

The Board of Supervisors met on 9/23/25 at 10:00 a.m. in the Story County Administration Building. Lisa Heddens, Linda Murken, and Latifah Faisal, with Heddens presiding. (all audio of meetings available at [storycountyiowa.gov](http://storycountyiowa.gov)); any resolution is effective upon signature and can be inspected during business hours, Monday-Friday, 8-4:30, at 900 6th Street, Nevada, Iowa)

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

**EMERGENCY MANAGEMENT QUARTERLY REPORT:** Josh Harding, Deputy Emergency Management Coordinator, asked for questions about the submitted written report. Discussion took place.

**MINUTES:** 9/16/25 Minutes – Faisal moved, Murken seconded approving the 9/16/25 Minutes as presented. Roll call vote. (MCU)

**PERSONNEL ACTIONS:** 1) new hire, effective 9/29/25, in General Assistance for Shayla McDougal @ \$28.95/hr. Murken moved, Faisal seconded approving the Personnel Actions as listed. Roll call vote. (MCU)

**CLAIMS:** 9/25/25 Claims of \$ 1,427,192.69 (run date 9/19/25, 34 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 (\$1,203.63), Emergency Management (\$889.28), E911 (\$23.94), County Assessor (\$7,190.10), City Assessor (\$94,493.38), Central Iowa Community Services (\$15,959.19). Faisal moved, Murken seconded approving claims as presented. Roll call vote. (MCU).

Hedden questioned if Item #8 needed to be considered separately to clarify funding is from Opioid funds. Murken moved, Faisal seconded approving the Consent Agenda with the removal of Item #8 for individual consideration.

1. Contract for Highway Right-of-Way with Sandra H. Miller for the purchase of permanent easement for \$274.63 (Project No. L-COL20--73-85)
2. Annual Story County Urban Renewal Report FY25
3. Annual Appointment of Zachary Skelton as Veterans' Affairs Director, effective 7/1/25-6/30/26, pursuant to *Code of Iowa* §35B.6
4. Fire Alarm Monitoring Agreement at Hazel Group Home, 124 S. Hazel Avenue, Ames, with Midwest Alarm Services, effective 10/1/25-9/30/26, for \$450.00
5. Fees between Story County and Combined Systems Technology (CST), Inc. for uninterruptible power supply (UPS) maintenance, effective 1/1/26-12/31/26, for \$5,268.88 - *confidential*
6. Acknowledge Receipt of the FY25 Story County Governmental Accounting Standards Board Statement No. 75 (GASB 75) Report
7. Story County Logo Use Request from Heartland of Story County

Roll call vote. (MCU)

8. Contract between Community and Family Resources (CFR) and Story County for American Society of Addiction Medicine (ASAM) Level 3.7 Services (medically monitored intensive inpatient substance use services), effective 7/1/25-6/30/26, for \$9,000.00. Faisal moved, Murken seconded approving the contract between CFR and Story County for ASAM 3.7 level services, effective 7/1/25-6/30/26, for \$9,000.00 from opioid funds. Roll call vote. (MCU)

**RESOLUTION #26-22, FOR THE VOLUNTARY ANNEXATION TO THE CITY OF HUXLEY FOR PARCELS OF LAND CONSISTING OF 3.49 ACRES OF REAL PROPERTY INCLUDING RIGHT-OF-WAY ALONG HIGHWAY 210 LOCATED IN SECTION 31, UNION TOWNSHIP, STORY COUNTY, IOWA, IN THE UNINCORPORATED AREA OF STORY COUNTY, OWNED BY THE IOWA DEPARTMENT OF TRANSPORTATION:**

Leanne Harter, Planning and Development Director, reported the parcels need to be included in the voluntary annexation to avoid the creation of an island. She provided site maps. Staff recommends approval. Faisal moved, Murken seconded approving Resolution #26-22, for the Voluntary Annexation to the City of Huxley for Parcels of Land Consisting of 3.49 Acres of Real Property including Right-of-Way along Highway 210 located in Section 31, Union Township, Story County, Iowa, in the Unincorporated Area of Story County, Owned by the Iowa Department of Transportation. Roll call vote. (MCU)

**RESOLUTION #26-23, DAYTON RIDGE PLAT 2 FINAL SUBDIVISION PLAT:** Leanne Harter, Director of Planning and Development, reported ownership, location, current zoning, current and future land uses, and relevant development regulations of the proposed subdivision. The preliminary plat was previously approved with two items needing modification prior to approval. Harter reported on processes, the completion of road improvements, and the development agreement. After review, staff recommends approval with conditions. Harter reviewed the received public comments. Ron and Liz Pehl, Franklin Township, emailed concerns and photos. As the proposed subdivision is within two miles of the City of Ames, Ames has stated the plat will only be approved only with the approval of Story County. Harter reported on conditions of approval, and alternatives for the Board. Discussion took place. Harter stated she will discuss transformer box with the County Engineer. Liz Pehl, Franklin Township, verbally reiterated concerns from the submitted email. Additional discussion took place. Heddens stated the Pehls' email and photos are to be included in the minute packet. Jeff Gibbons, Franklin Township, reported on the dedicated street lot. Harter provided her draft language: the County Engineer will review the location of the existing transformer box to identify any potential hazards and solutions. Murken moved approving Resolution #26-23, Dayton Ridge Plat 2 Final Subdivision Plan with conditions: the County Attorney's language regarding the letter of credit, the County Engineer will review the transformer and make recommendations on safety to the developer; and the Parkway Maintenance agreement and the restrictive covenants will be updated. Faisal asked for clarification. Faisal seconded. 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 10:41 a.m. Roll call vote. (MCU)

Story County Board of Supervisors  
Tentative Agenda  
Administration Building, 900 6th St., Nevada, IA  
9/23/25

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?](https://us02web.zoom.us/j/84068041164?pwd=F8FOEWLWOCBJMLT38A4FCLRFM0H6GN.1)

**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. Emergency Management Quarterly Report - Josh Harding

Department Submitting Auditor

Documents:

EOC QTR.PDF

7. CONSIDERATION OF MINUTES:

- I. 9/16/25 Minutes

Department Submitting Auditor

8. CONSIDERATION OF PERSONNEL ACTIONS:

I. Action Forms

Department Submitting HR

Documents:

ACTION FORMS.PDF

9. CONSIDERATION OF CLAIMS:

I. 9/25/25 Claims

Department Submitting Auditor

Documents:

CLAIMS 092525.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 Contract For Highway Right Of Way With Sandra H Miller For The Purchase Of Permanent Easement For \$274.63 (Project No. L-COL20-73-85)

Department Submitting Engineer

Documents:

ROW MILLER.PDF

II. Consideration Of Annual Story County Urban Renewal Report FY2024/2025

Department Submitting Auditor

Documents:

ANNUAL URBAN RENEWAL.PDF

III. Consideration Of Annual Appointment Of Veterans' Affairs Director Pursuant To Iowa Code 35B.6 Effective 7/1/25-6/30/26 For Zachary Skelton

Department Submitting Auditor

Documents:

APPOINTMENTMEMO.PDF  
SEP VACOMMISSION MINUTES.PDF

IV. Consideration Of Fire Alarm Monitoring Agreement At Hazel Group Home (TLC) With Midwest Alarm Services For \$450.00 10/1/25-9/30/26

Department Submitting Facilities Management

Documents:

MIDWEST ALARM HAZEL.PDF

- V. Consideration Of Fees Between Story County And CST, Inc. For UPS Maintenance Effective 1/1/26 - 12/31/26 For \$5,268.88

confidential

Department Submitting Information Technology

- VI. Acknowledge Receipt Of The FY25 Story County GASB 75 Report

Department Submitting Auditor

Documents:

FY25 STORY COUNTY GASB 75 REPORT.PDF

- VII. Consideration Of Story County Logo Use Request From Heartland Of Story County

Department Submitting Board of Supervisors

Documents:

HEARTLAND MEMO.PDF  
HEARTLAND REQUEST.PDF

- VIII. Consideration Of Contract With Community And Family Resources And Story County For ASAM 3.7 Level Services Effective 7/1/25-6/30/26 For \$9,000

Department Submitting Board of Supervisors

Documents:

STORY COUNTY CFR CONTRACT.PDF

11. PUBLIC HEARING ITEMS:

12. ADDITIONAL ITEMS:

- I. Discussion And Consideration Of Resolution #26-22, For The Voluntary Annexation To The City Of Huxley For Parcels Of Land Consisting Of 3.49 Acres Of Real Property Including Right-Of-Way Along Highway 210 Located In Section 31, Union Township, Story County, Iowa, In The Unincorporated Area Of Story County, Owned By The Iowa Department Of Transportation - Leanne Harter

Department Submitting Planning and Development

Documents:

RESOLUTION 26 22.PDF

II. Discussion And Consideration Of Resolution #26-23, Dayton Ridge Plat 2 Final  
Subdivision Plat - Leanne Harter

Department Submitting Planning and Development

Documents:

STAFF REPORT.PDF  
RESOLUTION 26 23.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

9/23/25

NAME

AGENCY

Josh Hardy

SCEWA

Sandra

BOS

RON & LIZ PEAL

Allena

Kevin Dyer

BOS

Crystal Davis

Jeff Gibbons



**STORY COUNTY EMERGENCY MANAGEMENT AGENCY**  
 900 6<sup>TH</sup> STREET, NEVADA, IA 50201  
 PH: (515) 382-7315 FAX (515)382-7328  
 EMAIL : [storycntyiaem@storycountyiowa.gov](mailto:storycntyiaem@storycountyiowa.gov)  
 WEB SITE: [www.storycountyiowa.gov/ema](http://www.storycountyiowa.gov/ema)

*Melissa Spencer, Coordinator*

**Board of Supervisors Update**

As of September 17, 2025

**Response:**

By and large, things have not changed. The office fielded two different calls for the potential deployment of STAR 1. The office was able to work with local public safety officials to provide the appropriate levels of support for the requests. We have made it through a very wet summer season and are beginning to see weather shifts towards fall.

