservation facilities; and

WHEREAS, pursuant to Sections 331.402, 331.442 and 39.2(4)(d) of the Code of Iowa, before the County may enter into one or more loan agreements and issue its bonds for such purposes, the County must hold a special election upon such proposition on the first Tuesday after the first Monday in November, and receive a favorable vote from at least 60% of the total votes cast at such special election; and

WHEREAS, upon order of the Board, the County has held an election on the proposal to enter into the Loan Agreements on November 5, 2024 with more than 77% of the votes cast having been in favor of said proposal; and

WHEREAS, the County intends to use \$5,000,000 of its authority with respect to the Loan Agreements to enter into an initial Loan Agreement (the "Initial Loan Agreement") and to issue General Obligation County Conservation Bonds, Series 2025 or 2026 (the "Bonds") in evidence of its obligations thereunder; and

WHEREAS, the County anticipates that principal and/or interest will come due on the Bonds before July 1, 2026; and

WHEREAS, it is now necessary to make provision for the levy of a debt service property tax in the 2025-2026 fiscal year for the payment of such anticipated principal and interest; and

WHEREAS, the County shall reserve its remaining authority to borrow in the maximum principal amount of \$20,000,000, to enter into additional Loan Agreements in the future; and

NOW, THEREFORE, Be It Resolved by the Board of Supervisors of Story County, Iowa, as follows:

Section 1. The Board hereby determines to enter into the Initial Loan Agreement in the future and orders that the Bonds be issued at such time, in evidence thereof.

Section 2. For the purpose of providing for the levy and collection of a direct annual tax sufficient to pay the principal of and interest on the Bonds as the same become due, there is hereby ordered levied on all the taxable property in the County the following direct annual tax:

For collection in the fiscal year beginning July 1, 2025,
sufficient to produce the net annual sum of \$523,200.

provided, however, that at the time the Bonds are issued, the actual tax levy amounts required to pay the principal of and interest on the Bonds in each year shall be determined based upon the interest rate or rates at which the Bonds are issued, and this resolution shall be supplemented by a resolution of the Board of Supervisors to provide for such actual and necessary tax levy amounts.

Section 3. A certified copy of this resolution shall be filed with the County Auditor, and the County Auditor is hereby instructed to enter for collection and assess the tax hereby authorized. When annually entering such taxes for collection, the County Auditor shall include the same as a part of the tax levy for Debt Service Fund purposes of the County and when collected, the proceeds of the taxes shall be converted into the Debt Service Fund of the County and set aside therein as a special account to be used solely and only for the payment of the principal of and interest on the Bonds hereby authorized and for no other purpose whatsoever.

Section 4. All resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved March 4, 2025.



Chairperson, Board of Supervisors

Attest: 

County Auditor

ATTESTATION CERTIFICATE

STATE OF IOWA

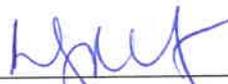
SS:

COUNTY OF STORY

I, the undersigned, County Auditor of Story County, do hereby certify that as such I have in my possession or have access to the complete records of the County and of its Board and officers and that I have carefully compared the transcript hereto attached with those corporate records and that the transcript hereto attached is a true, correct and complete copy of all the records relating to the authorization of a debt service property tax levy for the payment of principal and interest on certain General Obligation County Conservation Bonds in evidence of the County's obligation under an Initial Loan Agreement, and the authorization of a debt service property tax levy for the payment of principal and interest thereunder, and that the transcript hereto attached contains a true, correct and complete statement of all the measures adopted and proceedings, acts and things had, done and performed up to the present time with respect thereto

I further certify that, as of the date of this certification, no appeal has been taken to the District Court from the decision of the Board of Supervisors to enter into the Loan Agreements or to issue the Bonds.

WITNESS MY HAND this 4th day of MARCH, 2025.



County Auditor

COUNTY FILING CERTIFICATE

STATE OF IOWA

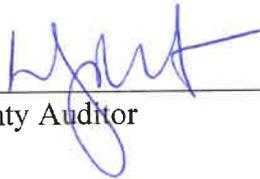
SS:

COUNTY OF STORY

I, the undersigned, County Auditor of Story County, in the State of Iowa, do hereby certify that on the 4th day of MARCH, 2025, I filed in this office a certified copy of a resolution of the County shown to have been adopted by the Board of Supervisors on March 4, 2025, entitled: "Resolution providing for the levy of taxes to pay principal of and interest on General Obligation County Conservation Bonds" and that I have duly placed the copy of the resolution on file in my records.

I further certify that the taxes provided for in that resolution will in due time, manner and season be entered on the State and County tax lists of this County for collection in the fiscal year beginning July 1, 2025, as provided in the resolution.

WITNESS MY HAND this 4th day of MARCH, 2025.



County Auditor

DO NOT WRITE IN THE SPACE ABOVE, RESERVED FOR RECORDER

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

Please return to:
Planning & Development

**STORY COUNTY IOWA
RESOLUTION OF THE BOARD OF SUPERVISORS
RESOLUTION NUMBER 25-71**

WHEREAS, there has been submitted to the Board of Supervisors of Story County, Iowa, an application to subdivide real estate from Bob Gibson, Civil Design Advantage, 4121 NW Urbandale Drive, Urbandale, IA 50322, involving real estate located Franklin Township (Sections 13 and 24, Township 84, Range 24), identified as Lots 1 and 4 of Dayton Ridge, Plat 1 in the NE of the NE in Section 24 of Franklin Township, and Parcel J in the SE of the SE of Section 13 and the NE of the NE of Section 24 in Franklin Township and as Parcels 05-24-200-250, 05-24-200-240, and 05-13-400-470, and

WHEREAS, Jeffrey L. and Mary L. Gibbons, 2305 Dayton Ridge Road, Ames, Iowa, and Connie J. Prohaska Underwood Revocable Trust, PO Box 2436, Ames, Iowa, are the legal titleholders of said real estate, and

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

WHEREAS, the Story County Planning and Zoning Commission recommended approval (vote 4-0) of the Major Subdivision Preliminary Plat – Dayton Ridge Plat 2, on August 7, 2024, with eight conditions which have been satisfied,

WHEREAS, the Story County Planning and Development Department completed review and analysis of the Major Subdivision Preliminary Plat – Dayton Ridge Plat 2, and recommended approval of the proposed Major Subdivision Preliminary Plat – Dayton Ridge Plat 2, to the Board of Supervisors subject to the following condition of approval:

Prior to the final plat being scheduled for discussion, consideration, and action by the Story County Board of Supervisors, the legal description of the access easement on proposed Lot 4 shall be changed to reference Dayton Ridge Plat 2. The easement document shall be recorded with the final plat if approved by the Board of Supervisors, and

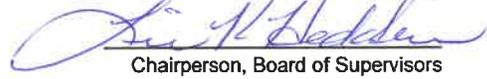
WHEREAS, Section 87.09.H of the *Code of Ordinances of Story County, Iowa*, states that "approval of a preliminary plat by the Board of Supervisors shall be valid for one year from the date of such approval; after which such approval shall be void; and the subdivider shall take no action requiring the precedent approval of a preliminary plat except upon application for and approval of an extension of such period of validity by the Board of Supervisors"

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 Major Subdivision Preliminary Plat – Dayton Ridge Plat 2, be approved with the condition noted above, and accepted.

NOW, THEREFORE, BE IT RESOLVED that Major Subdivision Preliminary Plat – Dayton Ridge Plat 2, involving real estate hereinafter described and shown on Attachment A being the same, is hereby approved with the condition noted above, and accepted and shall be valid for one year from the date of such approval 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 and shown on Attachment A shall hereinafter be known as Major Subdivision Preliminary Plat – Dayton Ridge Plat 2.

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 25-71 to be affixed to said Major Subdivision Preliminary Plat upon its approval by the Board of Supervisors.

Dated this 4th day of March, 2025.


Chairperson, Board of Supervisors

Attest:

County Auditor

<u>ROLL CALL</u>	<u>Latifah Faisal</u>	Yea ___	Nay ___	Absent ___
<u>FOR ALLOWANCE</u>	<u>Lisa Heddens</u>	Yea ___	Nay ___	Absent ___
	<u>Linda Murken</u>	Yea ___	Nay ___	Absent ___

ALLOWED BY VOTE
OF BOARD Yea ___ Nay ___ Absent ___


CHAIRPERSON Above tabulation made by _____

ATTACHMENT A

Staff Report

Board of Supervisors

Date of Meeting:
March 4, 2025

Case Number SUB24-000008

Major Subdivision, Preliminary Plat
Dayton Ridge, Plat 2

APPLICANT:

Bob Gibson
Civil Design Advantage
4121 NW Urbandale Drive
Urbandale, IA 50322

STAFF PROJECT MANAGER:

Andrea Wagner, Senior Planner

SUMMARY:

A major subdivision preliminary plat has been submitted for Lots 1 and 4 of Dayton Ridge, Plat 1 in the NE of the NE in Section 24 of Franklin Township, and Parcel J in the SE of the SE of Section 13 and the NE of the NE of Section 24 in Franklin Township. The proposed subdivision would create three additional development lots, for a total of six development lots and one street lot. Two of the development lots already have existing homes, and another is a replat of an existing development lot from Dayton Ridge, Plat 1.

During their August 7, 2024, meeting, the Planning and Zoning Commission voted (4-0) to recommend approval of the preliminary plat of Dayton Ridge, Plat 2, with conditions that needed to be satisfied before the preliminary plat would go to the Board of Supervisors for consideration.

Those conditions have now been satisfied.





Property Owners

Gibbons, Jeffrey L. and Mary L., 2305 Dayton Ridge Road, Ames

Underwood, Connie J. Prohaska, Revocable Trust, PO Box 2436, Ames

Parcel Identification Number(s)

05-24-200-250

05-24-200-240

05-13-400-470

Size of Area

20.76 gross acres

Location of Subdivision

Franklin Township (Sections 13 and 24, Township 84, Range 24)

Districts

R-1 Transitional Residential District

A-R Agricultural Residential District

Nevada School District

Gilbert Fire

Mary Greeley Ambulance

Keigley Branch—South Skunk River Watershed

Alliant Energy

Iowa Regional Utilities Association

Current and Future Land Use

The subject properties fall under R-1, Transitional Residential and A-R, Agricultural Residential zoning. Lot 1 of Dayton Ridge, Plat 1 is zoned R-1 and is buildable for a dwelling. Lot 4 of Dayton Ridge, Plat 1 is zoned R-1 and contains an existing dwelling and accessory structures. Parcel J is zoned A-R and also contains an existing dwelling and accessory structures.

