

The Board of Supervisors met on 3/25/25 at 10:03 a.m. (late start due to technical issues) in the Story County Administration Building. Lisa Heddens, Linda Murken, and Latifah Faisal, with Heddens presiding. (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: Heddens stated Consent Agenda items #1 and #2 need to be moved to next week. Murken moved, Faisal seconded adopting the agenda with the removal of Consent Agenda items #1 and #2. Motion carried unanimously (MCU) on a roll call vote.

ANNUAL AMERICAN RESCUE PLAN ACT (ARPA) REPORT FOR CHILDSERVE: Lisa Pagel, Director of Grants, stated the project is now complete. She expressed appreciation for the funding and invited the Board to visit the facility.

CHILDSERVE ANNUAL REPORT: Rachelle Flory, Community Services Manager, highlighted programs and service numbers.

EMERGENCY MANAGEMENT QUARTERLY REPORT: Director Melissa Spencer reported on severe weather, coordinating training with communities and other governmental entities, and upcoming drills and events.

MINUTES: 3/18/25 Minutes – Faisal moved, Murken seconded approving 3/18/25 Minutes as presented. Roll call vote. (MCU)

CLAIMS: 3/27/25 Claims of \$1,407,985.21 (run date 3/21/25, 32 pages, on file in the Auditor's Office) and authorize the Auditor to issue checks in payments of these claims and payment requests from CIDTF (\$12,233,875), Emergency Management (\$189.46), E911 (\$65,644.43), County Assessor (\$2,289.06), City Assessor (\$71,298.31), Central Iowa Community Services (\$244,784.24). Murken moved, Faisal seconded approving claims as presented. Roll call vote. (MCU)

Faisal moved, Murken seconded approving the Consent Agenda as amended.

3. Providing a cellphone for the Alternatives Program Coordinator

Roll call vote. (MCU)

RESOLUTION #25-74, SAGE ESTATES SUBDIVISION, RESIDENTIAL PARCEL SUBDIVISION: Marcus Amman, Senior Planner, reported on the request is to create two buildable lots and an outlier. The proposed development is within two miles of the City of Huxley. Amman provided a review of the property and the relevant standards. No comments were received from the public. The City of Huxley waived its review. Staff recommends the Board approve Resolution #25-74, the Sage Estates Subdivision, a Residential Parcel Subdivision, as submitted. Discussion took place. Steve Scheid, Sherman Township, asked for the number of developable lots. Amman stated two lots with two houses. Murken moved, Faisal seconded approving Resolution #25-74, the Sage Estates Subdivision, a Residential Parcel Subdivision, as submitted. Roll call vote. (MCU)

LIAISON ASSIGNMENTS, COMMITTEE MEETINGS UPDATES, AND ANNOUNCEMENTS

FROM THE SUPERVISORS: All Board members reported on multiple items.

Murken moved, Faisal seconded to adjourn at 10:26 a.m. Roll call vote. (MCU)

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

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. AGENCY REPORTS:

- I. Childserve Annual American Rescue Plan Act (ARPA) Report - Lisa Pagel, Director Of Grants

Department Submitting Board of Supervisors

- II. ChildServe Annual Report - Lisa Pagel And Rachelle Flory

Department Submitting Auditor

Documents:

CHILDSERVE.PDF

III. Emergency Management Quarterly Report - Melissa Spencer

Department Submitting Auditor

Documents:

25 03 17 BOS REPORT.PDF

7. CONSIDERATION OF MINUTES:

I. 3/18/25 Minutes

Department Submitting Auditor

8. CONSIDERATION OF PERSONNEL ACTIONS:

9. CONSIDERATION OF CLAIMS:

I. 3/27/25 Claims

Department Submitting Auditor

Documents:

CLAIMS PAID 032725.PDF

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 Agreement Between Securitas Technology Corporation And Story County To Replace A Control Panel For \$15,962.71 - Budgeted

Department Submitting Sheriff

Documents:

SECURITAS CONTRACT 2.PDF

II. Consideration Of A Labor Only Service Agreement Between Securitas Technology Corporation And Story County Effective 4/1/2025 - 3/31/2030 For \$775.00/Month

Department Submitting Sheriff

Documents:

SECURITAS CONTRACT.PDF

III. Consideration Of Providing A Cellphone For Alternatives Program Coordinator

Department Submitting Attorney's Office

Documents:

ATTORNEY CELLPHONE REQUEST.PDF

11. PUBLIC HEARING ITEMS:

12. ADDITIONAL ITEMS:

- I. Discussion And Consideration Of Resolution #25-74, Sage Estates Subdivision, Residential Parcel Subdivision – Marcus Amman

Department Submitting Planning and Development

Documents:

STAFF REPORT.PDF
SAGE ESTATES RPS FINAL PLAT.PDF
RESOLUTION 25-74.PDF
APPLICATION DOCUMENTS.PDF

13. DEPARTMENTAL REPORTS:

14. OTHER REPORTS:

15. UPCOMING AGENDA ITEMS:

16. PUBLIC COMMENT #2:

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

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

18. ADJOURNMENT:

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

Story County Board of Supervisors

Agenda

3/25/25

NAME

AGENCY

Josh Hardy
Melissa Spencer
Crystal D. Davis
Mark Hery
Lisa Paayl
James
Gundrop
Steve D. Schick
K. Kish
Miron Anselow
Rachelle Flory

SCEM A
SCEM A
BOS
Zearing
Child Sewer
P&D
BOS
Private Nevada
Private Nevada
SCSC
Childserve



childserve®

Believing in the spirit of a child.

ChildServe – Ames Report Story County Board of Supervisors

March 25, 2025

Our Mission

We partner with families to help children with special healthcare needs live a *great* life.

Our Vision

To transform lives by continuously improving pediatric healthcare.

Our Values

We believe in *ca*ring for others with acceptance and love. We believe in building *part*nerships through *tru*st, collaboration and commitment. We believe in *int*egrity, uncompromising standards of business and the passionate pursuit of *ex*cellence.



ChildServe

- **Iowa's largest pediatric rehabilitation provider** for children with special healthcare needs. We have over 165 occupational, physical and speech therapists – 33 in Ames.
- **Iowa's only CARF-accredited rehabilitation program** with specialties in pediatrics and brain injury.
- **Physician-led** by board-certified pediatric physiatrist, Dr. Rachel Blankenship.
- **190 team members** employed at ChildServe – Ames, with 4.8 years average tenure for full-time staff and a 73% retention rate for part-time and full-time staff.

Governance

ChildServe is governed by a Board of Trustees and a Board of Directors. Our Ames Community Advisory Board meets quarterly to give feedback on community engagement and program needs.

Meet our Ames Community Advisory Board:

- **Nic Bulver** – Chevron REG
- **Jennifer Conrad** – VisionBank
- **Amy Edwardson** – Story Construction
- **Ben Hershey** – Country Landscape
- **Scot Kinne** – Fareway Stores, Inc.
- **Yvonne Kinzler** – Kinzler Construction Services
- **Nate Kuhn** – Northwest Bank
- **Grace Larkey** – Chevron REG
- **Christie Mohlke** – Todd & Sargent
- **Craig Welter** – Hertz Farm Management



Accreditations and Honors



4-Star Rating on Iowa's new Quality Rating and Improvement System

ChildServe's Ames Childcare Center holds a 3-star rating on this enhanced and prestigious rating scale.



CARF Accreditation

ChildServe currently holds a three-year accreditation from the Commission on Accreditation of Rehabilitation Facilities (CARF).

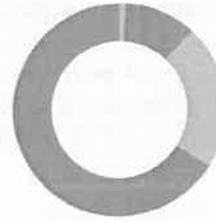


Top Workplace

ChildServe has been named a Top Workplace in Iowa by the Des Moines Register every year since 2014.