**Preparedness:**

Harding continues to coordinate training with schools and communities for Stop The Bleed training. Since January of this year. As of this report, only 2 school districts remain needing some level of training and their equipment delivered. All other school districts, buses, and communities have completed training and received their equipment

Harding attended a wide winter weather road closure tabletop in Mason City hosted by the IDOT. A diverse group of partners was there, and the discussion centered on what they would be doing with the closures of I-80 and I-35. The Office is planning its annual closure drill later this fall.

**Planning**

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. EMA is currently testing the TEAMS phone and will also be looking to engage a contractor to help in the development of a Virtual EOC (VEOC) environment within 365.

Harding continues to work with the EMS association for the development of basic-level EMS Protocols. At the August EMS Association meeting, there was renewed support amongst the agencies for this project. Progress has slowed somewhat due to some key staffing changes; however, support for the project was given by Dr. O’Loughlin (SCMC EMS Medical Director)

He is also part of a 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. He has proposed a communications plan for MOCC-type events to state staff and will be discussing it with the MOCC committee as well.

**Training**

**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 attended the week-long O-305 type 3 all-hazards incident management team training in Bettendorff. This is advanced-level incident management training for expanding incidents to the type 3 level.

#### **Exercises**

None this quarter.

#### **Operations**

No real operational news. Harding spoke to the state-wide ARES (Amateur Radio Emergency Services) group in July about the role ARES can play in emergency response. He was asked to give the talk again to the Dubuque County ARES group in September.

#### **Looking Forward**

At the winter roads event, the NWS reported that they are not seeing strong signals for either El Niño or La Niña, so at this time, they cannot give a very accurate prediction for winter. As more winter weather information becomes available, we will share it. The office will be attending the annual Homeland Security conference in October.

Prepared by: Darren R. Moon, Story County Engineer's Office, 837 N Ave., Nevada, IA 50201 515-382-7355

## CONTRACT FOR HIGHWAY RIGHT OF WAY

PARCEL No: 16-20-200-120  
 PROJECT No: L-COL20--73-85  
 ROAD No: (310<sup>th</sup> ST.)

THIS AGREEMENT made and entered into this 8<sup>th</sup> day of September, A.D. 20 25 by and between  
**MILLER, SANDRA H TRUSTEE**

Seller, and the Story County Secondary Roads Department, acting for the County of Story, Buyer.

1.a SELLER AGREES to sell and Buyer agrees to buy the following real estate, hereinafter referred to as the premises, situated in parts of the following (1/4 1/4 Sec./Twp./Rge.):

The South 17.00 feet of the North 50.00 feet of the East 88.00 feet of the West 1025.06 feet of the SW¼, SE¼ in Section 17, Township 82 North, Range 21 West of the 5th P.M., Story County, Iowa. Easement contains 0.10 acres of which 0.07 acres is existing R.O.W.

County of Story, State of Iowa, and more particularly described on Page 3 and which include the following buildings, improvements and other property:

See attached graphical representation

1.b SELLER ALSO GRANTS to Buyer a temporary easement as shown on the Temporary Easement Plot attached as Page 2, and as shown on the project plans for said highway improvement. Said temporary easement shall terminate upon completion of this highway project.

1.c The premises also include all estates, rights, title and interests, including all easements, and all advertising devices and the rights to erect such devices as are located thereon. SELLER CONSENTS to any change of grade of the highway and accepts payment under this contract for any and all damages arising therefrom. SELLER ACKNOWLEDGES full settlement and payment from the Buyer for all claims per the terms of this contract and discharges the Buyer from liability because of this contract and the construction of this public improvement project.

2. Possession of the premises is the essence of this contract and Buyer may enter and assume full use and enjoyment of the premises per the terms of this contract. Buyer may take immediate possession of premises upon the execution of the contract by both Seller and Buyer.

3. Buyer agrees to pay and SELLER AGREES to grant the right of possession, convey title, and to surrender physical possession of the premises as shown:

	Payment Amount	Agreed Performance
\$	<u>274.63</u>	on right of possession
\$		on conveyance of title
\$		on surrender of possession
\$		on possession and conveyance
\$	<u>274.63</u>	<b>TOTAL LUMP SUM</b>
<b>BREAKDOWN:</b>	ac.=acres      sq.ft.=square feet	
Land by Fee Title	ac./sq.ft.      \$	Buildings & Improvements      \$
Underlying Fee Title	ac./sq.ft.      \$	Fence _____ rods woven      \$
Permanent Easement	<u>0.03</u> ac./sq.ft.      \$ <u>249.63</u>	Fence _____ rods barb      \$
Temporary Easement	ac./sq.ft.      \$	
Damages for:		\$
	<u>Future Abstract Entry in the amount of \$25.00</u>	

4. The Seller is responsible for any and all matters relating to any tenant on the land and hereby releases the Buyer from all tenant liabilities.

SELLER'S SIGNATURE AND CLAIMANT'S CERTIFICATION: Upon due approval and execution by the Buyer, we the undersigned claimants certify the total lump sum payment shown herein is just and unpaid.

x Sandree H. Miller  
\_\_\_\_\_  
\_\_\_\_\_

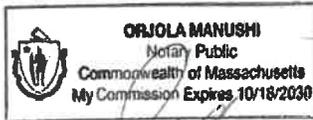
- 5. Each page and each attachment is by this reference made part hereof and the entire agreement consists of X3 pages.
- 6. In the event that said premises is burdened by the lien of a mortgage, judgement or other encumbrance, Sellers agree to fully cooperate with Buyer in securing a release of such lien from said premises, and if necessary and proper, Sellers agree that any part of the sum owing to them under this contract may be paid to the holder of such lien for such release.
- 7. Buyer agrees that any drain tile that is located within the premises and is damaged by highway construction shall be repaired at no expense to Seller. Where Buyer specifically agrees to construct and maintain fence, the fence shall be constructed and maintained for vehicle access control purposes only at no expense to the Seller. Buyer shall have the right of entry upon Sellers remaining property along the right of way line, if necessary, for the purpose of connecting said drain tile and constructing and maintaining said fence. Seller may pasture against said fence at his own risk. Buyer will not be liable for fencing private property of maintaining the same to restrain livestock.
- 8. If the Seller holds title to the premises in joint tenancy with full rights of survivorship and not as tenants in common at the time of this contract, Buyer will pay any remaining proceeds to the survivor of that joint tenancy and will accept title solely from that survivor, provided the joint tenancy has not been destroyed by operation of law or acts of the Seller.
- 9. These premises are being acquired for public purposes and this transfer is exempt from the requirements for the filing of a Declaration of Value by the Code of Iowa.
- 10. Seller states and warrants that, to the best of Seller's knowledge, there are no burial site, well, solid waste disposal site, hazardous substance, nor underground storage tank on the premises described and sought herein except,
- 11. This Written contract constitutes the entire agreement between Buyer and Seller and there is no agreement to do or not to do any act or deed except as specifically provided for herein.

**Additional Right of Way Agreements:**

**SELLER'S ACKNOWLEDGMENT**

STATE OF IOWA: ss On this 8<sup>th</sup> day of September, 2025, before me, the undersigned, personally appeared Sandra H Miller

Known to me to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



Orjola Manushi  
Notary Public in and for the State of Ma

**BUYER'S APPROVAL**

[Signature]  
Recommended by: Darren Moon P.E., Story County Engineer

9-12-25  
(Date)

[Signature]

Approved by: Chairperson, Story County Board of Supervisors (Date)

9-23-25

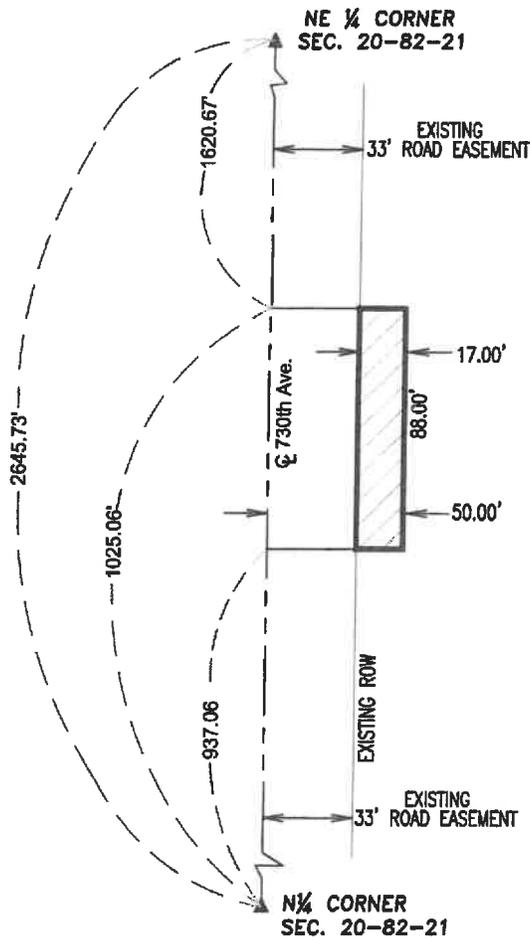
"Exhibit A"

# STORY COUNTY SECONDARY ROADS EASEMENT ACQUISITION

PROJECT NO. L-COL20--73-85 PARCEL NO. 16-20-200-120  
SECTION 20, TOWNSHIP 82N, RANGE 21W, OF THE 5TH P.M., STORY COUNTY, IOWA.  
ACQUIRED FROM Sandra H. Miller

EXISTING R.O.W. 0.07 ACRES NEW R.O.W. 0.03 ACRES TOTAL R.O.W. 0.10 ACRES

The South 17.00 feet of the North 50.00 feet of the East 88.00 feet of the West 1025.06 feet of the NW $\frac{1}{4}$ , NE $\frac{1}{4}$  in Section 20, Township 82 North, Range 21 West of the 5th P.M., Story County, Iowa. Easement contains 0.1 acres of which 0.07 acres is existing R.O.W.



Scale 1"=50'

NW $\frac{1}{4}$ , NE $\frac{1}{4}$   
SEC. 20-82-21

DATE DRAWN 3/14/2025



**Urban Renewal Area Data Collection**

Local Government Name: STORY COUNTY (85 )  
 Urban Renewal Area: STORY COUNTY URBAN RENEWAL AREA  
 UR Area Number: 85022

UR Area Creation Date: 11/2011

The Story Co. Urban Renewal Plan's objectives are to use TIF tax revenues to finance public improvements intended to promote the quality of life for all residents and encourage private investments & development for economic growth throughout Story County.