Three (3) additional development lots and one street lot are being created through the proposed subdivision. In total, there will be six (6) development lots: two that contain existing dwellings on Lot 4 of Dayton Ridge, Plat 1 and Parcel J, one that is a replat of an existing, buildable lot, and three new lots that will be created from the northwestern side of Lot 4, Plat 1. The street lot will be created from Lots 1 and 4 of Dayton Ridge, Plat 1, as well as from Parcel J to the north.

All lots in the proposed major subdivision will be subject to land development regulations set forth for each applicable zoning district, and further divisions of the lots will require new subdivision plats.



Current Surrounding Land Use

Adjacent properties include:

North

Five (5) lots in the Country Estates Subdivision that are zoned A-R, Agricultural Residential and contain existing dwellings.

One (1) 2.45 net-acre parcel that is zoned A-1, Agricultural, and contains an existing dwelling.

East

A 7.35 net-acre parcel that is zoned A-1, Agricultural and contains a park owned by Story County Conservation.

A 10.67 net-acre parcel zoned A-1, Agricultural and contains a mobile home park.

A 1.17 net-acre parcel that is Lot 3 of Dayton Ridge Plat 1, zoned R-1, Transitional Residential, and contains an existing dwelling.

South

A 16.22 net-acre parcel zoned A-1, Agricultural and is in timber.

A 1.04 net-acre parcel that is Lot 2 of Dayton Ridge Plat 1, zoned R-1, Transitional Residential, and contains an existing dwelling.

West

A 1.78 net-acre parcel, zoned R-1, Transitional Residential, that contains an existing dwelling.

Review Process

Because the proposal is for a major subdivision, the County follows a two-part review process. First, the preliminary plat for the subdivision is brought forward for the Planning and Zoning Commission to make a recommendation on, and then the preliminary plat is voted on by the Board of Supervisors. Once the preliminary plat is approved, the applicant submits a final plat to be voted on by the Board of Supervisors. The applicant has one year from the approval of the preliminary plat to submit the final plat.

The City of Ames also has review authority for this subdivision because it is within two miles of city boundaries. At their September 24, 2024, meeting, the Ames City Council voted to grant a conditional waiver of their infrastructure standards for the preliminary plat, while still retaining



approval authority of the final plat after the Story County Board of Supervisors approves the preliminary plat.

Applicable Regulations – Story County Land Development Regulations

87.09 MAJOR SUBDIVISION PLAT

Detailed Submittal Requirements for Major Subdivision Preliminary Plat Review. The preliminary plat shall be signed by a licensed land surveyor. Any application for Major Preliminary Subdivision Plat review not containing all of the following information shall not be considered by the Board of Supervisors. Major subdivision preliminary plats must incorporate all general site planning standards outlined in Chapter 88, where applicable, including denoting protected areas on the subdivision plat in accordance with Environmental and Natural Resource Standards of 88.05.

A. *The following materials shall be shown on the face of the preliminary plat:*

- (1) Those requirements for subdivision plats pursuant to Section 354.6 and 355.8 of the Code of Iowa.*
- (2) The type of subdivision and the title under which the proposed subdivision is to be recorded, with the name and address of the proprietor(s); also arrow indicating the northern direction, scale, date, and the name and address of surveyor.*
- (3) The complete legal description of the property to be platted, including descriptive boundaries of the subdivision.*
- (4) All proposed and remaining easements located on the land to be divided, including (but not limited to) conservation easements, access easements, and septic and well easements.*
- (5) All dimensions, both linear and angular, necessary for locating boundaries of the subdivided area, or of the lots, existing streets and alleys, easements, and building setbacks, and any other similar public or private uses. The linear dimensions shall be expressed in feet and decimals of a foot.*
- (6) Radii, arc, and chords, points of tangency, central angles for all curvilinear streets and radii for rounded corners.*
- (7) All lot lines, lot numbers and building lines in accordance with the applicable zone district requirements.*
- (8) The location of property lines and all such surface features as buildings, railroads, utilities, watercourses and similar items affecting the development. Also, the location and size of such sub-surface features such as existing or nearest available storm and sanitary sewers, water mains, culverts, gas mains, above and below ground electric transmission lines or cables, and drain tiles.*



- (9) *The location of all structures and setbacks thereof from each proposed lot line, public easement or right-of-way, and the location of existing wells and septic systems and setbacks thereof from existing structures.*
- (10) *All existing adjacent subdivisions and tract lines of acreage parcels together with the names of record owners of parcels of land immediately adjoining the proposed subdivision.*
- (11) *The name, location, width, and dimensions of all existing roads.*
- (12) *The name, location, width, and dimensions of all streets proposed to be dedicated for public or private use.*
- (13) *The districts in which the land to be subdivided is located including, but not limited to drainage districts, emergency services districts (ambulance and fire), school districts, and zoning districts, utility districts, and watershed districts.*
- (14) *Established boundaries of the one percent Special Flood Hazard Area (if the property contains any areas wherein a detailed study was completed by FEMA or other entity, the Floodway and Floodway Fringe boundaries shall be depicted.)*
- (15) *Existing rural 911 addresses.*
 - a. *Existing rural 911 addresses shall be shown on the plat unless it is determined by the Planning and Development Department that a new address would better be in accordance with Chapter 32.*
 - b. *The plat shall contain the following notation: "All new lots shall require a 911 address for inhabited structures, including residences and businesses, telecommunications towers and facilities, and for any public assembly area including open-air, outdoor activities. 911 addresses shall be assigned by Story County at the request of the property owner."*
- (16) *Existing contour intervals of not more than five feet, provided, however, that a minimum of two contours shall be shown on any plat. Contour intervals of less than five feet may be required at the County Engineer's discretion. This requirement may be waived if determined not applicable by the Interagency Review Team at the conceptual review meeting.*
- (17) *The location of any critical natural resource areas in accordance with Chapter 88.05, the limits of protection areas for those resources, and the amount of impact to the resources from the development, if impact is allowed per Chapter 88.05.*

B. Copies of the following materials:

- (1) *Any protective covenants or restrictions to be imposed upon the plat shall be submitted for approval.*
- (2) *Plan and profiles shall be submitted of all streets and alleys, 100 feet horizontal scale and 10 feet vertical scale recommended. Profiles shall show location, size and*



grade of all conduits, sewers, pipelines, and other improvements to be placed under streets and alleys. Profiles of east and west streets shall be drawn so that the west end of the profile shall be at the left side of the drawing and profiles of north and south streets shall be drawn so that the south end of the profile shall be at the left side of the drawing.

- (3) Letter of Financial Security, if applicable;*
- (4) Written and signed statements of the appropriate officials of the availability of water, gas, and electricity to the proposed subdivision.*
- (5) Letter of acknowledgement from the applicable fire chief.*
- (6) Other submittal requirements as defined by the Planning and Development Department.*

Conditions of Approval

Staff reviewed the subdivision for conformance with these requirements and standards and found that most were met, but there were outstanding issues with the preliminary plat that staff felt necessitated the Planning and Zoning Commission recommending conditional approval. These issues and conditions were laid out to the Commission as follows, and staff has noted how each condition has been remedied since the August 7, 2024, Commission meeting:

1. The preliminary plat does not contain all of Parcel J or Lot 1 of Dayton Ridge, Plat 1. Including these parcels/lots in their entirety is required because both of them are being divided for the purpose of creating the street lot. **Staff is recommending a condition that the preliminary plat not move forward to the Board of Supervisors until this is corrected. Parcel J and Lot 1 of Dayton Ridge, Plat 1 are both now shown on the plat. Condition has been satisfied.**
2. Per 88.03: A development envelope will be shown on the site plan or the preliminary and/or final plat for each lot that contains significant, natural slopes to show the area where a dwelling or other proposed development may be sited. When the development envelope includes slopes greater than or equal to 15%, or includes an area within a buffer of two (2) feet for every one (1) foot of vertical rise measured from the toe or summit of a significant slope, a geotechnical analysis shall be required, and shall be submitted with the site plan or preliminary plat. **The geotechnical analysis has not yet been submitted. Staff is recommending a condition that the preliminary plat not move forward to the Board of Supervisors until this is submitted. The Geotechnical analysis has been submitted and shall be recorded with the final plat. Condition has been satisfied.**
3. Per 88.04, easements serving two or more dwellings must be a minimum of 50-feet in width. The easement shown on the plat is only 30-feet wide. **Staff is recommending a condition that this shall be corrected prior to the preliminary plat moving forward to**



the Board of Supervisors. The applicant and a neighboring property owner on the north side of Dayton Parkway have each provided 30-foot wide access easements, equating to a 60-foot wide easement in total. Condition has been satisfied.