Programs & Funding

- **Applied Behavior Analysis** – Insurance and Medicaid/MCOs
- **Childcare** – ASSET funders, DHS childcare assistance and private pay
- **Outpatient Therapy and Adaptive Equipment** – private insurance, private pay and Medicaid/MCOs
- **Respite and Supported Community Living** – Central Iowa Community Services, Children at Home funds, ARC of Story County funds, private pay and Medicaid/MCOs
- **Day Habilitation, Medical Childcare, Autism Day Program** – private pay and Medicaid/MCOs



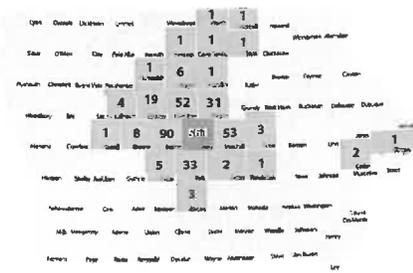
FUNDING SOURCES

1%	ASSET
1%	DHS
9%	Insurance
20%	Private Pay
69%	Medicaid/MCOs

Impact By The Numbers: ChildServe – Ames*



CHILDREN SERVED



SERVING CHILDREN FROM 29 OF IOWA'S 99 COUNTIES

CHILDREN SERVED BY SERVICE

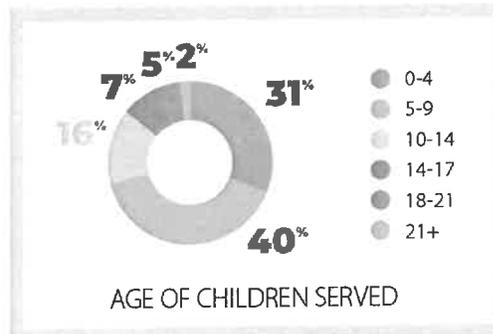
Service	# Served
Pediatric Rehabilitation	
Outpatient Therapy	775
Behavioral Health & Autism	
Applied Behavior Analysis (ABA)	27
Autism Day Program	32
Mental Health Therapy	24
Community-based Services	
Childcare	118
Day Habilitation	21
Medical Childcare	18
Respite	87
Supported Community Living	41

86%

STAFF SATISFACTION

94%

FAMILY ENGAGEMENT



AGE OF CHILDREN SERVED



2024-2025 ChildServe – Ames Highlights

- **Childcare Kitchen Renovation Project Launched**
Thanks to Generous Community Support: Each day, the ChildServe team uses our kitchen to make over 100 meals for children in our Childcare program. Since ChildServe – Ames first opened in 2000, we have now tripled the number of meals served from this space each day.

Thanks to generous grants received, we have raised funds to enhance the kitchen's size and capabilities. We're especially grateful to have received grants from the Story County Board of Supervisors and United Way of Story County for this project.

- **Enhancing Physical Therapy Through Technology:**
Thanks to a grant from the Chris Norton Foundation, we have acquired new therapy equipment to benefit children recovering from spinal cord injuries and neuromuscular disorders. This includes cutting-edge equipment like the Galileo S25 Vibration Training Platform, which uses vibration technology to enhance muscle performance, improve blood circulation and support rehabilitation.

- **New Swing Makes Play More Accessible:** We're grateful to Altrusa International of Ames for selecting ChildServe as the beneficiary of funds raised by their annual Holiday Home Tour in 2024. With their support, ChildServe will purchase a new wheelchair platform swing, which will provide physical, emotional, and social benefits for children and young adults with mobility needs.

- **ChildServe Community Advisory Board Member and Past Chair Receives Citizen of the Year Award:**
ChildServe Community Advisory Board Member Grace Larkey was recognized by Story County Board of Supervisors for her contributions to our community. Grace, an Iowa State University graduate who is a Senior Coordinator of Communications at Chevron REG, has served on ChildServe's Community Advisory Board for four years. She plays a crucial role in many life-changing initiatives for children with special healthcare needs and their families.

- **Launch + Learn:** On June 19, 2024, ChildServe hosted sponsors, friends and supporters at Reiman Gardens for its fifth-annual Ames Launch + Learn event to raise awareness for the organization – and donations to help children with special healthcare needs live a *great* life. Thanks to nearly 100 attendees, we raised over \$20,300 to help purchase adaptive seating systems. These systems will enable many children to sit up, access their world, and do the activities they love more comfortably.



Kitchen remodel



Galileo S25 Vibration Training Platform



Wheelchair platform swing



Sara Volz, ChildServe Regional Director of Development; Grace Larkey, ChildServe Community Advisory Board Member; Dr. Teri Wahlig, ChildServe CEO; Kate Reynolds, ChildServe – Ames Director



Caleb, Launch + Learn's featured kid in 2024, with his parents and ChildServe staff.



Melissa Spencer, Coordinator

Board of Supervisors Update

As of March 17, 2025

Response:

Severe weather dominated the last quarter with ice storms in December and blizzards and our first summer severe weather events in March. Staff attended several National Weather Service (NWS) briefings and Winter Weather Operations calls with the Iowa Department of Transportation (IDOT). The conference calls with IDOT provide an understanding of their current operational capabilities and plans for winter weather events.

The March 3-5th blizzard caused a significant pileup of vehicles north and south bound on I-35 just into Polk County that took an entire day to clear due to visibility issues. The Sheriff's Office also dealt with several vehicles in the ditch during this time. This storm system created non-severe storm winds that had not been seen since 2012.

Story County experienced our first summer severe weather on March 14th with three Severe Thunderstorm Warning with forecasted winds of 60 & 70 mph winds. Damage reports were very limited and isolated. Last severe weather season, Story County changed the threshold for activating the outdoor warning sirens to bring the agency into compliance with NWS recommendations. The current threshold for activation is 80mph winds and 2 3/4" or baseball size hail. This information has also been pinned to our Facebook page.

Staff spend a considerable amount of time managing public information during these events through our Facebook page. During the severe weather on March 14th, one post with an update of weather conditions garnered 106,469 views with 89 shares on a reach to 62,467 people. During this event we also saw an Iowa State University parents group share information encouraging their ISU students to sign up for Story County Iowa Alerts and another parent share our page to receive information. The last few weather events increased our followers by over 1,000 new people with a total of 8,379 followers.

Preparedness:

Harding continues to coordinate training with schools and communities for Stop The Bleed training. Since January of this year, an additional 46 people have been trained in the Ames Schools, the City of Slater. This is in addition to the 91 individuals trained in my previous report.

As mentioned in our last report, the next phase of this program is kits for all school buses in Story County. An additional 167 kits have been ordered, and we are awaiting shipment. Harding will be coordinating the delivery of the kits to schools with our program partners once we know the shipment date.

PREVENTION

PREPAREDNESS

RESPONSE

RECOVERY

MITIGATION

Proudly serving the communities of:

Ames – Cambridge – Collins – Colo – Gilbert – Huxley – Kelley – McCallsburg – Maxwell- Nevada
Roland – Sheldahl – Slater – Story City – Story County – Zearing

Harding has coordinated with Facilities Management to have addition kits installed across County buildings that will take place in April.

Planning

NWS Des Moines has released their Spring Flood Outlooks. As of the March 13th update, Story County's changes for flooding are less than 5% on the loway and 11-13% on the South Skunk.

In February, Spencer attended a webinar provided by CISA for Active Shooter Incidents. The webinar discussed response planning, behaviors and best practices. Currently the schools do not rely on the EMA office for their planning and tend to partner with their local LE agencies. The webinar provided a resource list that may prove beneficial for our planning purposes going forward.

With the closure of the Hwy 210 exit on I-35, staff attended IDOT meetings with local first responders. The main discussion was temporary access for first responders (which as of this report is unresolved) and cross-county communications with first responders from Polk County. Communications tests were conducted between the Story and Polk dispatch centers with patches being established to ensure Polk and Story County first responders can communicate.