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
WARREN TWP/COLO-NESCO SCH STORY CO ORIG URA TIF INCREM	850591	850191	0
LINCOLN TWP/COLO-NESCO SCH STORY CO ORIG URA TIF INCREM	850592	850192	13,953,733
SHERMAN TWP/COLO-NESCO SCH STORY CO ORIG URA TIF INCREM	850593	850193	0
GRANT TWP/NEVADA SCH VETTER PROPERTY TIF INCREM	850594	850194	0
GRANT TWP/NEVADA SCH DEMONSTRATION WIND TURBINE TIF INCREM	850595	850195	0
LAFAYETTE TWP/ROLAND-STORY SCH/2013 STORY CO URA AMENDMENT TIF INCREM	850598	850198	0
LINCOLN TWP/COLO-NESCO SCH/2013 STORY CO URA AMENDMENT TIF INCREM	850599	850199	0
WARREN TWP/COLO-NESCO SCH/2013 STORY CO URA AMENDMENT TIF INCREM	850624	850200	0
INDIAN CREEK TWP/COLLINS-MAXWELL SCH/2013 STORY CO URA AMENDMENT TIF INCREM	850625	850201	0
GRANT TWP/NEVADA SCH 2016 COUNTY URA ADDITION TIF INCREM	850632	850232	0
NEVADA TWP/NEVADA SCH 2016 COUNTY URA ADDITION TIF INCREM	850633	850233	0
PALESTINE TWP/BALLARD SCH 2016 COUNTY URA ADDITION TIF INCREM	850634	850234	0

**Urban Renewal Area Value by Class - 1/1/2023 for FY 2025**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	43,231,800	0	0	43,231,800	0	43,231,800
Taxable	0	0	0	38,142,945	0	0	38,142,945	0	38,142,945
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:**

151,552

**Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	276,848
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims:	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>276,848</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	384,590
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>384,590</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:**

43,810

**Amount of 06-30-2025 Cash Balance Restricted for LMI**

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: STORY COUNTY (85 )  
 Urban Renewal Area: STORY COUNTY URBAN RENEWAL AREA (85022)  
 TIF Taxing District Name: WARREN TWP/COLO-NESCO SCH STORY CO ORIG URA TIF INCREM  
 TIF Taxing District Inc. Number: 850191  
 TIF Taxing District Base Year: 2010  
 FY TIF Revenue First Received: 2013  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2033

	Slum	UR Designation
	Blighted	No
	Economic Development	No
		11/2011

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	506,400	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: STORY COUNTY (85 )  
 Urban Renewal Area: STORY COUNTY URBAN RENEWAL AREA (85022)  
 TIF Taxing District Name: LINCOLN TWP/COLO-NESCO SCH STORY CO ORIG URA TIF INCREM  
 TIF Taxing District Inc. Number: 850192  
 TIF Taxing District Base Year: 2010  
 FY TIF Revenue First Received: 2013  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2033

	Slum	UR Designation
	Blighted	No
	Economic Development	No
		11/2011

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	43,231,800	0	0	43,231,800	0	43,231,800
Taxable	0	0	0	38,142,945	0	0	38,142,945	0	38,142,945
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	5,064,000	38,142,945	13,953,733	24,189,212	479,918

FY 2025 TIF Revenue Received: 276,848

## Debts/Obligations For STORY COUNTY URBAN RENEWAL AREA

### 2017 TIF Revenue Bond

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	09/19/2017
FY of Last Payment:	2027

### 2018 TIF Revenue Bond

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	315,757
Interest:	46,718
Total:	362,475
Annual Appropriation?:	No
Date Incurred:	11/27/2018
FY of Last Payment:	2028

### Story County Internal Loan

Debt/Obligation Type:	Internal Loans
Principal:	59,608
Interest:	0
Total:	59,608
Annual Appropriation?:	No
Date Incurred:	11/06/2015
FY of Last Payment:	2025

## Projects For STORY COUNTY URBAN RENEWAL AREA

### Praeri Rail Trail

Description: Praeri Rail Trail  
Recreational facilities (lake development, parks, ball fields, trails)  
Classification:  
Physically Complete: Yes  
Payments Complete: Yes

### City of Collins

Description: Main Street Demo and Revitalization  
Classification: Roads, Bridges & Utilities  
Physically Complete: No  
Payments Complete: No

### TELC

Description: ISU Research Park - Phase III  
Recreational facilities (lake development, parks, ball fields, trails)  
Classification:  
Physically Complete: Yes  
Payments Complete: Yes

### City of Cambridge

Description: Opera House Redevelopment  
Classification: Municipal and other publicly-owned or leased buildings  
Physically Complete: Yes  
Payments Complete: Yes

### City of Story City

Description: I-35 Business Sign Enhancement  
Recreational facilities (lake development, parks, ball fields, trails)  
Classification:  
Physically Complete: Yes  
Payments Complete: Yes

### City of Collins

Description: Collins Area Park, Trail & Comm Safety Initiative  
Recreational facilities (lake development, parks, ball fields, trails)  
Classification:  
Physically Complete: No  
Payments Complete: No

### City of Zearing

Description: Gogerty (East) Park Shelter House & Sidewalks  
Recreational facilities (lake development, parks, ball fields, trails)  
Classification:  
Physically Complete: No  
Payments Complete: No

### City of Slater

Description: Phase 2 Trailside Sports Complex & Trailhead  
Classification: Recreational facilities (lake development, parks, ball fields, trails)

**Annual Urban Renewal Report, Fiscal Year 2024 - 2025**

**Levy Authority Summary**

Local Government Name: STORY COUNTY  
 Local Government Number: 85

<b>Active Urban Renewal Areas</b>	<b>U.R. # of Tif Taxing</b>
	<b>#      Districts</b>
STORY COUNTY URBAN RENEWAL AREA	85022      12

**TIF Debt Outstanding: 422,083**

<b>TIF Sp. Rev. Fund Cash Balance</b>			<b>Amount of 07-01-2024 Cash Balance</b>
<b>as of 07-01-2024:</b>	<b>151,552</b>	<b>0</b>	<b>Restricted for LMI</b>
<b>TIF Revenue:</b>	<b>276,848</b>		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>276,848</b>		
<b>Rebate Expenditures:</b>	<b>0</b>		
Non-Rebate Expenditures:	384,590		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>384,590</b>		
<b>TIF Sp. Rev. Fund Cash Balance</b>			<b>Amount of 06-30-2025 Cash Balance</b>
<b>as of 06-30-2025:</b>	<b>43,810</b>	<b>0</b>	<b>Restricted for LMI</b>

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: -6,317**



**Story County Department of Veterans Affairs**  
**Zachary D. Skelton, Director**  
Story County Human Services Center  
126 S. Kellogg Ave. Suite 001, Ames, Iowa 50010

Ph. (515) 956-2626 Fax (515) 956-2627  
[www.storycountyIowa.gov/va](http://www.storycountyIowa.gov/va)  
[veteransaffairs@storycountyIowa.gov](mailto:veteransaffairs@storycountyIowa.gov)

9/8/2025

To: Story County Board of Supervisors  
From: Story County Veterans Affairs Commission  
Subject: Appointment Recommendation of VA Executive Director

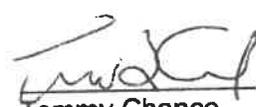
Pursuant to Iowa Code Chapter 35B.6, the County Board of Supervisors is required to annually approve the Executive Director for the County Veteran Affairs Office.

Story County Veterans Affairs Commission recommends **Zachary D. Skelton** to serve as the **Director of Story County Veterans Affairs for FY 2026**.

Appointment: **July 1, 2025 - June 30, 2026**

The Commission respectfully requests the Story County Board of Supervisors support this recommendation.

 Date: 9-23-25  
Lisa Hedens Heddens  
Story County Board of Supervisors  
Chair

 Date: 9/8/25  
Tommy Chance  
Story County Veterans Affairs Commission  
Chair

Skelton, Zachary D.  
Story County Veterans Affairs  
Director

**Story County Veterans Commission Minutes**

Story County Commission of Veterans Affairs  
**Monday, September 8, 2025 at 4 PM**  
126 S. Kellogg, Suite 001, Ames, IA

**Digital Contact**  
Conference Call Number: 515-956-2736

**Office Staff:** Zack Skelton (Director), Erin Rewerts (CVSO)

**Commissioners:** Tommy Chance (Chair), Luke Vance (Vice Chair), Doug Sargent (Secretary), and Nic Briseño (Member) *Nic was excused*

1. **Call to Order @1615**
2. **Pledge of Allegiance and Moment of Silence for POW/MIA**
3. **Roll Call**
4. **Guests**
5. **Review and Approval of Previous Minutes**
6. **Director's Report:**
  - a. **METRICS**
    - Statistics
  - b. **ACTIVITIES**
  - c. **BUDGET**
    - Care of Graves Budget
    - Burial/Rent/Utility Claims
      - M1654 – Utilities
      - M7295 – Rent
      - K2449 - Rent
  - d. **TRAINING/SCHOOLS**
    - Commissioner Training (Oct 13) *Doug, Tommy, and Luke will attend training*
    - Upcoming Fall School (Oct 21-23)
    - Updates to Iowa Code – Open Meetings (Sept 24) *At this time Commission members will not need to take*
    - VVA Accreditation
  - f. **OUTREACH**
    - November VA Supermarket Planning (Nov 8) *Working on plans to transport to location*
  - g. **VA UPDATES**
7. **Old Business:**
8. **New Business:**
  - a. Commissioner Positions Vacancy
  - b. Commission Remarks
  - c. *The Commission voted to reappoint Zack as Director*
9. **Motion to Adjourn @ 1645**

---

**Next Meeting: October 6, 2025 at 126 S. Kellogg, Suite 001 in Ames, IA, 4pm**



3001 99th Street  
 Urbandale, IA 50322  
 (515) 288-4000

**INVOICE**

Customer Story County Iowa Facilities Management  
 Customer Number 63592  
 Invoice Number 516526  
 Invoice Date 9/8/2025  
 Due Date 10/8/2025  
 PO Number \_\_\_\_\_  
 Job / Service Ticket # \_\_\_\_\_

**CURRENT CHARGES**

Quantity	Description	Rate	Amount
12.00	Story County - The Hazel GH - 124 S Hazel Ave, Ames, IA Fire Alarm Monitoring	10/1/2025 - 9/30/2026 \$37.50	\$450.00
		<b>Subtotal</b>	<b>\$450.00</b>
		Tax	\$0.00
		Payments/Credits Applied	\$0.00
		<b>Invoice Balance Due</b>	<b>\$450.00</b>

**NOTES**

**APPROVED**

**DENIED**

Board Member Initials: AKH

Meeting Date: 9-23-25

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

If you have questions please contact (515) 288-4000 or CustomerCare@mw-as.com

Monitoring Center: (800) 227-9805

Please detach and return this portion with your payment to ensure proper credit.