4. The plat refers to “building envelopes.” To be in complete conformance with Chapter 88, this will need to be changed to “development envelopes.” Additionally, note #11 on sheet two (2) of the plat explains that a geotechnical analysis is required. Since this analysis is required to be submitted with the preliminary plat, staff is recommending the following language instead: “A geotechnical analysis has been recorded with this subdivision plat. Lot owners shall consult this analysis prior to developing the lots.” **Staff is recommending a condition that these items be changed prior to the preliminary plat moving forward to the Board of Supervisors. These items have been changed. Condition has been satisfied.**
5. The existing rural 911 addresses for Lot 4 of Dayton Ridge Plat 1 and Parcel J are not shown on the plat. **Staff is recommending a condition that these be added prior to the preliminary plat moving forward to the Board of Supervisors. The addresses have been added. Condition has been satisfied.**
6. In accordance with 88.05, a Phase 1 archaeological survey will be underway later this month. **Staff is recommending a condition that all archaeological surveys deemed necessary by the Office of the State Archaeologist (OSA) be completed prior to the final plat being brought forward to the Board of Supervisors. All archaeological surveys deemed necessary by the OSA have been completed. Condition has been satisfied.**
7. The maintenance agreement for Dayton Parkway that was included in the submittal refers to Dayton Parkway multiple times as a private road. Dayton Parkway must be dedicated to the public, but privately maintained. To clarify this, **staff is recommending a condition of approval that the references to Dayton Parkway being a private road are removed from the maintenance agreement prior to the preliminary plat being brought forward to the Board of Supervisors. The maintenance agreement has been revised and removes mentions of a “private road.” Condition has been satisfied.**
8. The maintenance agreement for Dayton Parkway does not include information on which lots or parcels are being served by it and which lot or parcel owners are expected to pay into a maintenance fund. **Staff is recommending a condition of approval that the maintenance agreement be revised to indicate under section three (3) which properties are served by Dayton Parkway and subject to the terms of the covenant prior to the preliminary plat being brought forward to the Board of Supervisors. The maintenance agreement has been revised and clarifies which lot owners are responsible for maintenance. Condition has been satisfied.**



Comments on the Critical Natural Resource Areas and Alternative Compliance Request

Story County Conservation completed a site visit of the property in December 2023 and June 2024. Based on a report from an arborist hired by Jeff Gibbons, as well as County Conservation's site visits, the presence of oak savanna was ruled out. Based on site visits and aerial imagery, tree removal is not anticipated to meet the threshold for mitigation (5 acres of removal or 15% of the total treed area of the subdivision, whichever is less). The three new development lots that are proposed are not heavily wooded, and the area where the cul-de-sac is proposed is already developed with a gravel pad and structures. In total, the development envelopes are approximately 0.66 acres in size.

A Phase 1 archaeological survey has been completed, and no other surveys are deemed necessary by the Office of the State Archaeologist (OSA).

Per 88.03, flag lots are discouraged. Proposed Lot 4 of Dayton Ridge Plat 2 is considered a flag lot. Staff asked the applicant to submit an alternative compliance request to be considered by the Board of Supervisors. The alternative compliance request is posted to the agenda and included below. Staff supports the alternative compliance request based on the points the applicant provided:

"Chapter 88.03.5 discourages (but does not prohibit) flag lots. We request this consideration of alternative compliance because:

- Extending the cul-de-sac bulb westward to eliminate a flag lot would impact more mature and desirable trees and also reduce the buildable area of both Lots 3 and 4.
- An access easement serving the Pehl property exists along the north property line which will be contained within the 'flag pole' of Lot 4. The Pehl property and lot 4 will share access to the cul-de-sac bulb of Dayton Parkway."

Letter of Credit and Warranty Bond

The applicant has stated that one of the developers of the subdivision—Jeff Gibbons—will pave Dayton Parkway prior to final plat approval, thereby not necessitating a letter of credit to be submitted to the County. However, a warranty bond for the street improvements will be required, and they intend to submit that prior to final plat approval.

Commentary

The following comments are part of the official record of the proposed Major Subdivision Preliminary Plat – **Dayton Ridge Plat 2, Case No. SUB24-000008**. If necessary, conditions of approval may be formulated based on these comments.

Comments from the Interagency Review Team

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



Story County Auditor

1. All Auditor's Office comments have been addressed with revisions to the plat.

Story County Engineer

1. Reviewed updated street plan and fine with how it is shown. In conversation with Planning and Development staff, the applicant is allowed to leave the portion of Dayton Parkway that is in the Dayton Avenue road right-of-way as gravel.

Story County Environmental Health

1. Due to topography of the lots alternative treatment systems will likely be required for residences on these lots if soil based cannot be installed. Disinfection and sampling may be required.

Story County Planning and Development

The only remaining comment from Planning and Development is that the legal description for the access easement being provided across a portion of proposed Lot 4 will need to be updated so that it references Lot 4 of Dayton Ridge Plat 2. At present it references Plat 1, and the property owner has had it recorded this way. However, because Dayton Ridge Plat 2 has not been through the final plat approval process or recorded, the access easement that was recorded was indexed under "No Property."

Planning and Development staff recommend a condition of approval that the legal description of the access easement over a portion of proposed Lot 4 be revised to reference Dayton Ridge Plat 2 and that the easement document be re-recorded with the final plat.

Comments from the General Public

Notification letters were mailed to surrounding property owners within a ¼ mile of the subject property regarding the public meeting on the subdivision request on February 24, 2025.

No comments have been received as of the writing of this report.

Comments from Cities within Two Miles

As previously mentioned, the Ames City Council voted to approve a waiver of their review and infrastructure standards on the preliminary plat. Ames will, however, have review authority of the final plat, and will need to take action on the final plat before it is brought to the Board of Supervisors.

Analysis

Points to consider in evaluating the applicant's request to divide property through the Major Subdivision Plat process to replat two lots in Dayton Ridge Plat 1 and Parcel J in Franklin Township:



1. Any additional divisions of the lots within the subdivision will require another subdivision plat to be reviewed by the Planning and Zoning Commission and Board of Supervisors.
2. **Staff is recommending a condition of approval that the legal description of the access easement across proposed Lot 4 be updated to refer to Dayton Ridge Plat 2 and that said easement be re-recorded with the final plat.**
3. The standards of 88.05 for critical natural resource areas, as well as for protecting significant slopes per 88.03, have been addressed by the property owner/developer.

Recommended Conditions of Approval

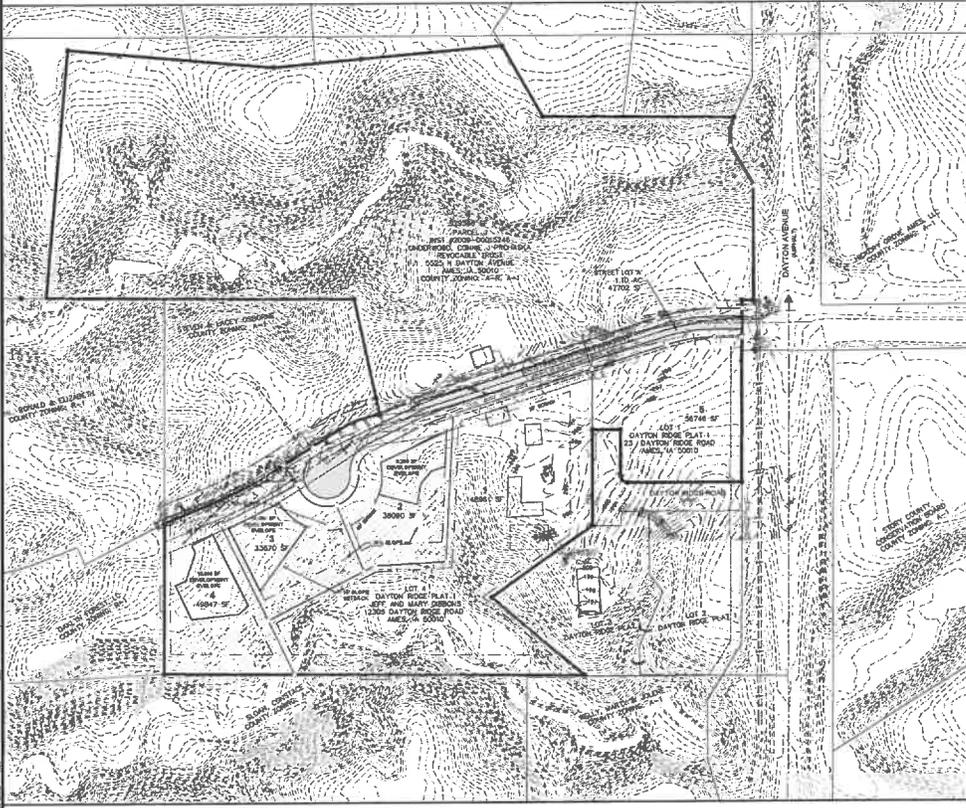
1. Prior to the final plat being scheduled for discussion, consideration, and action by the Story County Board of Supervisors, the legal description of the access easement on proposed Lot 4 shall be changed to reference Dayton Ridge Plat 2. The easement document shall be recorded with the final plat if approved by the Board of Supervisors.

Alternatives

The Story County Planning and Zoning Commission recommended conditional approval of Dayton Ridge Plat 2 (4-0) during their August 7, 2024, meeting. All conditions placed on the preliminary plat by the Commission have been satisfied. Staff are now recommending the Board approve the preliminary plat of Dayton Ridge Plat 2 with one condition as presented in this staff report, pertaining to the access easement over proposed Lot 4.

1. The Story County Board of Supervisors approve the major subdivision preliminary plat—Dayton Ridge Plat 2 as submitted.
2. **The Story County Board of Supervisors approves the major subdivision preliminary plat—Dayton Ridge Plat 2, with one condition as presented in the staff report, and also approves the alternative compliance request.**
3. The Story County Board of Supervisors denies the major subdivision preliminary plat—Dayton Ridge Plat 2 as submitted.
4. The Story County Board of Supervisors tables the decision on the major subdivision preliminary plat—Dayton Ridge Plat 2, and directs the applicant to address specific areas for additional information, review and/or modifications, and to work with staff to place the preliminary plat back on the Board's agenda.