Staff are working with IT on EOC processes utilizing products provided within 365. This will create the capability for the EOC to function in a virtual environment and possibly lead to EOC staff being able to work remotely for smaller incidents. Once these options are explored and in place, staff will work to resurrect EOC staff and training.

The February Local Emergency Planning Committee (LEPC) meeting hosted Des Moines Fire Department Hazardous Materials Team to discuss their response capabilities and discuss the importance of local businesses having representation in the Unified Command. Des Moines FD does not come in and take over an incident but integrates into the local response. There are benefits to having a business representative as they have intimate knowledge of what is present on the site that may create a complicated response.

Harding continues to work with the EMS association for the development of basic level EMS Protocols. Harding the President of the EMS Association met with Medical Director Dr. Flugrad to get consensus on what the Association has developed.

He also is part of statewide initiative with Iowa Health and Human Services to explore and develop the concept of Medical Operations Coordinating Centers (MOCC) in Iowa. They are used in other states to coordinate and manage large scale patient movements.

Harding was also invited to participate in the FirstNet Emergency Management cohort. This is put on by the FirstNet Authority (the governmental body that oversees FirstNet) to help emergency managers learn about the system capabilities and resources. He also invited Joe Wakeman to participate as well as his role in the county could leverage FirstNet capabilities.

Training

Harding was elected to serve as the co-chair of the Iowa Emergency Management Association (IEMA) Statewide Training, Exercise, Planning Committee (STEP-C). Josh will lead the association in ensuring local agencies have the best opportunities to develop strong emergency management programs across the state of Iowa.

Spencer continues to volunteer as the Communications instructor for the IEMA Emergency Management Program Development (EMPD) Course. The EMPD course provides a comprehensive overview of the statutory requirements and professional duties of today's emergency manager. The course is an opportunity for peer-to-peer learning through lectures as well as task-oriented coaching. Technical and soft skill development in the areas of administration, planning, resource management, training, and exercises are included.

Iowa State University has three staff attending the EMPD program. Post training mentoring is a requirement of the program and Harding has been assigned as their mentor.

Dallas County EMA provided training specific to their EOC for out-of-county partners that may be called upon to assist during large or long-term incidents. Harding attended this training.

Exercises

None this quarter.

Operations

Spencer participated in an Argonne National Laboratory listening session for how FEMA rules impact the delivery of local emergency management assistance. The listening session was small with EMA's from Schuylkill County in Pennsylvania and a County Coordinator from Utah. The main takeaway from the discussion is that FEMA has no understanding of how local emergency management services are provided and how the rules and policies they pass impact the local EMA programs. Consistent grant funding directly to the local level should be a priority. The group conducting the listening sessions will be providing feedback to FEMA once they are completed.

Looking Forward

Severe Weather Awareness Week is March 24-28th with the state-wide tornado drill taking place at 10AM on Wednesday March 26th. Story County and City of Ames dispatch centers will be participating by testing the outdoor warning sirens as part of the drill.

Our office and the City of Ames are hosting ICS 300 and ICS 400 training courses in April. These classes provide training for advanced application of the Incident Command system for the management of expanding and complex incidents. The training is provided at no cost to participants using federal grant dollars provided to IEMA.

Staff are working with the Sheriff's Office to develop a tabletop exercise which will be presented over three dates in April. The exercise will focus on reviewing missing person policies and the development of Incident Command over a long-term incident.

Spencer will be taking an online FEMA Debris Management course May 12-15th. This is an in-depth course that will better prepare us to fully plan for, respond to, and recover from major debris-generating events and ensure FEMA processes are being followed for reimbursement.

Spencer will be attending a series of TEEEX Critical Infrastructure courses in Omaha July 1-5. After this training, there is only one remaining class to earn a Critical Infrastructure Certificate. These courses will

provide a broad understanding of homeland security infrastructure protection doctrine through an in-depth examination of key concepts and practices in capabilities-based and community-focused planning, integrated risk management, private-public partnerships, and whole community resilience strategies. Having someone who is knowledgeable in these areas can be beneficial for local planning.



STORY COUNTY ATTORNEY'S OFFICE

Timothy C. Meals – County Attorney

Story County Justice Center
1315 South B Ave – Nevada Iowa 50201
(515) 382-7255 | FAX: (515) 382-7270
Ames Office – Human Services Center
126 South Kellogg Ave, Suite 203 – Ames Iowa 50010
(515) 232-4185 | FAX: (515) 232-6405



March 19, 2025

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

Dear Story County Board of Supervisors:

I am writing to formally request the addition of a cell phone line for Nicholle Stangeland, our office's new Alternatives Program Coordinator. A recent quote from Verizon Wireless indicates that the monthly cost for an unlimited plan will be \$39.99. Additionally, there will be no upfront equipment cost, as Verizon Wireless is offering a free iPhone 14 upon sign-up. A copy of the quote is attached to this memo.

Currently, Alternatives Program Manager Shelby Gibson has a county-issued cell phone. Providing a separate work phone for our Alternatives Program staff is essential for maintaining privacy, security, and the confidentiality of program-related communications and data. Furthermore, a dedicated phone streamlines case management processes for both Shelby and Nicholle.

Given the dynamic nature of case management, it is crucial for them to have the flexibility to work remotely and meet clients in various settings, including public spaces. Having a county-issued phone ensures they remain accessible to clients and colleagues while maintaining professional boundaries.

We appreciate your consideration of this request and look forward to your response. Please let us know if any additional information is needed.

Thank you for your time and attention.

Sincerely

Handwritten signature of Timothy Meals
Timothy Meals
Story County Attorney

APPROVED DENIED
Board Member Initials: [Handwritten initials]
Meeting Date: 3-25-25
Follow-up action: [Red lines]

Thank you for your interest in Verizon. Here is your quote.



This quotation is based on the terms and conditions of the NASPO Value Point (NVLPT) #MA152-1 Contract (f/k/a WSCA) ("the Agreement"). The NVLPT Agreement, Addenda and Attachments can be found on www.naspovaluepoint.org site for your review. Please note Promotional Offers in this quote may expire prior to the quote expiration date and are subject to change at any time without notice.

Created: 03/19/2025

Expires: 05/17/2025

Quote ID: 93957319-Q-27223006

Prepared for:

Story County
NEVADA, IA, 50201

Prepared by:

Jenelle Dewilfond
5633437261
jenelle.smith@verizonwireless.com
Location: 0067301

Quote overview

\$39.99/mo per line

Average cost per line for 1 lines before taxes, fees, or surcharges

Your estimated charges

With applicable discounts; additional charges, taxes, fees and surcharges apply.

Due monthly¹

\$39.99/mo

Plans & Features

\$39.99/mo

* includes monthly instant savings



Download the My Verizon for Business App to shop, manage your account, and more.

Quote details



Plans & features

Verizon Broadband Facts

Access Verizon business broadband labels for service in your area www.verizon.com/about/broadband-facts/

4G Custom Unlimited for Public Safety Smartphone with Email & Data and MBP (\$39.99/mo)	
Qty: 1 x \$39.99	\$39.99
🔔 Save \$5 per line per month when you set up Auto Pay with your bank account or with your Verizon Business Mastercard & Paper Free Billing in MyBusiness portal.	
Feature(s) / Add On(s)	
Decline Device Protection	
Qty: 1 x \$0.00	\$0.00
International Travel Voice Select Canada	
Qty: 1 x \$0.00	\$0.00
Due monthly	\$39.99

Devices & accessories

Apple iPhone 14 128GB in Midnight MPUA3LL/A	
Retail price	
Qty: 1 x \$629.99	\$629.99
Offer(s) Applied	
For a limited time, get a Apple iPhone 14 as low as on us with a 2y/1y agreement for SLED on a plan \$19.99 or higher. Valid through 03/31/2025	
Qty: 1 x -\$179.99	-\$179.99
Corporate Discount	
Qty: 1 x -\$450.00	-\$450.00
Net price (2 yr contract)	\$0.00
Due today	
Qty: 1 x \$0.00 (price per device)	\$0.00

Total due monthly	\$39.99
for plan & features	\$39.99

Taxes & fees

Total due today with tax	\$0.00
for device(s) & accessories	\$0.00
for business solution(s)	\$0.00

Device payment tax	\$0.00
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Additional fees for usage and coverage may apply. Offers & Coverage vary by services & equipment. See Verizonwireless.com for coverage map. Equipment and accessories are subject to availability while supplies last. Additional charges, taxes, fees and surcharges apply.