**REMIT TO:**



PO Box 4511  
 Davenport, IA 52808

**REMITTANCE INFORMATION**

Customer Number 63592  
 Invoice Number 516526  
 TOTAL DUE \$450.00  
 Amount enclosed: \_\_\_\_\_

Story County Facilities Management  
 900 6th St  
 Nevada, IA 50201





nyhart  
part of FuturePlan by Ascensus®

# GASB 75 ACTUARIAL VALUATION

## Fiscal Year Ending June 30, 2025

# STORY COUNTY

APPROVED

DENIED

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

*JKM*

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

*9-23-25*

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

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

### CONTACT

**Giovanni Gomez, ASA, EA, MAAA**  
giovanni.gomezperez@nyhart.com

### PHONE

General (317) 845-3500

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September 12, 2025

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

This report summarizes the GASB actuarial valuation for the Story County 2024/25 fiscal year. To the best of our knowledge, the report presents a fair position of the funded status of the plan in accordance with GASB Statement No. 75 (Accounting and Financial Reporting by Employers for Post-Employment Benefits Other Than Pensions). This report may not be appropriate for other purposes. Please contact Nyhart prior to disclosing this report to any other party or relying on its content for any purpose other than that explained above. Failure to do so may result in misrepresentation or misinterpretation of this report.

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

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

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

- plan experience differing from that anticipated by the economic or demographic assumptions;
  - changes in economic or demographic assumptions;
  - increases or decreases expected as part of the natural operation of the methodology used for these measurements (such as the end of an amortization period); and
  - changes in plan provisions or applicable law.
- We did not perform an analysis of the potential range of future measurements due to the limited scope of our engagement.

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



Neither Nyhart nor any of its employees has any relationship with the plan or its sponsor that could impair or appear to impair the objectivity of this report. Our professional work is in full compliance with the American Academy of Actuaries "Code of Professional Conduct" Precept 7 regarding conflict of interest. The undersigned are compliant with the continuing education requirements of the Qualification Standards for Actuaries Issuing Statements of Actuarial Opinion in the United States.

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

Giovanni Gomez, ASA, EA, MAAA  
Actuary

Nisha Sundi, FSA, MAAA  
Actuary

# Executive Summary

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2025

## Summary of Results

Presented below is the summary of GASB 75 results for the fiscal year ending June 30, 2025 compared to the prior fiscal year as shown in the County's Notes to Financial Statement.

	As of June 30, 2024		As of June 30, 2025	
Total OPEB Liability	\$	1,072,234	\$	1,393,752
Actuarial Value of Assets	\$	0	\$	0
Net OPEB Liability	\$	1,072,234	\$	1,393,752
Funded Ratio		0.0%		0.0%
<b>FY 2023/24</b>				
OPEB Expense	\$	65,270	\$	104,088
Annual Employer Contributions	\$	15,111	\$	47,842
<b>As of June 30, 2024</b>				
Discount Rate		4.21%		5.20%
Expected Return on Assets		N/A		N/A
<b>As of June 30, 2025</b>				
Total Active Participants				254
Total Retiree Participants				4

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

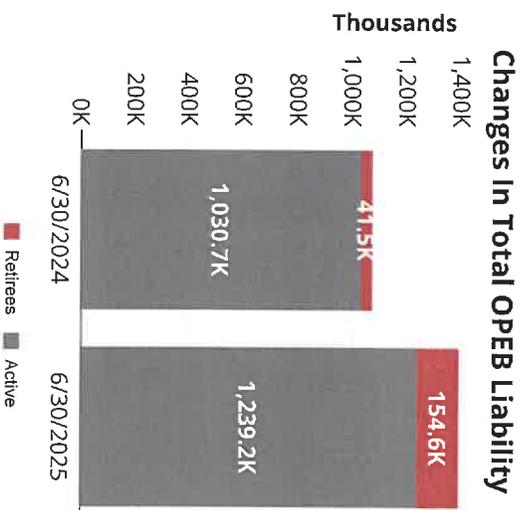
# Executive Summary

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2025

## Summary of Results

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

Present Value of Future Benefits		As of June 30, 2024	As of June 30, 2025
Active Employees	\$	2,387,862	\$ 2,718,912
Retired Employees		41,527	154,575
<b>Total Present Value of Future Benefits</b>	<b>\$</b>	<b>2,429,389</b>	<b>\$ 2,873,487</b>
Total OPEB Liability		As of June 30, 2024	As of June 30, 2025
Active Pre-Medicare	\$	1,030,707	\$ 1,239,177
Active Post-Medicare		0	0
<b>Active Liability</b>	<b>\$</b>	<b>1,030,707</b>	<b>\$ 1,239,177</b>
Retiree Pre-Medicare	\$	41,527	\$ 154,575
Retiree Post-Medicare		0	0
<b>Retiree Liability</b>	<b>\$</b>	<b>41,527</b>	<b>\$ 154,575</b>
<b>Total OPEB Liability</b>	<b>\$</b>	<b>1,072,234</b>	<b>\$ 1,393,752</b>
Discount Rate		As of June 30, 2024	As of June 30, 2025
		4.21%	5.20%



**Present Value of Future Benefits (PVFB)** is the amount needed as of June 30, 2025 and June 30, 2024, to fully fund the County's retiree health care subsidies for existing and future retirees and their dependents assuming all actuarial assumptions are met.

**Total OPEB Liability** is the portion of PVFB considered to be accrued or earned as of June 30, 2025 and June 30, 2024. This amount is a required disclosure in the Required Supplementary Information section.

# CASB Disclosures

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2025

## Schedule of Changes in Net OPEB Liability and Related Ratios

	FY 2024/25	FY 2023/24	FY 2022/23	FY 2021/22	FY 2020/21
<b>Total OPEB Liability</b>					
Total OPEB Liability - beginning of year	\$ 1,072,234	\$ 906,299	\$ 1,463,251	\$ 1,666,326	\$ 1,508,183
Service cost	86,842	78,915	124,009	170,170	140,456
Interest	47,800	40,381	63,881	39,558	42,465
Change of benefit terms	0	0	0	0	0
Changes in assumptions	51,962	49,033	24,078	(211,221)	120,777
Differences between expected and actual experience	182,756	12,717	(717,647)	(140,880)	(40,502)
Benefit payments	(47,842)	(15,111)	(51,273)	(60,702)	(105,053)
Net change in total OPEB liability	\$ 321,518	\$ 165,935	\$ (556,952)	\$ (203,075)	\$ 158,143
Total OPEB Liability - end of year	\$ 1,393,752	\$ 1,072,234	\$ 906,299	\$ 1,463,251	\$ 1,666,326
<b>Plan Fiduciary Net Position</b>					
Plan fiduciary net position - beginning of year	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Contributions - employer	47,842	15,111	51,273	60,702	105,053
Contributions - active employees	0	0	0	0	0
Net investment income	0	0	0	0	0
Benefit payments	(47,842)	(15,111)	(51,273)	(60,702)	(105,053)
Trust administrative expenses	0	0	0	0	0
Net change in plan fiduciary net position	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Plan fiduciary net position - end of year	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>Net OPEB Liability - end of year</b>	<b>\$ 1,393,752</b>	<b>\$ 1,072,234</b>	<b>\$ 906,299</b>	<b>\$ 1,463,251</b>	<b>\$ 1,666,326</b>
Plan fiduciary net position as % of total OPEB liability	0.0%	0.0%	0.0%	0.0%	0.0%
Covered employee payroll	\$ 21,141,405	\$ 19,859,009	\$ 17,772,433	\$ 17,778,134	\$ 16,745,067
Net OPEB liability as % of covered payroll	6.6%	5.4%	5.1%	8.2%	10.0%

\* FY 24/25 employer contributions/benefit payments include \$24,024 actual pay-as-you-go costs plus an estimated implicit subsidy benefit payment of \$23,818. The difference between the expected and actual benefit payments is included in the experience gain/loss.

\*\* FY 2024/25 covered employee payroll includes overtime and all other compensation for all employees (including employees terminated during the year) covered by the OPEB plan. Historical payrolls were estimated when actuals were not available.

# GASB Disclosures

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2025

## Schedule of Changes in Net OPEB Liability and Related Ratios (Continued)

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

\* Historical payrolls were estimated when actuals were not available.