MAJOR PRELIMINARY PLAT FOR: DAYTON RIDGE PLAT 2 STORY COUNTY, IOWA



NOTES:

1. ALL NEW LOTS SHALL REQUIRE AN 8TH ADDRESS FOR IMBUILT STRUCTURES, INCLUDING RESIDENCES AND BUSINESS. THE PUBLIC WORKS TOWER USE FACILITY, TOWER FOR ANY RADIO ACCESSORY AREA INCLUDING CELL AIR, OR FLOOR ACTIVITIES, 8TH ADDRESSES SHALL BE ASSIGNED BY STORY COUNTY AT THE REQUEST OF THE PROPERTY OWNER.
2. SCHOOL DISTRICT - NEVADA PUBLIC SCHOOLS
3. FIRE DEPARTMENT - MARY PRELLEY MEDICAL CENTER
4. THE ZONING - RESIDENTIAL R-1
5. WATERSHED - HOGLEY BRANCH-SOUTH BUNKER RIVER
6. WATER PROVIDED BY IOWA REGIONAL UTILITIES ASSOCIATION
7. ELECTRIC AND GAS PROVIDED BY ALLIANT ENERGY
8. STREET LOT 1 WILL BE DEDICATED TO STORY COUNTY FOR PRIVATE STREET PURPOSES. THE ROAD SURFACE WILL BE ASPHALT, PROPOSED NAME: DAYTON PARKWAY.
9. INDIVIDUAL EROSION CONTROL PLANS WILL BE REQUIRED WITH EACH INDIVIDUAL LOT ZONING PERMIT.
10. INDIVIDUAL STORM WATER MANAGEMENT PLANS SHALL BE SUBMITTED WITH EACH INDIVIDUAL ZONING PERMIT. METHODS OF STORM WATER MANAGEMENT SHALL INCLUDE A COMBINATION OF RESIDENTIAL SCALE BMP'S SUCH AS, BUT NOT LIMITED TO, RAIN BARRELS AND RAIN GARDENS.
11. FOR LOTS THAT HAVE A PORTION OF THEIR DEVELOPMENT ENVELOPES WITH A 1% OR GREATER SLOPE, A GEOTECHNICAL ANALYSIS WILL BE REQUIRED WITH THE FINAL PLAT. LOT OWNERS SHALL CONDUCT THIS ANALYSIS PRIOR TO DEVELOPING THE LOTS.

DEVELOPMENT ENVELOPE DESCRIPTIONS:

LOT 1 DEVELOPMENT ENVELOPE:
A PART OF LOT 4, DAYTON RIDGE PLAT 1, AN OFFICIAL PLAT IN STORY COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 07°07'00" EAST ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 134.24 FEET; THENCE SOUTH 80°00'00" WEST, 254.85 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02°37'00" WEST, 61.24 FEET; THENCE SOUTH 70°30'30" WEST, 26.43 FEET; THENCE SOUTH 41°00'17" WEST, 28.38 FEET; THENCE SOUTH 09°14'41" WEST, 28.84 FEET; THENCE NORTH 79°14'40" WEST, 86.08 FEET; THENCE NORTHEASTLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 84.83 FEET, WHOSE ARC LENGTH IS 64.73 FEET AND WHOSE CHORD BEARS NORTH 03°03'30" EAST, 58.88 FEET; THENCE NORTH 84°58'48" EAST, 127.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.19 ACRES (8,303 SQUARE FEET).

LOT 2 DEVELOPMENT ENVELOPE:

A PART OF LOT 4, DAYTON RIDGE PLAT 1, AN OFFICIAL PLAT IN STORY COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

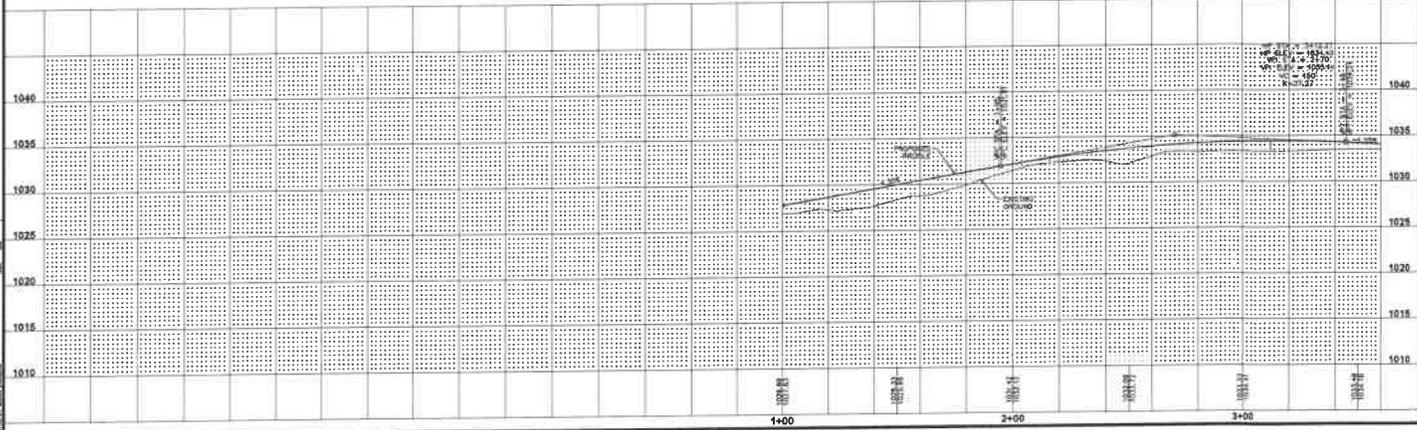
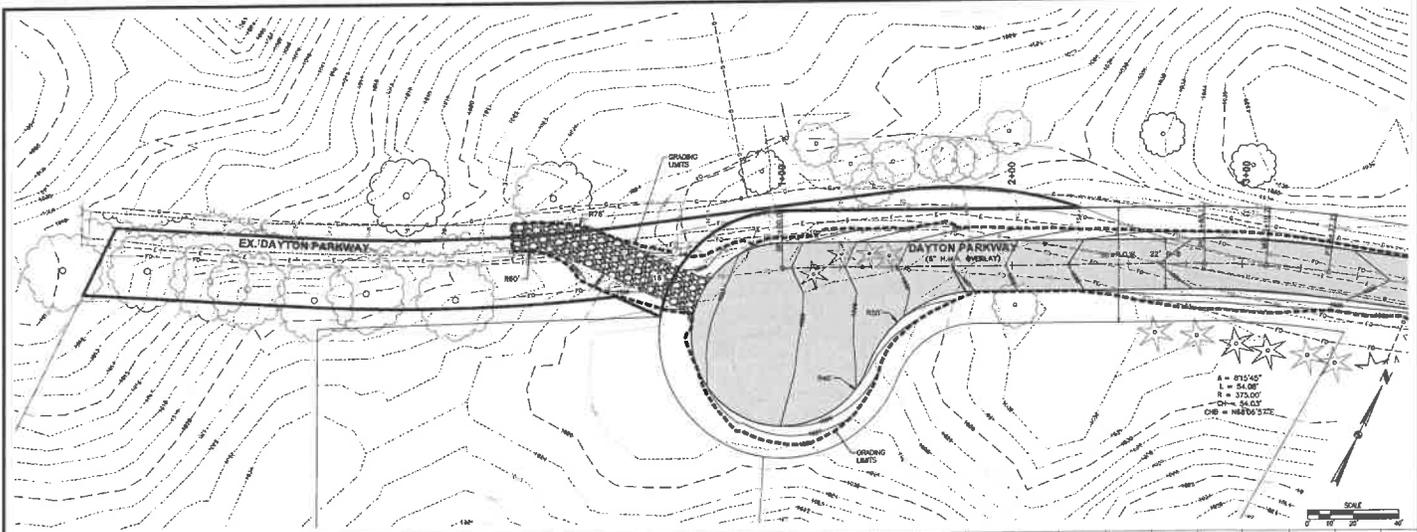
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 03°01'14" WEST ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 8.85 FEET; THENCE SOUTH 88°51'40" EAST, 112.85 FEET TO THE POINT OF BEGINNING; THENCE NORTH 62°54'30" EAST, 87.48 FEET; THENCE SOUTHEASTLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 83.30 FEET, WHOSE ARC LENGTH IS 84.83 FEET AND WHOSE CHORD BEARS SOUTH 48°44'00" EAST, 63.58 FEET; THENCE SOUTH 30°00'00" WEST, 136.69 FEET; THENCE NORTH 22°48'41" WEST, 121.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.23 ACRES (10,088 SQUARE FEET).

LOT 3 DEVELOPMENT ENVELOPE:

A PART OF LOT 4, DAYTON RIDGE PLAT 1, AN OFFICIAL PLAT IN STORY COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 03°01'14" WEST ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 108.11 FEET; THENCE SOUTH 88°51'40" EAST, 181.41 FEET TO THE POINT OF BEGINNING; THENCE NORTH 84°12'18" EAST, 20.57 FEET; THENCE NORTH 19°48'30" EAST, 0.86 FEET; THENCE NORTH 22°48'41" WEST, 14.86 FEET; THENCE NORTH 84°12'18" EAST, 41.74 FEET; THENCE SOUTH 20°00'00" EAST, 136.23 FEET; THENCE SOUTH 47°06'59" WEST, 21.69 FEET; THENCE SOUTH 82°41'19" WEST, 82.43 FEET; THENCE NORTH 22°48'41" WEST, 65.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.25 ACRES (10,968 SQUARE FEET).