Important customer information

Prices referenced in this document are for estimating purposes only. Actual prices will be based on current equipment, calling plan and feature charges available at purchase are subject to change without notice. Equipment and accessories are subject to availability while supplies last.

Shipping cost and taxes are subject to change during checkout. Activation/upgrade fee/line up to \$35; restocking fee per device up to \$50. An Economic Adjustment Charge/line/mo may also apply; \$0.98 for basic phones & tablets; \$2.98 or \$3.97 for smartphones & data devices and for wireless business internet plan lines. Subject to business agreement, Calling Plan & credit approval. Either an Offer Recovery Fee or up to \$650 Early Termination Fee may apply. If applicable, your line's Offer Recovery Fee will be the sum of device discounts plus device credits you receive. Offers & coverage, varying by svc, not available everywhere; see vzw.com. Monthly charges are shown before taxes, and VZW surcharges/line/mo (including 36.3% Fed. Univ. Svc.; \$3.50 (voice)/\$0.06 (data-only) Admin Chrg; \$0.19 (voice)/\$0.02 (data-only) Regulatory Chrg). Your organization may qualify for better pricing when the final price is calculated upon checkout. In some states, sales tax is calculated on the full retail price or the VZW cost of the device you purchase, and not on the discounted price you pay. Some users may not be permitted to bill charges to their account, purchase order, and/or credit card. This may prevent you from completing your order online today. CA and NV calculate tax based on full retail value of the item(s) purchased. MA calculates tax on whichever is greater: full retail value or Verizon's cost of the item(s) purchased.

Legal Disclaimer

Prices referenced in this document are for estimating purposes only. Actual prices will be based on equipment, calling plan and feature charges available at the time of purchase and are subject to change without notice. Service plans, features and offers are subject to terms and conditions. Additional fees for usage and overages may apply. Offers & Coverage vary by service & equipment. See VerizonWireless.com for coverage map. Equipment and accessories are subject to availability while supplies last. *Additional charges, taxes, fees, and surcharges apply. Offer Recovery Fee: We are able to make Equipment available to our government customers at significantly lower prices than the manufacturer's list prices by offering various subsidies in exchange for the customer meeting certain conditions. Here, if the Customer purchases Equipment from Verizon Wireless at a discounted price and then disconnects that Equipment from the Verizon network, or moves the Equipment to a Lesser Price Plan, prior to the expiration of 24 months after the date of activation, Verizon Wireless may recover an Offer Recovery Fee for the disconnected Equipment. The Offer Recovery Fee will be the difference between the full retail price of the Equipment at time of purchase and the discounted price paid by the Customer for the Equipment, plus any additional service discounts, credits, waived fees, and other offers provided, less 1/24 of that amount for each month the Equipment was connected to the line of service

Why Verizon

The network businesses rely on

If your network is down, you're down. Our award-winning network delivers the speed, reliability, coverage and performance that you need to succeed.

Superior Coverage

Our 4GLTE network covers 327 million people. That's over 99% of the U.S. population.

5G innovation

Verizon 5G Ultra Wideband is the fastest 5G in the world¹, with ultra-low lag and Massive capacity.²

Trusted security

Managing over 500,000 security network and hosting devices gives us valuable insights into the digital landscape.

Performance

Verizon is the most awarded brand for Wireless Network Quality according to J.D. Power.³

Massive capacity

We obsess over the details, analyzing millions of gigabytes of data every day.

Easy integration

We've certified 900+ machine-to-machine (M2M) chipsets, modules and devices.

¹ Global claim from May 2020, based on Opensignal independent analysis of mobile measurements recorded during the period January 31–April 30, 2020 © 2020 Opensignal Limited.

² 5G Ultra Wideband (UWB) available only in parts of select cities. 5G UWB access requires a 5G capable device with select voice/data & 5G UWB plans. 5G Nationwide available in 2,700+ cities.

³ Verizon received the highest number of awards in network quality for the 25th time as compared to all other brands in the J.D. Power 2003-2020 Volume 1 and 2 U.S. Wireless Network Quality Performance Studies. Network Quality measures customers' satisfaction with their network performance with wireless carriers. For J.D. Power 2020 award information, visit jdpower.com/awards for more details.



Digital transformation begins with a partner you can trust.

Thousands of businesses, organizations and agencies rely on Verizon's network leadership and deep understanding of technology. And we have a track record of helping teams big and small with products and solutions that are flexible, reliable and secure.

Let's get started.

DO NOT WRITE IN THE SPACE ABOVE, RESERVED FOR RECORDER

Prepared By: Marcus Amman, Story County Planning and Development, 900 6th Street, Nevada, IA 50201 (515) 382-7245
Please Return to the Story County Planning & Development Department

**STORY COUNTY IOWA
RESOLUTION OF THE BOARD OF SUPERVISORS
RESOLUTION NUMBER 25-74**

WHEREAS, there has been submitted to the Board of Supervisors of Story County, Iowa, an application to subdivide real estate from Jonathan & Nicole Sage, 33451 578th Ave, Cambridge, IA 50046, involving real estate located at 33093 578th Ave, Cambridge, IA 50046, in Section 32 of Union Township, identified as Parcel #14-32-200-120 and hereinafter described on Attachment A and shown on Attachment B, and

WHEREAS, SAGE, JONATHAN & NICOLE (Deed), 33451 578TH AVE CAMBRIDGE, IA 50046, are the legal titleholders of said real estate, and

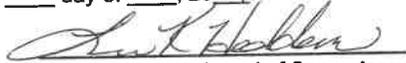
WHEREAS, it appears that all conditions and requirements prescribed by Chapter 354 and Chapter 355, *Code of Iowa*, and as prescribed by the *Story County C2C Plan* and the *Code of Ordinances of Story County, Iowa*, have been complied with and met,

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

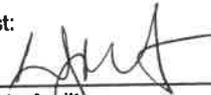
NOW, THEREFORE, BE IT RESOLVED that the Residential Parcel Subdivision Plat of the Stagg Subdivision involving real estate hereinafter described on Attachment A and shown on Attachment B being the same, is hereby approved and accepted, and all acts and deeds of the said owners and grantors in the premises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

IT IS FURTHER RESOLVED that the Chair of the Board of Supervisors and the County Auditor are authorized and they are hereby directed to certify a copy of this Resolution 25-74 to be affixed to said Final Plat upon its approval by the Board of Supervisors.

Dated this 25th day of March 2024.


Chairperson, Board of Supervisors

Attest:


County Auditor

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

**ALLOWED BY VOTE
OF BOARD** Yea 3 Nay 0 Absent 0

 Above tabulation made by JB
CHAIRPERSON

ATTACHMENT A

Survey Description:

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 82 NORTH, RANGE 23 WEST OF THE 5TH PRINCIPAL MERIDIAN, STORY COUNTY, IOWA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE N00°37'57"E 951.35 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER TO THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN WARRANTY DEED INSTRUMENT NUMBER 2022-08010 AS RECORDED IN THE OFFICE OF THE STORY COUNTY, IOWA RECORDER; THENCE S89°52'59"E 1314.23 FEET ALONG THE SOUTH LINE OF SAID DESCRIBED PROPERTY TO THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE S00°02'21"E 947.58 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE S89°57'18"W 1325.40 FEET THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER TO THE POINT OF BEGINNING. SAID PROPERTY CONTAINS 28.77 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS.