# CASB Disclosures

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2025

## OPEB Expense

OPEB Expense	FY 2024/25	FY 2023/24
Discount Rate		
Beginning of year	4.21%	4.13%
End of year	5.20%	4.21%
Service cost	\$ 86,842	\$ 78,915
Interest	47,800	40,381
Change of benefit terms	0	0
Projected earnings on OPEB plan investments	0	0
Reduction for contributions from active employees	0	0
OPEB plan administrative expenses	0	0
Current period recognition of deferred outflows / (inflows) of resources		
Differences between expected and actual experience	\$ (44,389)	\$ (62,665)
Changes in assumptions	13,835	8,639
Net difference between projected and actual earnings on OPEB plan investments	0	0
Total current period recognition	\$ (30,554)	\$ (54,026)
Total OPEB expense	\$ 104,088	\$ 65,270

# GASB Disclosures

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2025

## Deferred Outflows / (Inflows) of Resources

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

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

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

	Differences between expected and actual experience for FYE	Initial Balance	Initial Amortization Period	Annual Recognition	Unamortized Balance as of June 30, 2025
June 30, 2017	\$	0	N/A	\$ 0	\$ 0
June 30, 2018	\$	118,091	11	\$ 10,736	\$ 32,203
June 30, 2019	\$	185,483	11	\$ 16,862	\$ 67,449
June 30, 2020	\$	(119,591)	11	\$ (10,872)	\$ (54,359)
June 30, 2021	\$	(40,502)	11	\$ (3,682)	\$ (22,092)
June 30, 2022	\$	(140,880)	12	\$ (11,740)	\$ (93,920)
June 30, 2023	\$	(717,647)	11	\$ (65,241)	\$ (521,924)
June 30, 2024	\$	12,717	10	\$ 1,272	\$ 10,173
June 30, 2025	\$	182,756	10	\$ 18,276	\$ 164,480

# CASB Disclosures

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2025

## Deferred Outflows / (Inflows) of Resources (Continued)

Changes in assumptions for FYE	Initial Balance	Initial Amortization Period	Annual Recognition	Unamortized Balance as of June 30, 2025
June 30, 2017	\$ (43,293)	11	\$ (3,896)	\$ (7,796)
June 30, 2018	\$ (23,346)	11	\$ (2,122)	\$ (6,370)
June 30, 2019	\$ 64,627	11	\$ 5,875	\$ 23,502
June 30, 2020	\$ 91,432	11	\$ 8,312	\$ 41,560
June 30, 2021	\$ 120,777	11	\$ 10,980	\$ 65,877
June 30, 2022	\$ (211,221)	12	\$ (17,602)	\$ (140,813)
June 30, 2023	\$ 24,078	11	\$ 2,189	\$ 17,511
June 30, 2024	\$ 49,033	10	\$ 4,903	\$ 39,227
June 30, 2025	\$ 51,962	10	\$ 5,196	\$ 46,766

Net Difference between projected and actual earnings in OPEB plan investments for FYE	Initial Balance	Initial Amortization Period	Annual Recognition	Unamortized Balance as of June 30, 2025
June 30, 2021	\$ 0	N/A	\$ 0	\$ 0
June 30, 2022	\$ 0	N/A	\$ 0	\$ 0
June 30, 2023	\$ 0	N/A	\$ 0	\$ 0
June 30, 2024	\$ 0	N/A	\$ 0	\$ 0
June 30, 2025	\$ 0	N/A	\$ 0	\$ 0

# GASB Disclosures

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2025

## Deferred Outflows / (Inflows) of Resources (Continued)

As of Fiscal year ending June 30, 2025		Deferred Outflows	Deferred Inflows
Differences between expected and actual experience		\$ 274,305	\$ (692,295)
Changes in assumptions		234,443	(154,979)
Net difference between projected and actual earnings in OPEB plan investments		N/A	N/A
<b>Total</b>		<b>\$ 508,748</b>	<b>\$ (847,274)</b>

## Annual Amortization of Deferred Outflows / (Inflows)

The balances as of June 30, 2025 of the deferred outflows / (inflows) of resources will be recognized in OPEB expense in the future fiscal years as noted below.

FYE	Balance
2026	\$ (30,554)
2027	\$ (30,558)
2028	\$ (26,667)
2029	\$ (35,269)
2030	\$ (58,008)
Thereafter	\$ (157,470)

# GASB Disclosures

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2025

## Sensitivity Results

The following presents the Net OPEB Liability as of June 30, 2025, calculated using the discount rate assumed and what it would be using a 1% higher and 1% lower discount rate.

- The current discount rate is 5.20%.
- The 1% decrease in discount rate would be 4.20%.
- The 1% increase in discount rate would be 6.20%.

As of June 30, 2025		Net OPEB Liability
1% Decrease	\$	1,501,393
Current Discount Rate	\$	1,393,752
1% Increase	\$	1,293,246

The following presents the Net OPEB Liability as of June 30, 2025, using the health care trend rates assumed and what it would be using 1% higher and 1% lower health care trend rates.

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

As of June 30, 2025		Net OPEB Liability
1% Decrease	\$	1,241,787
Current Trend Rates	\$	1,393,752
1% Increase	\$	1,573,236

# Projection of GASB Disclosures

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2025

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

### Expected Events

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

### Unexpected Events

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

Projection of Total OPEB Liability (TOL)		FY 2024/25	FY 2025/26
TOL as of beginning of year		\$ 1,072,234	\$ 1,393,752
Normal cost as of beginning of year		86,842	111,857
Exp. benefit payments during the year		(47,842)	(78,736)
Interest adjustment to end of year		47,800	76,270
Exp. TOL as of end of year		\$ 1,159,034	\$ 1,503,143
Actuarial Loss / (Gain)		234,718	TBD
<b>Actual TOL as of end of year</b>		<b>\$ 1,393,752</b>	<b>\$ TBD</b>
Discount rate as of beginning of year		4.21%	5.20%
Discount rate as of end of year		5.20%	TBD

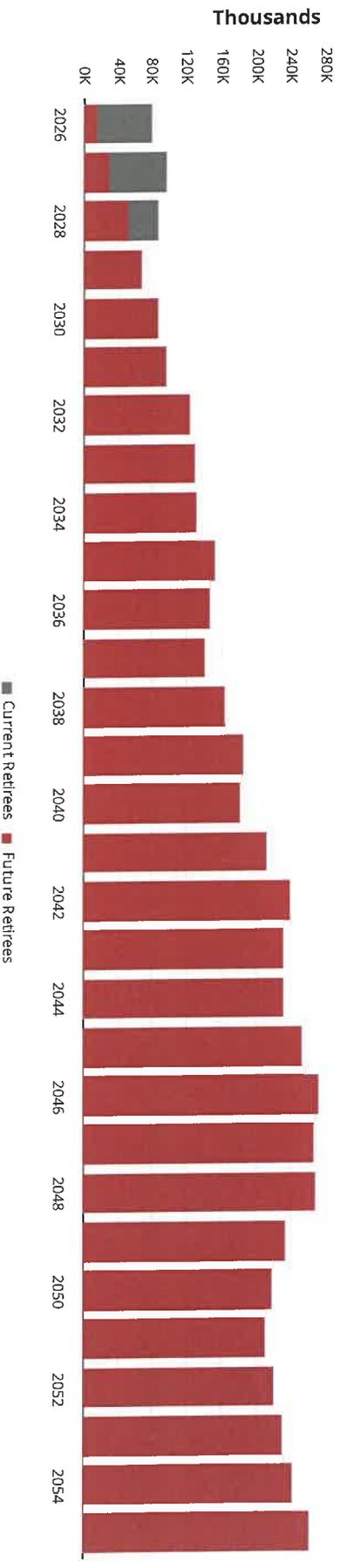
# Cash Flow Projections

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2025

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

FYE	Current Retirees	Future Retirees*	Total	FYE	Current Retirees	Future Retirees*	Total	FYE	Current Retirees	Future Retirees*	Total
2026	\$ 62,700	\$ 16,036	\$ 78,736	2036	\$ 0	\$ 147,371	\$ 147,371	2046	\$ 0	\$ 271,428	\$ 271,428
2027	\$ 67,537	\$ 28,779	\$ 96,316	2037	\$ 0	\$ 141,318	\$ 141,318	2047	\$ 0	\$ 265,807	\$ 265,807
2028	\$ 35,021	\$ 51,602	\$ 86,623	2038	\$ 0	\$ 164,487	\$ 164,487	2048	\$ 0	\$ 267,781	\$ 267,781
2029	\$ 0	\$ 67,068	\$ 67,068	2039	\$ 0	\$ 184,661	\$ 184,661	2049	\$ 0	\$ 233,451	\$ 233,451
2030	\$ 0	\$ 87,310	\$ 87,310	2040	\$ 0	\$ 181,501	\$ 181,501	2050	\$ 0	\$ 219,093	\$ 219,093
2031	\$ 0	\$ 96,604	\$ 96,604	2041	\$ 0	\$ 212,781	\$ 212,781	2051	\$ 0	\$ 209,982	\$ 209,982
2032	\$ 0	\$ 123,524	\$ 123,524	2042	\$ 0	\$ 239,276	\$ 239,276	2052	\$ 0	\$ 219,244	\$ 219,244
2033	\$ 0	\$ 130,273	\$ 130,273	2043	\$ 0	\$ 230,936	\$ 230,936	2053	\$ 0	\$ 230,440	\$ 230,440
2034	\$ 0	\$ 132,142	\$ 132,142	2044	\$ 0	\$ 231,882	\$ 231,882	2054	\$ 0	\$ 240,483	\$ 240,483
2035	\$ 0	\$ 153,158	\$ 153,158	2045	\$ 0	\$ 253,190	\$ 253,190	2055	\$ 0	\$ 259,988	\$ 259,988

## Projected Employer Pay-go Cost



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

# Discussion of Discount Rates

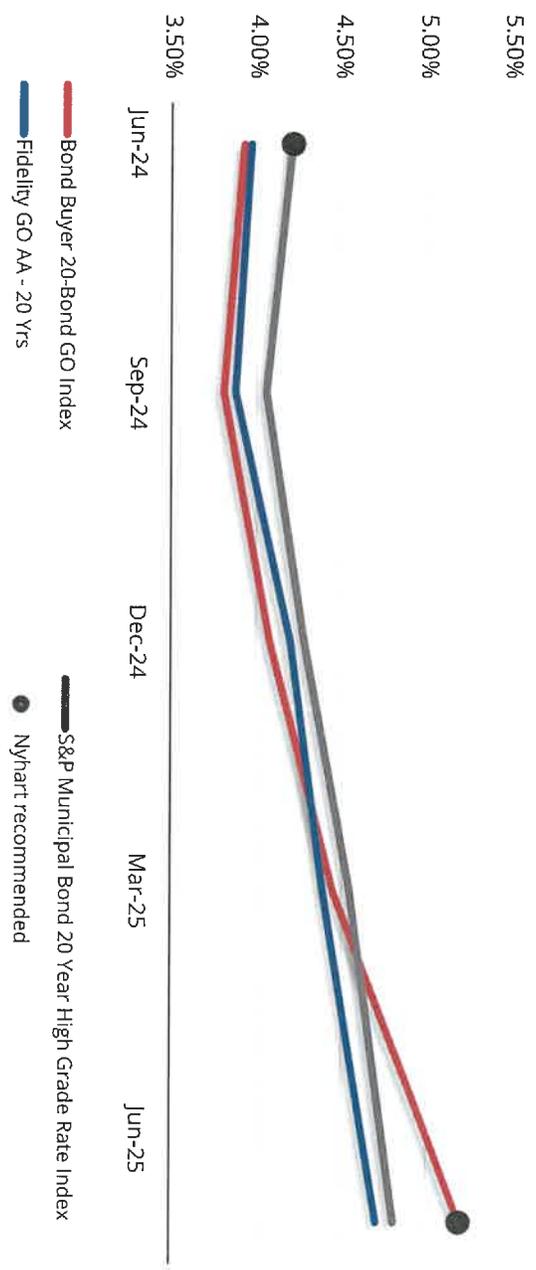
## Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2025