4TH AVENUE, LEWIS & CLARK
 DES MOINES, IOWA 50319
 PHONE: (515) 365-4400 FAX: (515) 365-4410
 CIVIL DESIGN ADVANTAGE ENGINEERS
 DAYTON RIDGE PLAT 2
 MAJOR PRELIMINARY PLAT
 STORY COUNTY, IOWA
 2/2/21



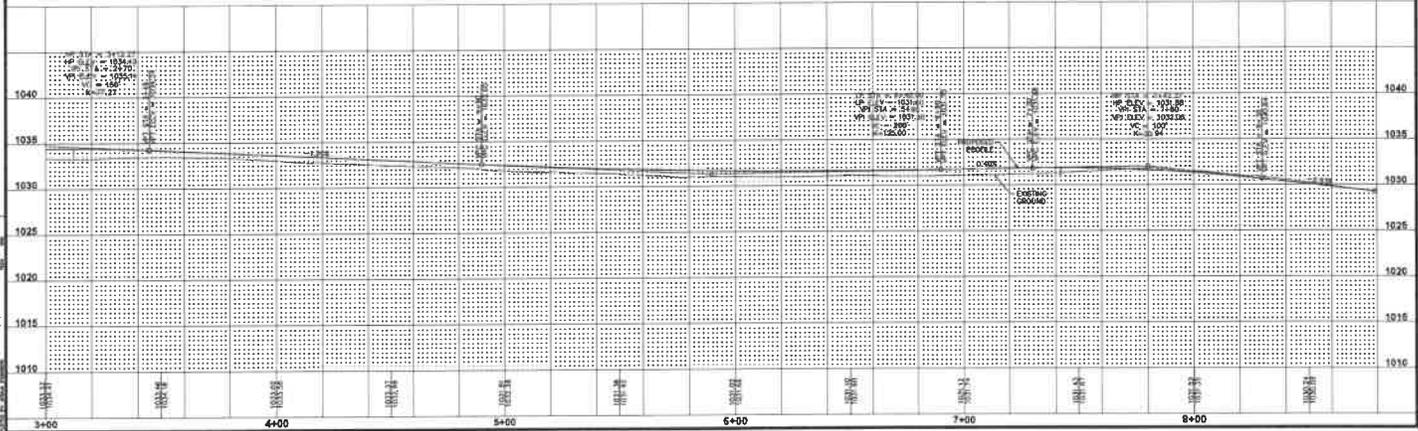
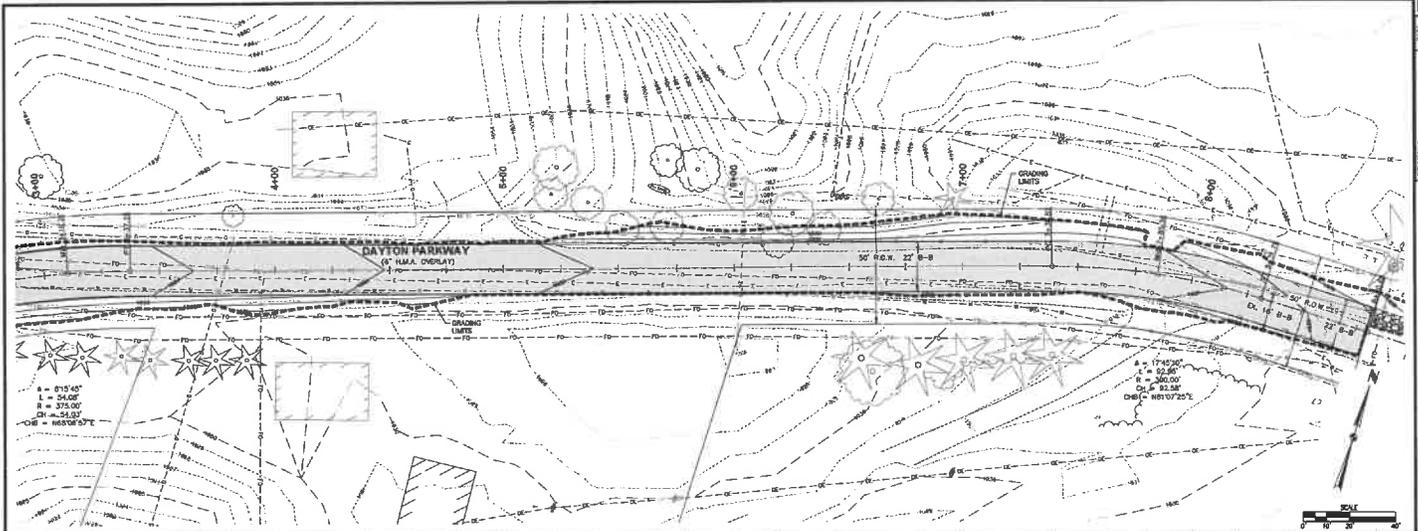
417 N.W. BRANSALE DRIVE
 BRANSALE, IA 50322
 PHONE: (515) 398-4400

CIVIL DESIGN ADVANTAGE ENGINEER
 STORY COUNTY, IOWA

DAYTON PARK PLAT 2
 PLAN AND PROFILE

1 / 3
 2306 3-15

EX-000002
 PREPARED
 TECH. JOB



REVISIONS

4121 NW URBANDALE DRIVE
URBANDALE, IA 50222
PHONE: 619 388-4460

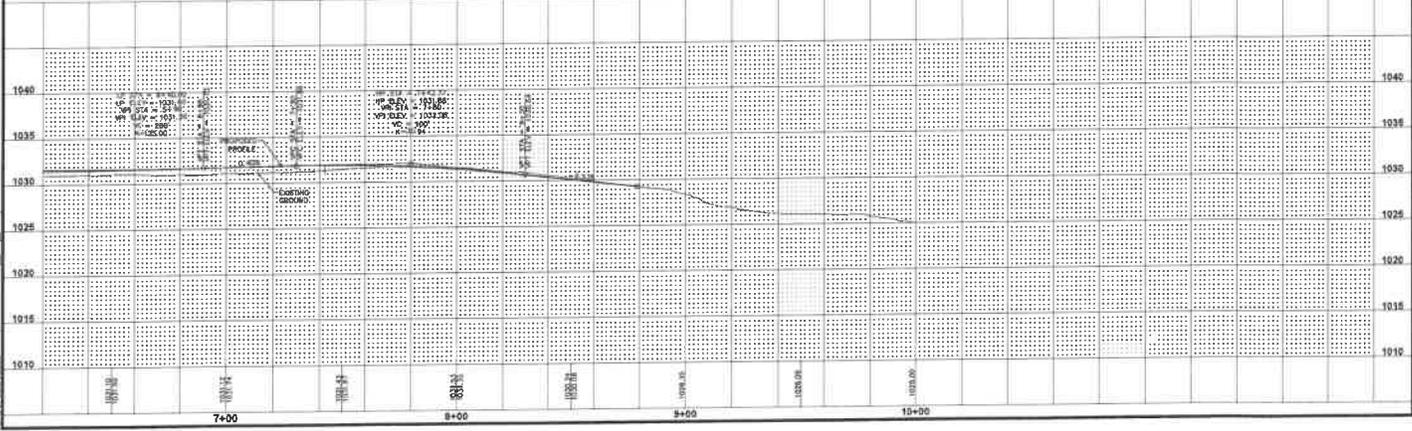
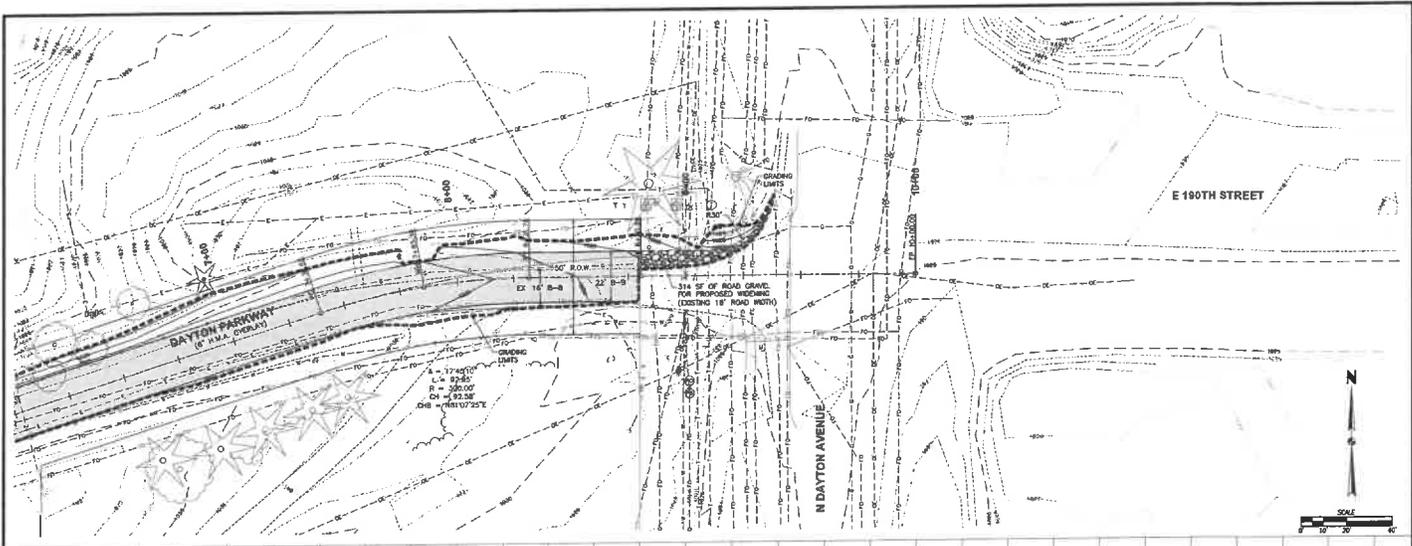
TECK JDS

ENGINEER

EA
CIVIL DESIGN ADVANTAGE

DAYTON PARK PLAT 2
PLAN AND PROFILE

2
3



DATE:	11/11/2011
SCALE:	AS SHOWN
PROJECT:	DAYTON PARKWAY
CLIENT:	DAYTON PARKWAY
DESIGNER:	EA
ENGINEER:	TECH. JDS
PROJECT NO.:	3305.211
DATE:	11/11/2011

4121 MURBANDALE DRIVE
URBANDALE, LA 70322
PHONE: (510) 388-4400

EA
CIVIL DESIGN ADVANTAGE

DAYTON PARK PLAT 2
PLAN AND PROFILE

3 / 3

3305.211

Space above for recording data

Prepared By: Timothy L. Gartin, Att'y at Law, 409 Duff, Ames, IA 50010 515-232-2501

Return Document To: Timothy L. Gartin, Att'y at Law, 409 Duff, Ames, IA 50010

Dayton Parkway Maintenance Agreement

THIS AGREEMENT is made _____ 2025, between the owners named below of Dayton Ridge Plat 2 Story County Iowa, Lots 2, 3, 4 and 5

1. Ownership of real estate.

Jeffrey L and Mary L Gibbons are the Owners and developers of real estate located in Story County, and described as:

Lots 2, 3, 4 and 5, Dayton Ridge Plat 2, Story County, Iowa.

At such time as the lots are sold, the new owners will be added to this section of the Dayton Parkway Maintenance Agreement.