ATTACHMENT B

578TH AVENUE (GRAVEL)

ROW

50' FRONT YARD SETBACK

50' FRONT YARD SETBACK

10' SIDE YARD SETBACK

APPROX. LOCATION OF SEPTIC SYSTEM FROM COUNTY RECORDS

LOT 1

EXISTING GARAGE
EXISTING HOUSE

10' SIDE YARD SETBACK

LOT 2

20' FLAG YARD SETBACK

10' SIDE YARD SETBACK

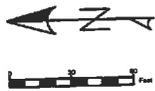
40' REAR YARD SETBACK

10' SIDE YARD SETBACK

20' FLAG YARD SETBACK

40' REAR YARD SETBACK

OUTLOT A



LEGEND

- PLAT OR SURVEY BOUNDARY
- PLAT LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- SECTION LINE
- 1/4 SECTION LINE
- 1/4-1/4 SECTION LINE



STUBBS ENGINEERING

1609 N. ANKENY BLVD, SUITE 230
ANKENY, IOWA 50023
(515) 259 - 1133

RESIDENTIAL PARCEL SUBDIVISION
PLAT FOR
SAGE ESTATES
STORY COUNTY, IOWA

DATE:
3-13-25

PROJECT NO:
24-395

PAGE NO:
3 OF 3

Staff Report

Story County Board of Supervisors



Date of Meeting: March 25, 2025
Staff Project Manager: Marcus Amman

Case Number: SUB25-000001
Name of Subdivision: Sage Estates
Resolution No. 25-74

REQUESTED ACTION

The request is for a Residential Parcel Subdivision to create two buildable lots and an outlet as permitted in Section 87.07 Residential Parcel Subdivision Plat of the *Story County Code of Ordinances*.

RECOMMENDATION

All requirements for a Residential Parcel Subdivision are met. Planning and Development staff recommend approval of the subdivision as submitted.

APPLICANT(S): Jonathan Sage

PROPERTY OWNER(S): SAGE, JONATHAN & NICOLE

PARCEL IDENTIFICATION NUMBER(S)
14-32-200-120

GENERAL PROPERTY LOCATION

Located at 33093 578th Ave, in Section 32 of Union Township

DISTRICTS

A-1 Agricultural Zoning District, Story County
Ambulance, Cambridge Fire, Consumers Energy,
South Skunk River Watershed, Ballard
Community School District.

LAND USE FRAMEWORK DESIGNATION

The subject property is designated as Agricultural Conservation Area of the *Story County Development Plan*.

SIZE OF PARCEL/AREA

Gross Acres 27.26 Net Acres 27.26

CURRENT LAND USE

The site is assessed as an Agricultural Dwelling use by the Story County Assessor's Office.

CITIES WITHIN TWO MILES OF PROPOSED SUBDIVISION REQUEST

The proposed subdivision is within two miles of the City of Huxley. The City waived their review on the subdivision on March, 11th 2025, Resolution 25-019.



Background

Description of Proposed Subdivision

The request is for a Residential Parcel Subdivision to create two buildable parcels, and an outlot as permitted in Section 87.07 Residential Parcel Subdivision Plat of the *Story County Code of Ordinances*. The applicable requirements are outlined below.

Applicable Regulations – Story County Land Development Regulations

87.07 RESIDENTIAL SUBDIVISION PLAT

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

Property History

The property contains a single-family dwelling that was permitted and constructed in 2024. The permit for the construction of the dwelling was issued as the property met the legal lot of record exception to the required 35-acre minimum. The property is required to complete a Residential Parcel Subdivision to split the parcel as it would lose its legal lot of record status with any split.

Current and Future Land Use

The current parcel is 27.26 net-acres and zoned A-1 Agricultural. All three proposed lots will retain this zoning. At present, the existing parcel contains a single-family dwelling.

The future intent is for proposed Lot 1 to be used for the existing dwelling, Lot 2 is considered buildable for another dwelling, and the outlot for row crop production.

The property is designated as Agricultural Conservation on the Cornerstone to Capstone (C2C) Future Land Use Map. Principles for the Agricultural Conservation designation include to:



- Conserving agricultural land, as well as agricultural practices, is a fundamental principle in Story County. Areas are identified, conserved, and enhanced within the county for farming practices and agricultural production.
- Continue to work towards strategies that promote alternative agricultural methods that work in harmony with conventional operations. A variety of farm types is a good thing.

Current Surrounding Land Use

The property is in the Northwest Quarter Northeast Quarter of Section 32 of Union Township. Adjacent properties include:

North

A 9.52 net-acre parcel in the A-1 Zoning district. This parcel is owned by DUCRAY, JENNIFER MARIE and is used as a residence and has horses.

South

A 40.7 net-acre parcel in the A-1 Zoning district. This parcel is owned by SAGE, JONATHAN & NICOLE and is used as a residence and row crop production.

East

A 37.00 net-acre parcel in the A-1 Zoning district. This parcel is owned by SCHEID FARMS LLC and is in row crop production.

West

A 39.62 net-acre parcel in the A-1 Zoning district. This parcel is owned by LARSON, LEONARD A TRUSTE, et al. and is in row crop production.

Analysis

The proposed subdivision is consistent with the criteria outlined above in Section 87.07 Residential Parcel Subdivision Plat of the *Story County Code of Ordinances* as noted below:

- All requirements are satisfied.
- Not all requirements are satisfied and those exceptions are noted below:

Erosion control requirements in [Section 88.05](#) will apply to any development of the lots. The requirements include a construction buffer from sensitive natural areas and other requirements for temporarily stabilization of disturbed soils on a site.

Points to consider in evaluating the applicant’s request to divide property through the Residential Parcel Subdivision Plat process to create two (2) development lots:

1. All requirements for a Residential Parcel Subdivision Plat in Section 87.07 of the Story County Land Development Regulations have been met.

Commentary

The following comments are part of the official record of the proposed Sage Estates Residential Parcel Subdivision, Case No. SUB25-000001. If necessary, conditions of approval may be formulated based off these comments.

Comments from the Interagency Review Team

The proposal underwent the usual Interagency Review and the following comments were provided:

Interagency Review: Auditor Office



1. The legal description uses the recorded bearing from an earlier survey for the first call but the measured bearing and dimension (instead of the previously recorded ones) for the last call. The Auditor's Office prefers that the measured dimensions and bearings be used throughout the property description but, at the very least, there should be consistency in what data is used.

The first call inadvertently used a measure bearing and distance and has been corrected. The other calls used the measured bearings and distances.

Interagency Review: Engineer Dept

1. Any new driveways will need a permit from the Engineer's Office. Lot 2 and the Outlot may have to share a driveway in order to meet the 300' spacing and sight distance requirements.

Noted.

Floodplain Management Program Comments

The property is not located in a Special Flood Hazard Area as defined by FEMA.

Comments from the General Public

Letters were mailed to surrounding property owners on Click or tap here to enter text., regarding the Board of Supervisors' meeting on the request. No public commentary was received or recorded at the time this report was published.

Conditions

None

Alternatives

Story County Planning and Development Staff recommend alternative Click or tap here to enter text. below regarding the Sage Estates Residential Parcel Subdivision as submitted.