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

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

	Bond Buyer Go 20- Bond Municipal Bond Index	S&P Municipal Bond 20-Year High Grade Rate Index	Fidelity 20-Year Go Municipal Bond Index	Bond Index Range	Actual Discount Rate Used
Yield as of June 30, 2024	3.93%	4.21%	3.97%	3.93% - 4.21%	4.21%
Yield as of June 30, 2025	5.20%	4.81%	4.71%	4.71% - 5.20%	5.20%

### 20-Year Municipal Bond Indices



# Summary of Plan Participants

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2025

## Active Employees

Actives with coverage	Single		Non-Single		Total	Avg. Age	Avg. Svc	Salary
	Single	Non-Single	Total	Avg. Age				
Alliance Select	47	71	118	43.8	11.1	\$	9,498,128	
Blue Choice	48	42	90	43.2	9.5	\$	6,785,282	
<b>Total actives with coverage</b>	<b>95</b>	<b>113</b>	<b>208</b>	<b>43.5</b>	<b>10.4</b>	<b>\$</b>	<b>16,283,410</b>	
<b>Actives without coverage</b>								
					<b>Total</b>	<b>Avg. Age</b>	<b>Avg. Svc</b>	<b>Salary</b>
<b>Total actives without coverage</b>					<b>46</b>	<b>42.9</b>	<b>11.6</b>	<b>\$ 3,694,831</b>

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

## Active Age-Service Distribution

Age	Years of Service										Total
	< 1	1 to 4	5 to 9	10 to 14	15 to 19	20 to 24	25 to 29	30 to 34	35 to 39	40 & up	
Under 25	7	8	9								15
25 to 29	6	19	9								34
30 to 34	6	8	10	1							25
35 to 39	2	9	7	6		1					25
40 to 44		9	4	7	17	2					39
45 to 49	1	11	7	3	4	6	1				33
50 to 54	1	4	10	1	2	5	4	1			28
55 to 59		4	3	5	5	5	7	3			32
60 to 64	1		5	2		2	3	2	1	1	17
65 to 69			1			1		1			3
70 & up			1			1		1			3
<b>Total</b>	<b>24</b>	<b>72</b>	<b>57</b>	<b>25</b>	<b>28</b>	<b>23</b>	<b>15</b>	<b>8</b>	<b>1</b>	<b>1</b>	<b>254</b>

# Summary of Plan Participants

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2025

## Retirees

Retirees with coverage	Single	Non-Single	Total	Avg. Age
Alliance Select	3	0	3	63.1
Blue Choice	1	0	1	62.4
<b>Total retirees with coverage</b>	<b>4</b>	<b>0</b>	<b>4</b>	<b>62.9</b>

## Retiree Age Distribution

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

# Substantive Plan Provisions

---

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2025

## Eligibility

General

Age 55

Special Service

Age 55 or age 50 with 22 years of service

## Spouse Benefit

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

## Explicit Subsidy

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

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

There is no explicit subsidy for spouses.

## Retiree Cost Sharing

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

## Medical Benefits

Same benefit options are available to retirees as active employees. The health plans are self-funded. The monthly premiums effective July 1, 2025 by plan are as shown below.

Eff. 7/1/2025	Single	Family
Alliance Select	\$ 912.00	\$ 2,255.45
Blue Choice	\$ 836.40	\$ 2,066.40

# Substantive Plan Provisions

---

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2025

## Wellmark Rates

Per capita costs are calculated based on Wellmark premium equivalent rates. The Wellmark suggested rates effective July 1, 2025 by plan are shown below.

<b>Eff. 7/1/2025</b>	<b>Single</b>	<b>Family</b>
Alliance Select	\$ 913.97	\$ 2,284.93
Blue Choice	\$ 837.90	\$ 2,094.75

# Actuarial Methods and Assumptions

---

## Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2025

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

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

There are changes to assumptions since the last GASB valuation, which was for the fiscal year ending June 30, 2024. Refer to Actuary's Notes section for complete information on these changes. For the current year GASB valuation, we have also updated the per capita costs. We expect to update discount rate, health care trend rates, mortality table, and per capita costs again in the next full GASB valuation, which will be for the fiscal year ending June 30, 2027.

**Measurement Date** For fiscal year ending June 30, 2025, June 30, 2025 measurement date was used.

**Actuarial Valuation Date** July 1, 2025  
Liabilities as of June 30, 2025 are based on an actuarial valuation date of July 1, 2025 with no adjustments to get to the June 30, 2025 measurement date.  
Liabilities as of June 30, 2024 are based on an actuarial valuation date of July 1, 2023 projected to June 30, 2024, on a rolled forward basis with adjustments for actual premium and discount rate changes.

**Discount Rate** 5.20% as of June 30, 2025 and 4.21% as of June 30, 2024 for accounting disclosure purposes.  
Refer to the Discussion of Discount Rates section for more information on selection of the discount rate, which is determined by the Plan Sponsor in concurrence with Nyhart.

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

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

**Census Data** Census information as of June 30, 2025 was provided by the County in July 2025. We have reviewed it for reasonableness and no material modifications were made to the census data.

# Actuarial Methods and Assumptions

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2025

## Payroll Growth

The payroll growth assumption for General and Sheriffs/Deputies and Protection Occupation employees are based on the IPERS valuation as of June 30, 2024. The rates below include general wage inflation (2.60% general inflation and 0.65% real wage inflation) and merit / productivity increases. The assumptions from these state-wide valuations provide reasonable estimates of experience for municipal employers such as Story County.

Years of Service	General (State)	Sheriffs/Deputies and Protection Occupation	
		General (State)	Sheriffs/Deputies and Protection Occupation
0	14.25%	14.25%	16.25%
5	7.75%	7.75%	5.75%
10	5.50%	5.50%	4.55%
15	4.45%	4.45%	4.05%
20	3.85%	3.85%	3.75%
25	3.60%	3.60%	3.75%
30	3.35%	3.35%	3.25%
35+	3.25%	3.25%	3.25%

## Experience Study

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

## Health Care Coverage Election Rate

Active employees with current coverage: 25%

Active employees with no coverage: 0%

Inactive employees with current coverage: 100%

Inactive employees with no coverage: 0%

The participation rates are based on the County's historical experience.

## Spousal Coverage

Spousal coverage for current and future retirees is based on actual data. Husbands are assumed to be three years older than wives. The spousal age difference is based on the observed age difference among the general population of married individuals who are of retirement age.

# Actuarial Methods and Assumptions

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2025

## Employer Funding Policy

Pay-as-you-go cash basis

## Mortality

General: Pub-2016 General Headcount-weighted Mortality Table fully generational using scale MP-2021  
 Special Services: Pub-2016 Public Safety Headcount-weighted Mortality Table fully generational using scale MP-2021

Surviving Spouses: Pub-2016 Continuing Survivor Mortality Table fully generational using scale MP-2021

The County does not have sufficient data to have credible experience. Therefore, mortality assumptions are set to reflect general population trends based upon Pub-2016 Mortality tables and the most recent generational projection scale MP-2021 released by the Society of Actuaries (SOA) for future mortality improvements.

The initial rate combined employer history, national trends surveys, professional judgment, and data published by government agencies, while medical trends blend short-term and long-term expectations.  
 The ultimate trend rate was selected based on historical medical CPI information.

Health Care Trend Rates	FYE	Medical/Rx	FYE	Medical/Rx
	2026	8.00%	2034	6.00%
	2027	7.75%	2035	5.75%
	2028	7.50%	2036	5.50%
	2029	7.25%	2037	5.25%
	2030	7.00%	2038	5.00%
	2031	6.75%	2039	4.75%
	2032	6.50%	2040+	4.50%
	2033	6.25%		

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

# Actuarial Methods and Assumptions

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2025

## Retirement Rate

Sample annual retirement rates for IPERS employees are as shown below and are based on the Iowa Public Employees' Retirement System June 30, 2024 Actuarial Valuation. The assumptions from these state-wide valuations provide reasonable estimates of experience for municipal employers such as Story County.

Age	General			Special Services	
	Years of Service			Sheriff	Protection
	1	20	30	33+	All Years
50	0%	0%	0%	0%	0%
55	4%	4%	4%	25%	25%
60	5%	5%	15%	15%	10%
65	30%	30%	30%	30%	100%
70+	100%	100%	100%	100%	100%

## Disability

None assumed

## Turnover Rate

Assumption used to project terminations (voluntary and involuntary) prior to meeting minimum retirement eligibility for retiree health coverage. The rates represent the probability of termination in the next 12 months. These sample termination rates mirror those used in the IPERS Actuarial Valuation for fiscal year ending June 30, 2024. The assumptions from these state-wide valuations provide reasonable estimates of experience for municipal employers such as Story County.