2. Dayton Parkway. A street known as Dayton Parkway was dedicated to Story County, Iowa, by an instrument filed _____, 2025 as Inst. No. 2 _____ of the county records, and as shown on the attached Exhibit A.

3. Maintenance. Dayton Parkway shall be maintained, repaired and replaced by the Owners as provided in this section and agree to share equally the costs and expenses of doing so. Maintenance, repair and replacement shall include filling of chuckholes, resurfacing, sweeping and removal of snow and debris. No maintenance or repair costing more than \$500 shall be done

without the written agreement of the parties. It shall be the Owners' responsibility to arrange for and superintend any maintenance, repair or replacement. Owners shall not be reimbursed for their time in so doing. In the event Owners fail to perform such duties expeditiously, any of the Owners may perform them.

4. Settlement of disputes. In the event of any dispute arising under this Agreement as to whether the work complies with the plans and specifications, or whether payment is properly due, and the same is not settled within ten days, then either party may request that the dispute be submitted to arbitration. Each party shall promptly choose an arbitrator within 3 days of the request, and the two arbitrators shall choose a third. The parties shall present their dispute to the arbitrators and shall abide by their decision, which need only be a majority decision. The terms of the arbitration procedure shall be as follows:

a. Payment of Arbitrators. Each party shall pay the party's own arbitrator according to whatever agreement may be reached between the party and its arbitrator. The parties shall each pay one-half the fee of the third arbitrator. The parties shall each pay one-half of the third arbitrator's reasonable necessary expenses such as long distance calls, copying, meals, and secretarial expense. Any party not paying its portion of the fee and expenses within 10 days of notice of the amount from the arbitrators shall have judgment rendered against them for their share by the District Court.

b. Powers of Arbitrators. The arbitrators, acting as a panel, are hereby given the discretionary power to make and issue orders which are deemed appropriate or expedient. The parties agree to obey the orders and to follow and comply the final award made by the arbitrators. The parties further agree that the arbitration shall be governed by Chapter 679A, Code of Iowa, as modified by this Agreement.

c. Memoranda of Law. Each party's attorney may present to the arbitrators a Memorandum of Law outlining the legal issues and case law involved in the arbitration proceedings. The Memorandum of Law shall be mailed to the other party's attorney at least 10 days prior to the first arbitration hearing. Each attorney shall then have until 5 days prior to the first arbitration hearing to prepare a supplemental Memorandum of Law. All initial Memoranda and supplemental Memoranda shall then be submitted to each of the arbitrators and the other attorney no later than the date of the first arbitration hearing.

d. Presence of Attorneys, Others, Record of Hearings. The parties agree that neither shall have an attorney present at the arbitration hearings. A tape recorded record shall be made of the hearings. It shall be discretionary with the arbitrators to determine whether persons other than the parties shall be allowed to attend a hearing for any purpose other than being a witness. It is agreed by the parties that no appeal of the arbitrators award shall be made on the ground that substantial evidence on the record as a whole does not support the award. This shall not prevent an appeal made on the basis that the award (a) assumes facts not presented at a hearing or (b) is based on findings which are contrary to the facts presented at a hearing.

e. Pre-Hearing Conference. The arbitrators may elect to have a pre-hearing conference for the purpose of exchanging information and documents, and for the purpose of stipulating any matters which may expedite the arbitration process. The arbitrators may issue

Space above for recording data

Prepared By: Timothy L. Gartin, Att'y at Law, 409 Duff, Ames, IA 50010 515-232-2501
Return Document To: Jeffrey L. Gibbons, 2305 Dayton Ridge Rd, Ames, IA 50010

Driveway Easement

THIS AGREEMENT is made _____, 2025, between Jeffrey L. Gibbons and Mary L. Gibbons, a married couple, who address is 2305 Dayton Rd., Ames, IA 50010 (Grantors) and Ronald D. Pehl and Elizabeth Pehl, as Co-Trustees of the Ronald D. Pehl Revocable Trust Established May 27, 2014, and Elizabeth Pehl and Ronald D. Pehl, as Co-Trustees of the Elizabeth Pehl Revocable Trust Established May 27, 2014, currently of 2017 Dayton Parkway, Ames, IA 50010 (Grantees).

1. Ownership of real estate.

- a. Grantors are the owners of real estate located in Story County, and described as:
Lots 3 and 4, Dayton Ridge Plat 2, Story County, Iowa.
- b. Grantees are the owners of real estate located in Story County, and described as:

A parcel of land in the NE ¼ of Section 24, Township 84 North, Range 24 West of the Fifth P.M., Story County, Iowa, described as follows: Commencing at the NE Corner of said Section 24; thence South 89°56'58" West 1,086.30 feet along the North line of said Section 24, to the Point of Beginning; thence South 0°00' East 386.82 feet; thence South 68°19'20" West for 141.99 feet; thence North 21°40'40" West for 33.00 feet; thence South 68°19'20" West for 76.99 feet; thence Westerly along a 267.00-foot radius curve concave Northerly for 279.60 feet; thence North 51°40'40" West for 63.17 feet; thence North 48°49'55" West for 102.64 feet; thence North 32°54'20" West for 78.63 feet; thence North 20°33'00" West for 240.46 feet to the North line of said Section 24; thence North 89°56'58" East for 733.83 feet to the Point of Beginning, containing 6.224 acres of which 0.112 acres is subject to an access easement.

2. Conveyance and description of easement. Grantors hereby convey Grantees a non-exclusive easement for driveway purposes, which easement shall run with the land, over and across the following described real estate:

A PART OF LOT 4, DAYTON RIDGE PLAT 1, AN OFFICIAL PLAT IN STORY COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE NORTH 67°40'06" EAST ALONG THE NORTHERLY LINE OF SAID LOT 4, A DISTANCE OF 81.69 FEET; THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 765.00 FEET, WHOSE ARC LENGTH IS 140.16 FEET AND WHOSE CHORD BEARS NORTH 62°25'11" EAST, 139.96 FEET; THENCE NORTH 57°10'16" EAST ALONG SAID NORTHERLY LINE, 9.66 FEET; THENCE SOUTH 32°49'44" EAST, 30.00 FEET; THENCE SOUTH 57°10'16" WEST, 9.66 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 795.00 FEET, WHOSE ARC LENGTH IS 145.65 FEET AND WHOSE CHORD BEARS SOUTH 62°25'11" WEST, 145.45 FEET; THENCE SOUTH 67°40'06" WEST, 94.10 FEET TO THE WEST LINE OF SAID LOT 4; THENCE NORTH 00°08'14" EAST ALONG SAID WEST LINE, 32.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.17 ACRES (7,214 SQUARE FEET).

As used in this Agreement "driveway purposes" shall mean that the easement area shall be used for residential driveway purposes, and not for parking or standing. The parties agree that neither they nor their agents, employees, invitees or tenants (or their invitees) shall use the easement area for parking or standing, nor shall they obstruct it so as to prevent its use for access by other parties' agents, employees, invitees or tenants (or their invitees).

3. Liability and insurance. Each party agrees to obtain and maintain liability insurance insuring their respective interests in the easement and to share equally in any such liability, except for such liability as may be caused by the negligence or intentional acts of either party, in which case that party shall bear the entire liability.

4. Nature of agreement. This Agreement and the easements granted shall be permanent, shall run with the land, and shall be binding upon the parties' heirs, successors and assigns.

Pehl Driveway Easement, Page 3

Grantors

Jeffrey L. and Mary L. Gibbons

by _____
Jeffrey L. Gibbons Date _____

by _____
Mary L. Gibbons Date _____

State of Iowa, County of Story) SS.
This instrument was acknowledged before me on _____, 2025 by Jeffrey L.
Gibbons and Mary L. Gibbons

Sign name here: _____

Print name here: _____

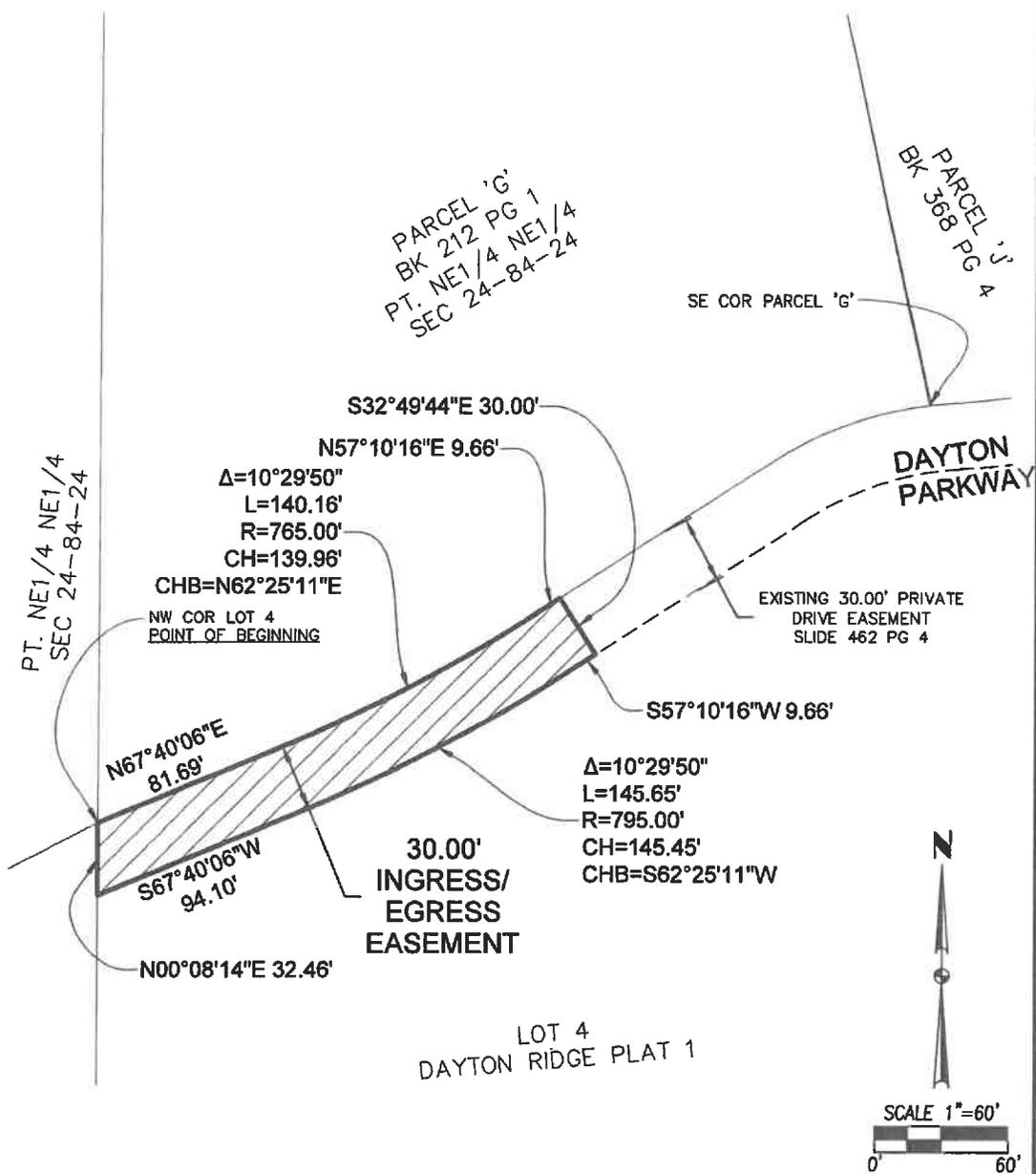
Notary Public in and for said State and County
My commission expires: _____