1. The Story County Board of Supervisors approves Resolution #25-74, the Sage Estates Subdivision, a Residential Parcel Subdivision, as submitted.
2. The Story County Board of Supervisors approves Resolution #25-74, the Sage Estates Subdivision, a Residential Parcel Subdivision, with conditions.
3. The Story County Board of Supervisors denies Resolution #25-74, the Sage Estates Subdivision, a Subdivision Residential Parcel Subdivision, as submitted.
4. The Story County Board of Supervisors tables the decision on Resolution #25-74, the Sage Estates Subdivision, a Residential Parcel Subdivision, and directs the applicant to address specific areas for additional information, review and/or modifications, and to work with staff to place the subdivision plat back on the Board of Supervisors' agenda.

Attachments to the Staff Report

- Submitted application and plans
- Public Comments
- Written responses from applicants to comments
- Legal Description
- Resolution from city within two miles (if applicable)



Other

PROPERTY DESCRIPTION:

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 82 NORTH, RANGE 23 WEST OF THE 5TH PRINCIPAL MERIDIAN, STORY COUNTY, IOWA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE N00°37'57"E 951.35 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER TO THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN WARRANTY DEED INSTRUMENT NUMBER 2022-08010 AS RECORDED IN THE OFFICE OF THE STORY COUNTY, IOWA RECORDER; THENCE S89°52'59"E 1314.23 FEET ALONG THE SOUTH LINE OF SAID DESCRIBED PROPERTY TO THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE S00°02'21"E 947.58 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE S89°57'18"W 1325.40 FEET THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER TO THE POINT OF BEGINNING. SAID PROPERTY CONTAINS 28.77 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS.

Prepared by: Megan M. Regennitter
400 Locust Street, Suite 400
Des Moines, Iowa 50309
Ph: (515) 288-5000

After Recording Return To: Megan M. Regennitter
400 Locust Street, Suite 400
Des Moines, Iowa 50309

CONSENT TO PLAT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

The undersigned hereby state, acknowledge and certify that Jonathan Sage and Nicole Sage are the proprietors and record fee title owners of the real estate legally described as follows:

The Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Thirty-two (32) Township Eighty-two (82) North, Range Twenty-three (23) West of the 5th P.M., Story County, Iowa, except that tract of land described as Commencing at the N ¼ Corner of Sec. 32-T82N-R23W of the 5th P.M., Story County, Iowa, thence S0°01'E 380.4 feet along the West line of the NE ¼ of said Sec. 32, thence S89°57'E 1,311 feet to the East line of the NW ¼ of the NE ¼ of said Sec. 32, thence N0°12'W 381.6 feet along the said East line to the North line to the point of beginning, and continuing 11.46 acres.

To be known as: Sage Estates

The undersigned further acknowledge and certify that the plat of said real estate is prepared with its free consent and in accordance with its desires and hereby dedicates all public streets and utility easements shown on the plat.

Dated: _____, 2025

Jonathan Sage

Nicole Sage

STATE OF IOWA)
 ss.

COUNTY OF STORY)

This record was acknowledged before me on _____, 2025, by Jonathan Sage and Nicole Sage, a married couple.

NOTARY PUBLIC IN AND FOR THE
STATE OF IOWA



SIMPSON, JENSEN, ABELS, FISCHER & BOUSLOG, P.C.

Attorneys and Counselors at Law

Marcus F. Abels
Gary R. Fischer
John M. Bouslog
D. Scott Simpson
Jack H. Pennington
Michael S. Eganhouse
Joseph F. Wallace
Ryan A. Genest
Megan M. Regennitter
Geoff D. Sellers
Mackinzie M. Daughton

Capital Square
400 Locust Street • Suite 400
Des Moines, Iowa 50309-2352
Telephone (515) 288-5000 • Facsimile (515) 288-7718

Writer's E-mail mregennitter@iowafirm.com

February 18, 2025

Story County Planning & Development
900 Sixth Street
Nevada, IA 50201

In Re: The Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Thirty-two (32) Township Eighty-two (82) North, Range Twenty-three (23) West of the 5th P.M., Story County, Iowa, except that tract of land described as Commencing at the N ¼ Corner of Sec. 32-T82N-R23W of the 5th P.M., Story County, Iowa, thence S0°01'E 380.4 feet along the West line of the NE ¼ of said Sec. 32, thence S89°57'E 1,311 feet to the East line of the NW ¼ of the NE ¼ of said Sec. 32, thence N0°12'W 381.6 feet along the said East line to the North line to the point of beginning, and continuing 11.46 acres.

Locally known as: 33098 578th Avenue
To be known as: Sage Estates
Our File No. 85214

Ladies and Gentlemen:

We have made examination of the abstract of title to the above described property as shown in Abstract No. 2502030162 prepared by Abstract & Title Services Story County to February 4, 2025, at 8:00 a.m. and find marketable title thereto to be in the name of the proprietor:

Jonathan Sage and Nicole Sage

subject to the following:

1. A Plat of Retracement dated March 24, 2021 and filed March 25, 2021 in Instrument No. 21-03643. You are referred to the document for further information.

2. The abstractor reports that all real estate taxes are paid through the 2022-2023 fiscal year (Parcel No. 14-32-200-120). 2023-2024 fiscal year, first half paid, second half paid.
3. The property is subject to the zoning ordinances of the Story County.

This title opinion has been prepared for the purpose of complying with requirements of Section 354.11(1)(c) of the Code of Iowa (2024), and for no other purpose. Except as may be reported herein, no mortgages, liens, or other encumbrances on the subject property appear in the abstract.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Megan M. Regennitter".

Megan M. Regennitter
ITG Participant No. 10941

ABSTRACT RECEIPT

CLIENT: Sage Estates
CLIENT NO.: 85214
ATTORNEY: **Megan M. Regennitter**

ABSTRACT OF TITLE NO. 161857-77 prepared by Iowa Title Company, to December 1, 2024, at 6:00 a.m. to real estate described as:

PROPERTY DESCRIPTION

The Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Thirty-two (32) Township Eighty-two (82) North, Range Twenty-three (23) West of the 5th P.M., Story County, Iowa, except that tract of land described as Commencing at the N ¼ Corner of Sec. 32-T82N-R23W of the 5th P.M., Story County, Iowa, thence S0°01'E 380.4 feet along the West line of the NE ¼ of said Sec. 32, thence S89°57'E 1,311 feet to the East line of the NW ¼ of the NE ¼ of said Sec. 32, thence N0°12'W 381.6 feet along the said East line to the North line to the point of beginning, and continuing 11.46 acres.

____ Received by Megan M. Regennitter in the office of Simpson, Jensen, Abels, Fischer & Bouslog, P.C., on the 7th day of February 2025.

____ Above described Abstract received this ____ day of _____, 2025, FROM Simpson, Jensen, Abels, Fischer & Bouslog, P.C. law firm.

Abstract & Title Services, Story County

By _____

Prepared by: Megan M. Regennitter
400 Locust Street, Suite 400
Des Moines, Iowa 50309
Ph: (515) 288-5000

After Recording Return To: Megan M. Regennitter
400 Locust Street, Suite 400
Des Moines, IA 50309

CERTIFICATE OF TREASURER OF STORY COUNTY, IOWA

STATE OF IOWA)
) ss:
COUNTY OF STORY)

I, Ted Rasmusson, Treasurer of Story County, having examined the records of my office, in accordance with the provision of Iowa Code §354.11 pertaining to real properties, specifically set forth in Exhibit "A" attached hereto and made part hereof, to be hereinafter designated as:

**SAGE ESTATES
An Official Plat, Story County, Iowa**

I further certify that the above-referenced real estate is free from all certified property tax and special assessments for the 2023 Assessment Year, payable 2024/2025.

Nor are there any taxes for Moneys and Credits, Bushels of Grain, Utilities or Buildings on Leased Land against

Jonathan Sage and Nicole Sage,

Who is the record title holder of said real estate.



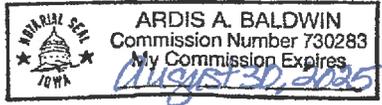
Ted Rasmusson
Ted Rasmusson, County Treasurer

2/20/25
Date

STATE OF IOWA)
 ss.
COUNTY OF STORY)

This record was acknowledged before me on February 20, 2025, by Ted Rasmusson, Story County Treasurer.