YOS	General		Sheriffs/ Deputies		Protection Occupation	
	Male	Female	YOS	Rates	YOS	Rates
0	14.0%	14.2%	0	6.0%	0	11.5%
5	5.3%	6.6%	5	2.5%	5	6.5%
10	2.4%	3.3%	10	1.2%	10	3.8%
15	1.6%	2.0%	15	1.0%	15	2.4%
20	1.1%	1.3%	20	1.0%	20	1.6%
25	1.0%	1.0%	25	1.0%	25	1.3%
30	1.0%	1.0%	30	1.0%	30	1.3%

# Actuarial Methods and Assumptions

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2025

## Per Capita Costs

Annual per capita costs were calculated based on the 2025/2026 Wellmark rates, actuarially increased using health index factors and current enrollment. The costs are assumed to increase with health care trend rates. Annual per capita costs are as shown below:

Age	Alliance Select	Blue Choice
<55	\$ 13,700	\$ 12,600
55 – 59	\$ 16,900	\$ 15,500
60 – 64	\$ 21,500	\$ 19,700

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

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

## Explicit Subsidy

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

	Premium Rate	Retiree Contribution	Explicit Subsidy
	<b>A</b>	<b>B</b>	<b>C = A – B</b>
Retiree	\$ 912.00	\$ 0.00	\$ 912.00
Spouse	\$ 1,343.45	\$ 1,343.45	\$ 0.00

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

	Per Capita Cost	Premium Rate	Implicit Subsidy
	<b>A</b>	<b>B</b>	<b>C = A – B</b>
Retiree	\$ 1,791.67	\$ 912.00	\$ 879.67
Spouse	\$ 1,791.67	\$ 1,343.45	\$ 448.22

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

# Actuarial Methods and Assumptions

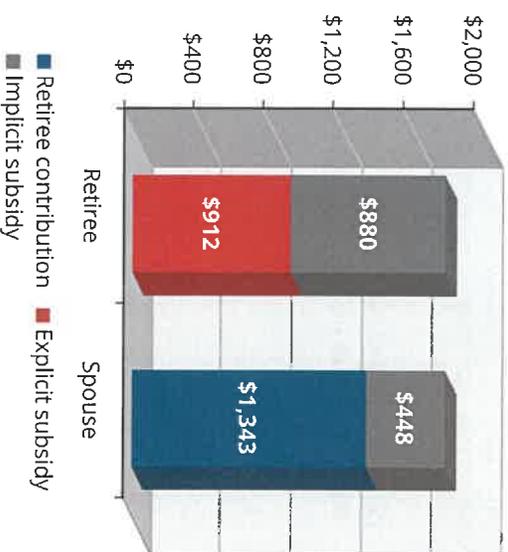
Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2025

## GASB Subsidy Breakdown

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

	Retiree	Spouse
Retiree contribution	\$ 0.00	\$ 1,343.45
Explicit subsidy	\$ 912.00	\$ 0.00
Implicit subsidy	\$ 879.67	\$ 448.22
Total monthly cost	\$ 1,791.67	\$ 1,791.67

**GASB Subsidy Breakdown**



## Models

### ProVal

Valuation software developed by Winklevoss Technologies, LLC. This software is widely used for the purpose of performing postretirement medical valuations. We coded the plan provisions, assumptions, methods, and participant data summarized in this report, and reviewed the liability and cost outputs for reasonableness. We are not aware of any weakness or limitations in the software and have determined it is appropriate for performing this valuation.

### 2023 HealthMAPS Manual

Rating manual developed by WTW. Aging factors are used to develop per capita costs by age for plans with limited credible exposure to develop plan-specific factors. We are not aware of any weakness or limitations in the factors and have determined they are appropriate for performing this valuation.

# APPENDIX

# Appendix

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2025

## Comparison of Participant Demographic Information

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

	As of June 30, 2023	As of June 30, 2025
Active Participants	253	254
Retired Participants	1	4
Averages for Active		
Age	44.6	43.4
Service	11.2	10.6
Averages for Inactive		
Age	58.6	62.9

# Appendix

## Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2025

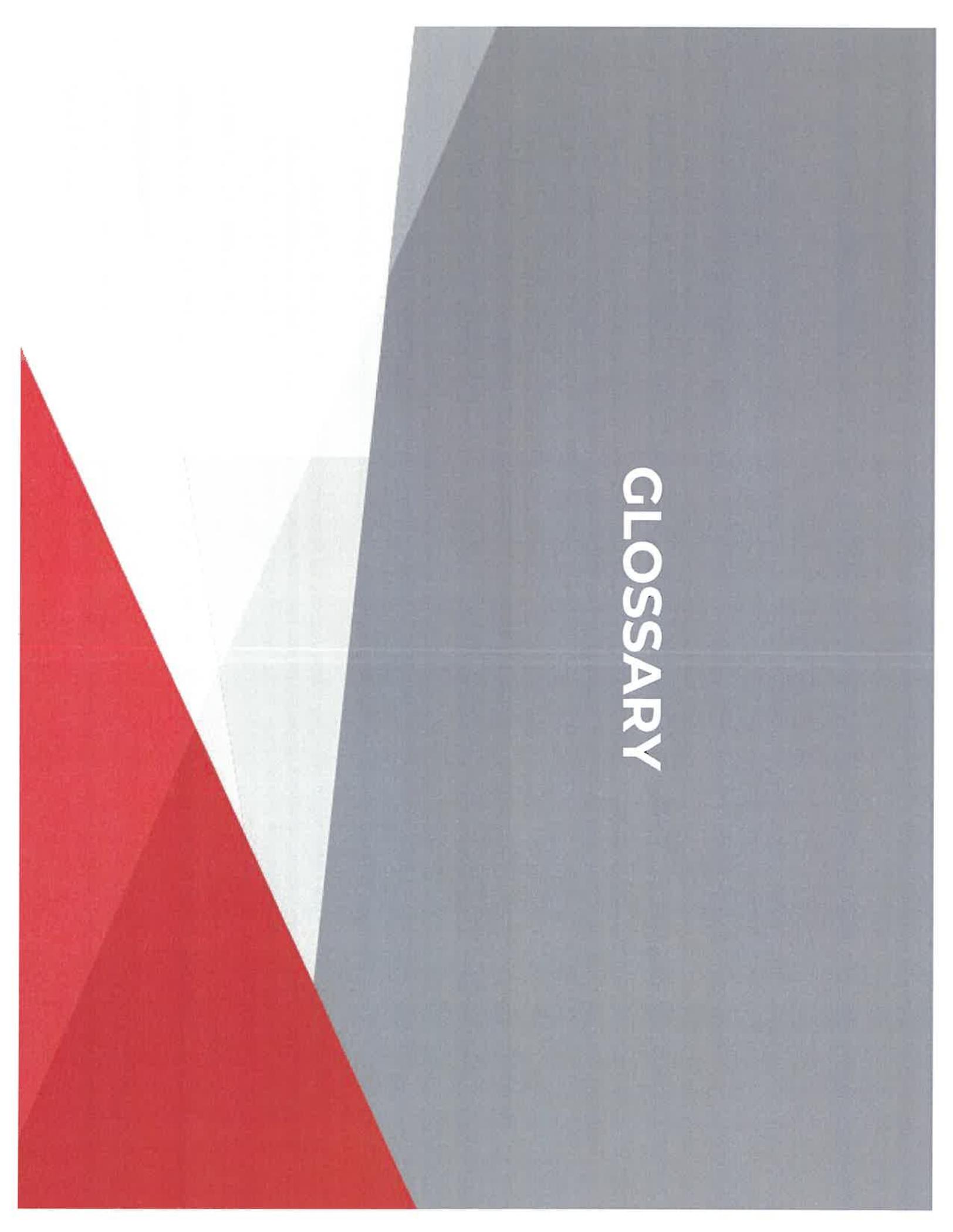
### Detailed Actuary's Notes

There have been no substantive plan provision changes since the last full valuation, which was for the fiscal year ending June 30, 2023.

The following assumptions have been updated:

1. In May 2025, the Society of Actuaries (SOA) released the Pub-2016 Mortality Tables, which serve as an important update to the Pub-2010 Tables previously utilized for public sector plans. We have incorporated these new tables, including separate mortality assumptions for active employees and retired participants, aligning with the detail provided by the Pub-2016 tables. The impact of this update was a slight increase in liabilities.
  - General: SOA Pub-2016 General Employees Headcount Weighted Mortality Table fully generational using Scale MP-2021
  - Special services: SOA Pub-2016 Public Safety Headcount Weighted Mortality Table fully generational using Scale MP-2021
  - Surviving Spouses: SOA Pub-2016 Continuing Survivor Headcount Weighted Mortality Table fully generational using Scale MP-2021
2. Healthcare trend rates were reset to an initial rate of 8.00% in 2026 decreasing annually by 0.25% to an ultimate rate of 4.50%. Rising GLP-1 drug (diabetic/weight loss drug) usage is driving increased pre-65 trends. The initial trend rate considered employer history, national trends, professional judgment, and data from government agencies. Healthcare cost trend rates integrated these factors and additionally incorporated both short-term and long-term expectations. This change caused a significant increase in liabilities.
3. We have updated the discount rate assumption to be based on the yield for 20-year-tax-exempt general obligation municipal bonds as of June 30, 2025 (measurement date). The discount rate is 5.20% as of June 30, 2025 and 4.21% as of June 30, 2024. Refer to the Discussion of Discount Rates section for more information on selection of the discount rate. Making this change resulted in decrease in liabilities.

Additionally, claims costs and premiums were updated for 2025/26 which caused significant increase in liabilities mainly driven by higher expected claims and lower than expected premium amounts. The updated census data resulted in decrease in liabilities.