EXHIBIT 'A' - EASEMENT PLAT

INGRESS/EGRESS EASEMENT DESCRIPTION

A PART OF LOT 4, DAYTON RIDGE PLAT 1, AN OFFICIAL PLAT IN STORY COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4; THENCE NORTH 67°40'06" EAST ALONG THE NORTHERLY LINE OF SAID LOT 4, A DISTANCE OF 81.69 FEET; THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 765.00 FEET, WHOSE ARC LENGTH IS 140.16 FEET AND WHOSE CHORD BEARS NORTH 62°25'11" EAST, 139.96 FEET; THENCE NORTH 57°10'16" EAST ALONG SAID NORTHERLY LINE, 9.66 FEET; THENCE SOUTH 32°49'44" EAST, 30.00 FEET; THENCE SOUTH 57°10'16" WEST, 9.66 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 795.00 FEET, WHOSE ARC LENGTH IS 145.65 FEET AND WHOSE CHORD BEARS SOUTH 62°25'11" WEST, 145.45 FEET; THENCE SOUTH 67°40'06" WEST, 94.10 FEET TO THE WEST LINE OF SAID LOT 4; THENCE NORTH 00°08'14" EAST ALONG SAID WEST LINE, 32.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.17 ACRES (7,214 SQUARE FEET).



FILE: H:\2023\2305315\DWG\2305315-EASEMENT EXHIBIT2.DWG
 FILE DATE: 1/7/25 DATE PLOTTED: 2/18/2025 3:20 PM
 PLOTTED BY: JON ERDAHL

1/1
2305.315

PT. LOT 4,
DAYTON RIDGE PLAT 1
EASEMENT PLAT



4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PH: (515) 369-4400

STORY COUNTY, IOWA

DAYTON RIDGE PLAT 2 ALTERNATIVE COMPLIANCE REQUEST

Chapter 88.03.5 discourages (but does not prohibit) flag lots. We request this consideration of alternative compliance because:

- Extending the cul-de-sac bulb westward to eliminate a flag lot would impact more mature and desirable trees and also reduce the buildable area of both Lots 3 and 4
- An access easement serving the Pehl property exists along the north property line which will be contained within the 'flag pole' of Lot 4. The Pehl property and lot 4 will share access to the cul-de-sac bulb of Dayton Parkway.



**Story County Departments of
General Assistance/Veterans Affairs**

Human Services Center
126 S. Kellogg Ave., Suite 001
Ames, Iowa 50010

Zachary D. Skelton, VA Director
(515) 956-2626
veteransaffairs@storycountyia.gov

Erin Rewerts, GA Director
(515) 663-2930
generalassistance@storycountyia.gov

February 26, 2025

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

Dear Story County Board of Supervisors,

At the budget work session in January the General Assistance and Veterans Affairs Department requested a new position. The full-time Administrative Assistant position is vital for us to continue to provide quality services to the Story County public. We need this position to begin prior to the end of the fiscal year and request Board approval for it to begin in May 2025.

In May our current Intern graduates from Iowa State University and her position will be complete. With the approval of the Administrative Assistant position, the Intern position will not be filled. Also, toward the end of May another staff member will be going on leave for 12 weeks. Leaving us with a staff shortage that will inhibit the timely completion of our day-to-day work.

The GA and VA departments will share funding for this position equally at 50% each. The approximate cost for each department would be \$4500 and it is possible that both departments will need to amend their budgets to accommodate the increase.

Thank you for your consideration.

Sincerely,

Erin Rewerts
General Assistance Director

Sincerely,

Zachary Skelton
Veterans Affairs Director

APPROVED **DENIED**

Board Member Initials: AKH

Meeting Date: 3-4-25

Follow-up action: _____

Early Substance Use Disorder Outreach for Criminal Justice Involved People in Story County, Iowa

Abstract

Substance use disorders (SUDs) are highly prevalent among criminal justice involved Iowans, and are closely linked to a range of antisocial behaviors—from public intoxication and traffic offenses to violent crimes. SUDs endanger public safety at every stage of the addiction cycle, including risks from intoxication, withdrawal-induced anger, and desperate cravings. Despite evidence that untreated SUDs lead to higher recidivism, pre-release planning for SUD treatment has historically been inconsistent—a shortfall that detainees themselves acknowledge.

Recent initiatives by Governor Reynolds and the State Legislature aim to substantially expand community SUD treatment services in SFY 2026. In Story County, this expansion dovetails with ongoing efforts to raise awareness of early SUD symptoms and recovery resources through the Story County Early Treatment Partnership. This multidisciplinary collaboration brings together law enforcement, criminal justice agencies, treatment providers, medical facilities, and academic institutions to encourage timely intervention.

The proposed project includes two primary components. Working in the jail, the Center for Creative Justice (CCJ) will use its longstanding experience to administer SUD self-screening tools, provide pre-release treatment planning, and offer post-release follow-up for detainees—especially those with minor offenses linked to substance use. Meanwhile, the Institute for Transportation Research and Education (ITRE) will customize the pro-treatment messaging for use in jail release packets, develop culturally aware Spanish translations of the materials, and integrate bilingual (English and Spanish) pro-treatment messages with the jail’s infotainment system to enhance outreach to all affected populations. Project effectiveness will be measured using input, output, and outcome metrics.

APPROVED **DENIED**
Board Member Initials: AKH
Meeting Date: 3-4-25
Follow-up action: _____

Crystal D. Davis

From: Executive Director <executivedirector@creativejustice.org>
Sent: Monday, February 24, 2025 2:26 PM
To: Sandra K. King; Crystal D. Davis; Lisa K. Heddens; Linda S. Murken; Latifah A. Faisal
Cc: Micah O. Andersen; jwshaw@ncsu.edu
Subject: Grant Application Conversation

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Director King, Manager Davis, Chair Heddens, Vice Chair Murken, and Supervisor Faisal,

The Center for Creative Justice (CCJ) is seeking a local government agency as a sponsor to apply for grant funding through the Edward J. Byrne Memorial Justice Assistance Grant offered by the Iowa Office of Drug Control Policy. Research shows that by addressing the needs of individuals at risk for future criminal behavior and those with mental health and/or substance abuse disorders, higher rates of rehabilitation and public safety can be achieved. In supporting individuals in building and maintaining positive relationships and connections and access to treatment, can assist in reducing recidivism. Skill building, planning, and continuity of care during and after incarceration prepares justice-involved individuals for more successful reentry.

If awarded grant funding, a release planning program would be developed, offered, and maintained by CCJ to provide support to individuals initially during their incarceration, which would extend to continued support in the community post release. Based on identified areas of need, areas of support could include life skills, daily living considerations, social skills, housing support, medical needs, transportation, educational opportunities and/or job training, employment considerations, money management, and other considerations. The program would support the individual in making connections with community partners, identifying needed skills, assisting with understanding eligibility requirements, and assisting with completing and submitting applications. Barriers and challenges would also be identified to develop strategies to assist the individual in successfully navigating these areas.

In speaking with Assistant Jail Administrator Andersen, who presented this information to Sheriff's Office Command Staff, the Sheriff's Office, while not yet committing, has expressed interest in pursuing further research of this opportunity. Would any of you have availability this week to speak further about the possibility of collaborating on this opportunity?

Thank you for your consideration!

Staci

Staci Shugar, MCJ
Executive Director
Center for Creative Justice
210 Lynn Ave.
Ames, Iowa 50014
Phone: 515-292-3820, Ext. 5
Fax: 515-292-1223
Email: executivedirector@creativejustice.org
<https://creativejustice.org/>

Project Description

Substance use disorders (SUDs) are highly prevalent among Iowans who are arrested and jailed. SUDs are frequently intertwined with antisocial behaviors, ranging from public intoxication and traffic offenses to interpersonal violence and violent felonies. Risks to the public occur in all three stages of the addiction cycle: driving while in the intoxication phase, anger during the withdrawal phase, and substance cravings that often border on desperation during the anticipation phase.

Although failure to treat SUDs has been shown to increase the risk of recidivism, efforts to promote and plan for SUD treatment prior to release from custody have historically been inconsistent. Detainees themselves consistently recognize that lack of ready access to treatment is a significant barrier to breaking the cycle of addiction and incarceration (Singer and Kopak 2021).

Recent initiatives by Iowa Governor Reynolds and the State Legislature provide a unique opportunity to address this challenge head-on. As part of state government restructuring, a major expansion of community substance use treatment is planned in State Fiscal Year 2026. As a result, an opportunity now exists to nudge high-risk individuals who encounter the criminal justice system toward SUD treatment services before they are released into the community.