Ardis A. Baldwin
NOTARY PUBLIC IN AND FOR THE
STATE OF IOWA



RESOLUTION NO. 25-019

**RESOLUTION WAIVING RIGHT TO REVIEW
SAGE ESTATES RESIDENTIAL PARCEL SUBDIVISION**

WHEREAS, a residential parcel subdivision affecting premises within two miles of the current city limits and more specifically described as Parcel 1432200120 in Section 32 Township 82 Range 23 of Story County, Iowa, with a property address of 33093 578th Avenue, Cambridge, Iowa has been filed with the City Clerk of the City of Huxley, Story County, Iowa; and

WHEREAS, said residential parcel subdivision is located on the fringes of the two-mile radius of the current city limits; and

WHEREAS, pursuant to Iowa Code §354.9, the City has the opportunity to review or waive review of subdivisions within two miles of the current city limits; and

WHEREAS, the owner of the property, Jonathan and Nicole Sage, have requested the City waive their right to review this property division;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Huxley, Iowa that the City of Huxley, Iowa hereby waives its right to review the residential parcel subdivision for Parcel 1432200120 in Section 32 Township 82 Range 23 of Story County, Iowa, with a property address of 33093 578th Avenue, Cambridge, Iowa, and that the Mayor and City Clerk are hereby authorized and directed to certify this resolution.

PASSED, ADOPTED AND APPROVED this 11th day of March 2025.

Roll Call	Aye	Nay	Absent
Rory Echer	X	—	—
Greg Mulder	X	—	—
John Murphy	X	—	—
Cory Rigler	X	—	—
Tracey Roberts	X	—	—

APPROVAL BY MAYOR

I hereby approve the foregoing **Resolution No. 25-019** by affixing below my official signature as Mayor of the City of Huxley, Iowa, this 11th day of March 2025.

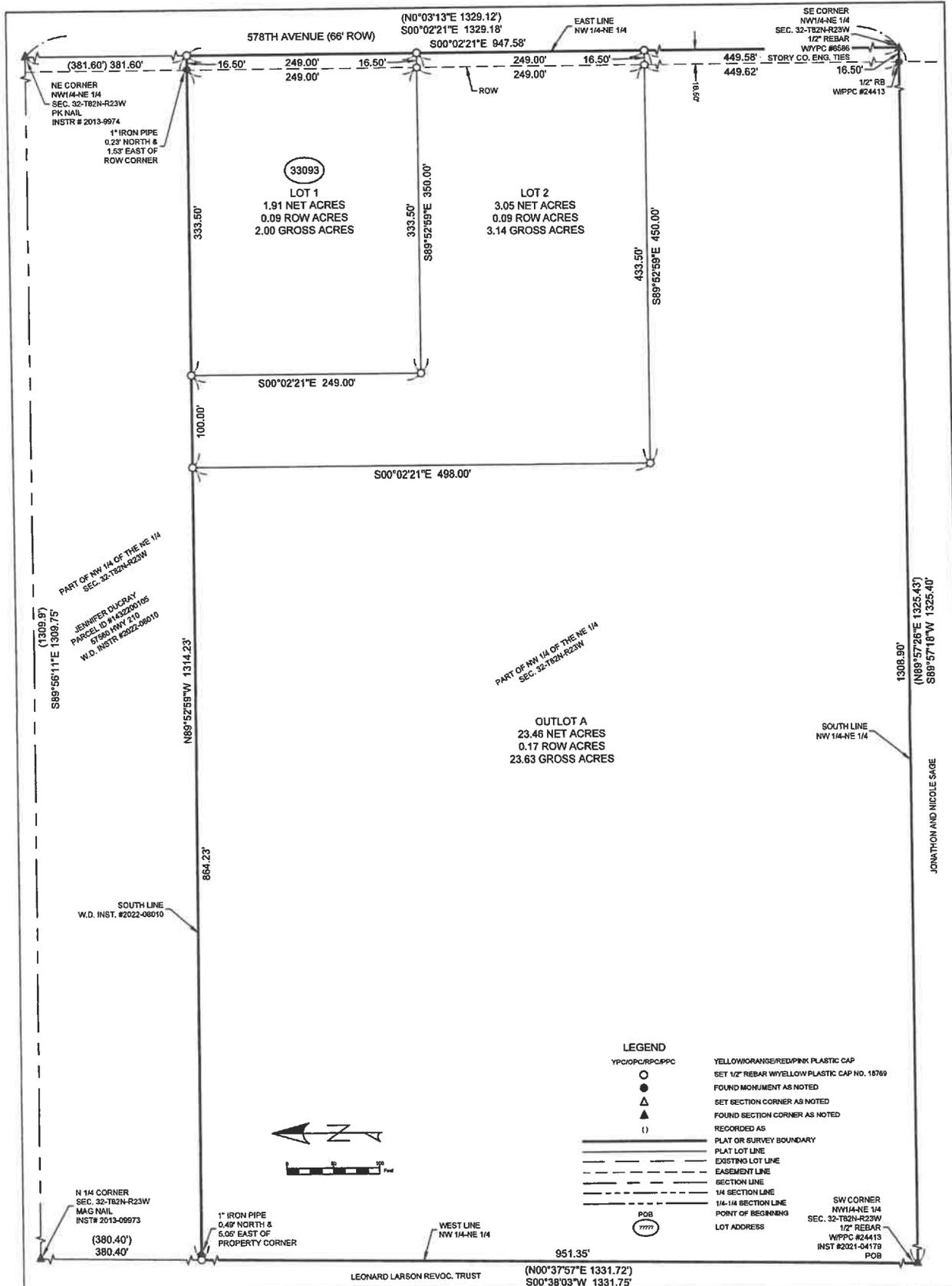


David Kuhn, Mayor

ATTEST:



Barb Barrick, City Clerk



	<p align="center">STUBBS ENGINEERING 1609 N. ANKENY BLVD, SUITE 230 ANKENY, IOWA 50023 (515) 259 - 1133</p>	<p align="center">RESIDENTIAL PARCEL SUBDIVISION PLAT FOR SAGE ESTATES STORY COUNTY, IOWA</p>	<p>DATE: 3-13-25</p> <p>PROJECT NO: 24-395</p> <p>PAGE NO: 2 OF 3</p>
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578TH AVENUE (GRAVEL)

ROW

50' FRONT YARD SETBACK

50' FRONT YARD SETBACK



APPROX. LOCATION OF SEPTIC SYSTEM FROM COUNTY RECORDS

LOT 1

LOT 2

10' SIDE YARD SETBACK

10' SIDE YARD SETBACK

20' FLAG YARD SETBACK

10' SIDE YARD SETBACK

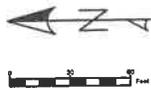
40' REAR YARD SETBACK

10' SIDE YARD SETBACK

20' FLAG YARD SETBACK

40' REAR YARD SETBACK

OUTLOT A



LEGEND

- PLAT OR SURVEY BOUNDARY
- PLAT LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- SECTION LINE
- 1/4 SECTION LINE
- 1/4-1/4 SECTION LINE



STUBBS ENGINEERING

1609 N. ANKENY BLVD, SUITE 230
ANKENY, IOWA 50023
(515) 259 - 1133

RESIDENTIAL PARCEL SUBDIVISION
PLAT FOR
SAGE ESTATES
STORY COUNTY, IOWA

DATE:
3-13-25

PROJECT NO:
24-395

PAGE NO:
3 OF 3



Board of Supervisors

March 24, 2025

1

Sage Residential Parcel Subdivision

Applicant

Jonathan Sage
33461 578TH AVE
CAMBRIDGE, IA 50046

Property Location

33093 578th Ave
SECTION:32 TOWNSHIP:82 RANGE:23 NW NE EX
BEG NW COR SE380.4' W1311.1' TOE LN N381.6'
W1309.9' TO BEG

Property Owners

SAGE, JONATHAN & NICOLE (Deed)

Districts

A-1 Agricultural Zoning District, Story County
Ambulance, Cambridge Fire, Consumers Energy,
South Skunk River Watershed, Ballard Community
School District.