In Story County, this opportunity dovetails with recent efforts to increase community awareness of early SUD symptoms, treatment options, and recovery support services. This includes the Story County Early Treatment Partnership, a collaboration between law enforcement, criminal justice agencies such as the Story County Attorney's Office and Center for Creative Justice (CCJ), treatment providers, medical facilities, and academic institutions.

The proposed project is a multidisciplinary effort spanning traffic safety, public health, and criminal justice. The project includes two main components:

1. The Center for Creative Justice (CCJ) is a community based non-profit organization established in 1974. CCJ's mission is to rehabilitate offenders, reduce victimization, increase public safety, and contribute to improving communities. Since its inception, CCJ has been providing correctional supervision to adult criminal offenders placed on probation by the Story County judiciary. This includes post-release planning to help individuals get their lives back on track in compliance with court-ordered mandatory conditions of probation.

This project will build on CCJ's decades of experience at the nexus of criminal justice and SUD treatment. Specifically, CCJ will conduct pre-release SUD treatment planning and post-release follow-ups with people who have been incarcerated in the Story County Jail. These services will be provided for all detainees who meet eligibility requirements, including those jailed for minor violations that would ordinarily involve only an overnight stay. CCJ will put particular emphasis on individuals who demonstrate behaviors indicative of addiction, along with those jailed on charges such as public intoxication or possession of small quantities of

illicit drugs. The goal is to encourage these high-risk individuals to seek treatment while their SUDs are still manageable, thus helping prevent escalation of their addictions and associated criminal offenses.

Each weekday, CCJ's Release Planning Navigator will work directly with Story County Jail detainees to administer SUD self-screening tools and provide information about treatment options. In addition, the Release Planning Navigator will match individuals with treatment services, taking into consideration factors such as personal living situation, employment and financial resources, insurance coverage, and student or veteran status. After an individual is released, the Navigator will follow up to encourage individuals to stay in treatment and take advantage of the recovery support services available in the county. In some cases, this will involve visiting unhoused people living in shelters or encampments.

Approximately 90% of the Navigator's time will be spent working directly with detainees and recently released individuals. The remainder will be devoted to community outreach aimed at building and maintaining community partnerships.

2. The Institute for Transportation Research and Education (ITRE) at North Carolina State University (NCSU) will focus on more technical aspects of the project. While at Iowa State University, ITRE's Iowa-based Principal Investigator developed tools and messaging for the Story County Early Treatment Partnership, aimed at encouraging community members with SUDs to seek prompt treatment. Accomplishments include development of pro-treatment printed materials designed for use by law enforcement and criminal justice agencies, as well as a website that provides information about SUD symptoms and treatment options, self-screening tools, a directory of community resources, treatment success stories, and tips on helping friends and family members overcome SUDs.

For this project, ITRE will customize these messages to meet the specific needs of people detained in the Story County Jail. At a more technical level, ITRE will integrate the messaging with the jail's tablet PC based detainee infotainment system, and will develop a framework to support pro-treatment messaging delivery in multiple languages on the Early Treatment website. In addition, ITRE will manually develop Spanish translations and convene a group of native Spanish speakers to assure that the translations are non-stigmatizing and sensitive to the cultural norms of the county's immigrant population.

Early SUD Outreach for CJ Involved People in Story Co Iowa																		
Project Activities	2025						2026											
	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
	u	u	e	e	c	e	a	e	a	a	a	u	u	u	e	e	e	e
	l	g	p	t	v	c	n	b	r	r	y	n	l	g	p	t	v	c
Task 1: Project Management																		
Task 2: Release Planning for CJ Involved People with SUDs																		
Task 3: Community Outreach																		
Task 4: Early Treatment Messaging for Jail Release Packets																		
Task 5: Early Treatment Messaging for Jail Tablet PCs																		
Task 6: Multi-Language ET Website Framework																		
Task 7: Spanish Translations of Early Treatment Messaging																		
Task 8: Sustainability Planning																		
Task 9: Performance Evaluation																		

Breakdown of Estimated Level of Effort in Days by Task and Personnel

Name	Task #	1	2	3	4	5	6	7	8	9			AY1		Total Days
		Project Mgmt	Release Planning	Community Outreach	Jail Release Materials	Jail Tablet PC Content	Multi-Language Support	Spanish Translation	Sustainability Plan	Project Evaluation					
		hours	hours	hours	hours	hours	hours	hours	hours	hours			Days		
Staci Shugar	Director	260	0	104	0	0	0	0	120	40			65.5		66
Cassidy Overbey	Office Manager	520	0	104	0	0	0	0	80	40			93.0		93
Release Planning Navigator	Release Planning Navigator	0	1872	168	0	0	0	0	40	0			260.0		260
Undergraduate Students	Undergraduate Student	0	104	208	0	0	0	0	0	0			39.0		39
TOTALS		780	1976	584	0	0	0	0	240	80			458		458

**ESTIMATED BUDGET FOR CONTRACT PROJECT ID N/A
Center for Creative Justice
Early SUD Outreach for CJ Involved People in Story Co Iowa
PROJECT PERIOD: 07/01/2025 to 06/30/2026**

Budget Items	Description of Level of Effort	Fiscal Year 1 Budget	Fiscal Year 2 Budget	Fiscal Year 3 Budget	Total Budget
51000 Salaries and Wages (Personnel) *					
Staci Shugar	25%	\$ 17,921	\$ -	\$ -	\$ 17,921
Cassidy Overbey	36%	\$ 17,885	\$ -	\$ -	\$ 17,885
Release Planning Navigator	100%	\$ 50,000	\$ -	\$ -	\$ 50,000
	0%	\$ -	\$ -	\$ -	\$ -
	0%	\$ -	\$ -	\$ -	\$ -
	0%	\$ -	\$ -	\$ -	\$ -
Post-Doc	0%	\$ -	\$ -	\$ -	\$ -
Graduate Students	0%	\$ -	\$ -	\$ -	\$ -
Undergraduate Students	15%	\$ 3,744	\$ -	\$ -	\$ 3,744
SUBTOTAL PERSONNEL		\$ 89,550	\$ -	\$ -	\$ 89,550
51800 Fringe Benefits *	Rate				
Staff (+ \$8095 for each 1.0 FTE)	15.12%	\$ 12,973	\$ -	\$ -	\$ 12,973
Post Doc (+ \$5590 for each 1.0 FTE)	8.15%	\$ -	\$ -	\$ -	\$ -
Grad. Student (+ \$3347.4 for each 0.5 FTE)	8.15%	\$ -	\$ -	\$ -	\$ -
Biweekly	15.12%	\$ 566	\$ -	\$ -	\$ 566
SUBTOTAL STAFF BENEFITS		\$ 13,539	\$ -	\$ -	\$ 13,539
TOTAL PERSONNEL & BENEFITS		\$ 103,089	\$ -	\$ -	\$ 103,089
51990 Contracted Services *		\$ -			\$ -
52000 Supplies and Materials *					
Paper and Toner		\$ 250			\$ 250
		\$ -			\$ -
53100 Travel *					
In State Travel Reimbursement		\$ 4,732	\$ -	\$ -	\$ 4,732
Out of State Travel Reimbursement		\$ -			\$ -
53000 Current Services * (examples of line items)					
Communications (long distance calls)		\$ 800		\$ -	\$ 800
Printing and Binding		\$ -		\$ -	\$ -
Repairs and Maintenance		\$ -		\$ -	\$ -
Freight and Express		\$ 100		\$ -	\$ 100
Advertising		\$ -		\$ -	\$ -
Software		\$ 1,000		\$ -	\$ 1,000
Computer Tech Support Service		\$ 5,000		\$ -	\$ 5,000
54000 Fixed Charges * (examples of line items)					
Rental of Property		\$ 1,775	\$ -	\$ -	\$ 1,775
Rental of Equipment		\$ 500	\$ -	\$ -	\$ 500
Other Fixed Charges/Lab Fees		\$ -	\$ -	\$ -	\$ -
55000 Equipment *					
Computer		\$ 1,200	\$ -	\$ -	\$ 1,200
56000 Student Aid / Tuition Remission *					
In State		\$ -	\$ -	\$ -	\$ -
Out of State		\$ -	\$ -	\$ -	\$ -
56980 Subcontract *					
NC State University		\$ 72,217	\$ -	\$ -	\$ 72,217
TOTAL OTHER DIRECT COSTS		\$ 87,574	\$ -	\$ -	\$ 87,574
Total Direct Costs		\$ 118,446	\$ -	\$ -	\$ 118,446
Facilities & Administrative Costs (10% of MTDC)		\$ 11,845	\$ -	\$ -	\$ 11,845
TOTAL ESTIMATED BUDGET		\$ 202,508	\$ -	\$ -	\$ 202,508

Work Orders:

Q1 2024, our numbers were:

Location	Work Orders Opened	Work Orders Closed	On-Call
Admin	149	124	3
Group Homes	72	60	7
McFarland	21	19	0
HSC	101	92	2
Justice Center	163	147	12
Animal Control	31	25	1
S. 11 th Storage	1	1	0
Engineer	19	16	0
Equip/Vehicles	128	128	0
West Ames Shed	0	0	0
Total	685	612	25

Q1 2025, our numbers are:

Location	Work Orders Opened	Work Orders Closed	On-Call
Admin			
Group Homes			
McFarland			
HSC			
Justice Center			
Animal Control			
S. 11 th Storage			
Engineer			
Equip/Vehicles			
West Ames Shed			
Total			

General Information:

- Hired Kent Lyons for Maintenance Assistant position

Administration Building:

- Filter changes have been completed

Animal Control:

- New ceiling tile and diffusers are being installed
- Dog and Cat room doors have been replaced
- Building a cat room with an exhaust fan has begun
- Filter changes have been completed

Engineer's building:

- Filter changes have been completed

Group Homes:

- Annual furnace inspections have been completed
- Hazel ceiling repair and painting underway
- Filter changes have been completed

Human Services Center:

- Filter changes have been completed

Justice Center:

- Remodel of County Attorney's office is nearing completion
- Many office moves
- Squad room door and frame have been replaced
- Water heater replacement has been completed

McFarland Park:

- Filter changes have been completed