Presented by Story County Planning and
Development

Story County
Board of Supervisors

SLIDE 2

2

Location



Presented by Story County Planning and Development

Story County Board of Supervisors

SLIDE 3

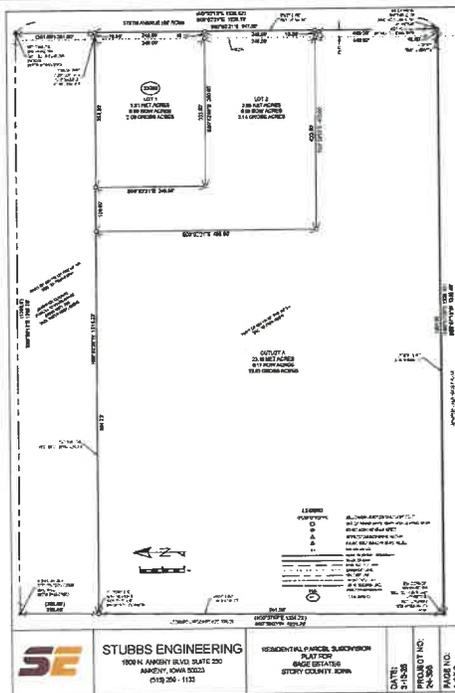
3

Proposed Division

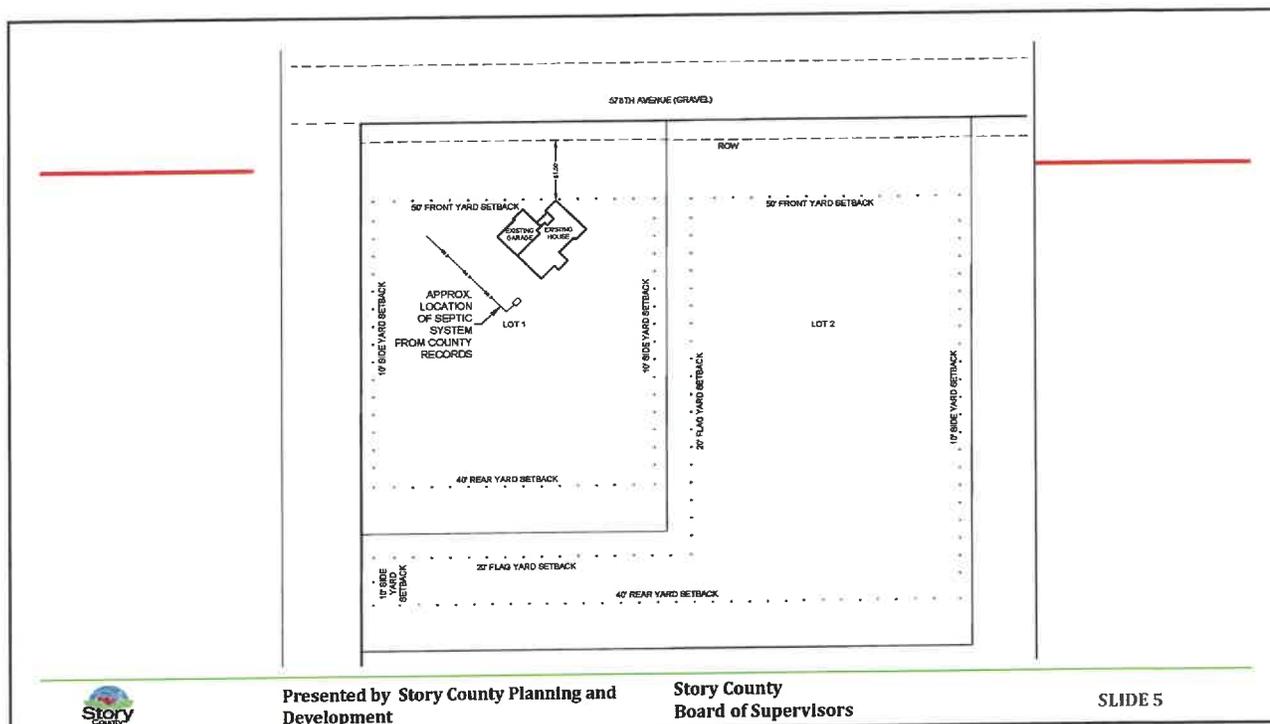
Proposed Lot 1 (1.91 net acres) has the existing dwelling

Proposed Lot 2 (3.05 net acres) will be considered buildable for a future dwelling

Outlot A (23.46 net-acres) is not developable



4



5

Applicable Regulations – Story County Land Development Regulations

87.07 Residential Subdivision Plat

1. A subdivision may be submitted for review and approval as an residential parcel subdivision plat when all of the following are true:

- A. The development lots created by the subdivision are intended to be used for residential purposes;
- B. Only two development lots may be created;
- C. The Assessment Property Record Card for the property shall show a single-family dwelling and/or farmstead, as defined in Section 85.08, in existence;
- D. The subdivision includes no land set apart for new streets, alleys, parks, dedicated open space, school property, or public use;
- E. The subdivision lies wholly within the A-1 District. For parcels located within the boundaries of the *Ames Urban Fringe Plan*, the subdivision must be both zoned A-1 Agricultural and lie wholly within the Rural Service and Agricultural Conservation Area designation;



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Applicable Regulations – Story County Land Development Regulations

- F. The subdivision lies wholly within the A-1 District. For parcels located within the boundaries of the *Ames Urban Fringe Plan*, the subdivision must be both zoned A-1 Agricultural and lie wholly within the Rural Service and Agricultural Conservation Area designation;
- G. Both development lots (created by the Residential Parcel Subdivision Plat) shall contain a minimum of one acre (net) each. All side and rear yard setback requirements must be met;
- H. All resulting development lots shall have access to an adjoining public roadway by actual road frontage or easement;
- I. No variances from subdivision or zoning standards shall be granted in order to accomplish the Residential Parcel Subdivision Plat;
- J. The existing parcel shall not have been created through a previously approved Residential Parcel Subdivision Plat.



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Comments from the Public

- On March 17, 2025, notification letters were mailed to surrounding property owners within a ¼ mile of the subject property regarding the public meeting on the subdivision request.
- No comments were received as of the writing of this report.
- The City of Huxley waived their review on the subdivision on March, 11th 2025, Resolution 25-019.



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Analysis

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

1. All requirements for a Residential Parcel Subdivision Plat in Section 87.07 of the Story County Land Development Regulations have been met.
2. The subdivision does not impact any critical natural resource areas, and the parcel is designated as a Agricultural Conservation Area in the C2C Plan.



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Recommendation and Board of Supervisors Alternatives

1. **The Story County Board of Supervisors approves Resolution #25-74, the Sage Estates Subdivision, a Residential Parcel Subdivision, as submitted.**
2. The Story County Board of Supervisors approves Resolution #25-74, the Sage Estates Subdivision, a Residential Parcel Subdivision, with conditions.
3. The Story County Board of Supervisors denies Resolution #25-74, the Sage Estates Subdivision, a Subdivision Residential Parcel Subdivision, as submitted.
4. The Story County Board of Supervisors tables the decision on Resolution #25-74, the Sage Estates Subdivision, a Residential Parcel Subdivision, and directs the applicant to address specific areas for additional information, review and/or modifications, and to work with staff to place the subdivision plat back on the Board of Supervisors' agenda.



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