# GLOSSARY

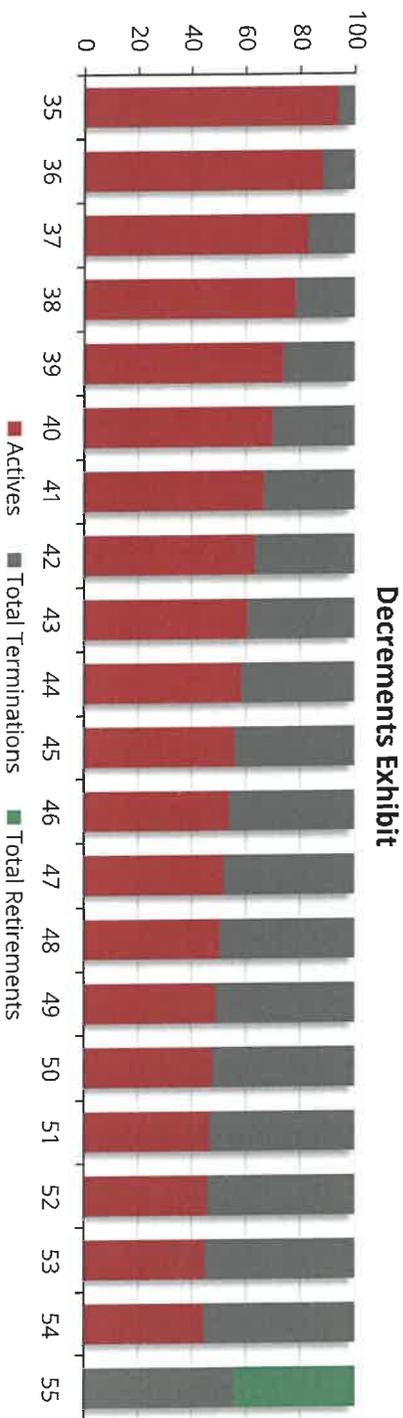
# Glossary – Decrements Exhibit

## Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2025

The table below illustrates how actuarial assumptions can affect a long-term projection of future liabilities. Starting with 100 employees at age 35, the illustrated actuarial assumptions show that 44,43 employees out of the original 100 are expected to retire and could elect retiree health benefits at age 55.

Age	# Remaining Employees	# of Terminations per Year <sup>1</sup>	# of Retirements per Year	Total Decrements
35	100,000	6,276	0,000	6,276
36	93,724	5,677	0,000	5,677
37	88,047	5,136	0,000	5,136
38	82,911	4,648	0,000	4,648
39	78,262	4,209	0,000	4,209
40	74,053	3,814	0,000	3,814
41	70,239	3,456	0,000	3,456
42	66,783	3,131	0,000	3,131
43	63,652	2,835	0,000	2,835
44	60,817	2,564	0,000	2,564
45	58,253	2,316	0,000	2,316

Age	# Remaining Employees	# of Terminations per Year	# of Retirements per Year	Total Decrements
46	55,938	2,085	0,000	2,085
47	53,853	1,866	0,000	1,866
48	51,987	1,656	0,000	1,656
49	50,331	1,452	0,000	1,452
50	48,880	1,253	0,000	1,253
51	47,627	1,060	0,000	1,060
52	46,567	0,877	0,000	0,877
53	45,690	0,707	0,000	0,707
54	44,983	0,553	0,000	0,553
55	44,430	0,000	44,430	44,430



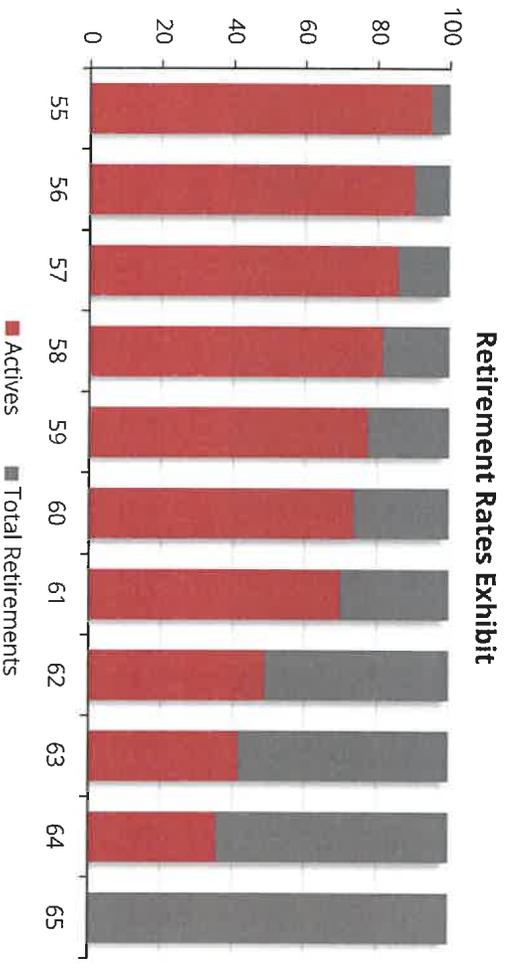
<sup>1</sup> The above rates are illustrative rates and are not used in our GASB calculations.

# Glossary – Retirement Rates Exhibit

Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2025

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

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



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

# Glossary – Definitions

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## Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2025

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

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

# Glossary – Definitions

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Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2025

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

# Glossary – Definitions

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Story County GASB 75 Valuation for Fiscal Year Ending June 30, 2025

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



**STORY COUNTY BOARD OF SUPERVISORS**

900 6<sup>th</sup> Street • Nevada, IA 50201  
Phone: (515) 382-7200 • Fax: (515) 934-3105  
Website: <https://www.storycountyiowa.gov>

September 17, 2025

**MEMORANDUM**

**TO:** Story County Board of Supervisors  
**FROM:** Bryce Garman, Communications Assistant  
**CC:** Crystal Davis, County Outreach and Special Projects Manager  
**DATE:** September 23, 2025  
**RE:** Board of Supervisors Consideration and Approval of the Logo Use Request Submitted by Heartland of Story County.

Attached is a Story County Logo Use Request Form submitted by Heartland of Story County in Ames, Iowa. They request approval to use the logo for “Print material for promotional or educational use, Digital use (examples: website, social media, electronic newsletter, video, or other digital platform)”. They are working on updating their website and developing a new brochure and want to include the ASSET funding partners.

As an entity with whom Story County has active contracts and MOUs for services, staff recommends the Board of Supervisors approve the request as submitted.

If you have any questions, please let Crystal Davis or Bryce Garman know.

**APPROVED**      **DENIED**  
Board Member Initials: AKH  
Meeting Date: 9-23-25  
Follow-up action: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Lisa K. Heddens  
Supervisor, Chair  
[LHeddens@storycountyiowa.gov](mailto:LHeddens@storycountyiowa.gov)  
515-382-7201

Linda Murken  
Supervisor, Vice Chair  
[LMurken@storycountyiowa.gov](mailto:LMurken@storycountyiowa.gov)  
515-382-7202

Latifah Faisal  
Supervisor  
[LFaisal@storycountyiowa.gov](mailto:LFaisal@storycountyiowa.gov)  
515-382-7203

**Print**

**Story County Logo Use Request Form - Submission #10041**

**Date Submitted: 9/17/2025**

**Overview**

The Story County, Iowa logo can only be provided for use to a person, agency, or group who is working on a joint County or County-funded program or project with an authorized Story County employee. A completed Logo Usage Request Form must be received by Story County prior to granting permission to use the Story County logo. The Logo Usage Request Form must be approved by the Story County Board of Supervisors or designee to be valid.

Permission to use the logo is limited to a specific project or product. When that project or product is complete, new permission must be requested.

Any individual or entity other than Story County, Iowa is prohibited from using Story County's logo without permission granted by the Story County Board of Supervisors or designee. Unauthorized use is subject to action by Story County, Iowa.

**Name of organization requesting use of Story County's logo\***

Heartland of Story County

**Address1\***

205 S. Walnut Avenue

**Address2**

**City\***

Ames

**State\***

Iowa

**Zip\***

50010

**What is the event or program for which Applicant seeks to use Story County's logo?\***

We are updating our website and developing a new brochure and want to include the ASSET funding partners.

How is Story County, Iowa connected to this event or program?\*

Check all that apply.

- As an active participant
- Through funding support (e.g., sponsorship)
- Other

What is the date or date range for the requested logo use? \*

September 2025 - ongoing

Name of Story County employee who is the primary contact for this project/partnership\*

Bryce Garman

How do you plan to use Story County's logo?\*

Check all that apply.

- Print material for promotional or educational use
- Digital use (examples: website, social media, electronic newsletter, video, or other digital platform)
- Silk screening
- Other\*

\*Please describe your use of "other."

What color version of the logo is needed?\*

Check all that apply.

- Color
- Black
- White

**Terms and Conditions**

Permission to use the Story County, Iowa logo is subject to the Applicant agreeing to the following terms and conditions:

1. The Applicant shall not make any alterations to the logo, stretch, distort, change colors, or adapt it as part of another graphic symbol or mark.
2. The word "County" is considered part of the logo and may not be deleted or changed in any way.
3. The full-color logo shall be placed over a white, very light tint of color or solid black background. The logo shall never appear to be inside a box.
4. When using the reversed white logo, the Applicant shall use a background dark enough for the logo to be easily read.
5. The logo shall never be smaller than .33 inches wide.
6. The logo shall never have a box-like outline around it or appear to be inside of a box.
7. The Applicant shall not use the logo for commercial purposes.
8. The Applicant shall not grant permission to any other person or entity to use the logo.
9. The Applicant agrees that Story County assumes no liability regarding the Applicant's use of the Story County logo.
10. The logo cannot be used for any purpose other than the purpose stated in this request.
11. The permission granted to use the logo is solely for the program or activity described in this request. Any future use of the logo requires a new request and approval.
12. The Applicant shall not use the logo in a manner that is likely to cause confusion over the source of the logo.
13. The Applicant shall not use the logo for a purpose that is related to a ballot initiative, direct religious purpose, or political purpose.
14. The Applicant shall not use the logo in disparaging, inappropriate, or otherwise damaging applications.
15. If the logo is used on electronic materials, the Applicant must hyperlink the logo to [www.storycountyia.gov](http://www.storycountyia.gov).
16. Story County, Iowa reserves the right to refuse permission to any person(s) or organization requesting the use of the logo.
17. Story County reserves the right to terminate the Applicant's use of the logo immediately if the Applicant fails to adhere to any of the above terms and conditions.

**Agreement to Terms and Conditions\***

By selecting "Yes" below you (the Applicant), are confirming that you have read the above Terms and Conditions regarding the use of Story County, Iowa's logo and that you agree, on behalf of the organization represented in this request, to abide by all of the Terms and Conditions stated to the left.

Failure to abide by all Terms and Conditions above will result in termination of the Applicant's use of the Story County, Iowa logo and may result in further action by Story County, Iowa.

- Yes - I (the Applicant) have read the above Terms and Conditions related to use of Story County, Iowa's logo and agree to abide by them.

**Name of Person Submitting Request\***

Deb Schildroth

First and Last Name

**Email Address of Person Submitting Request\***

dschildroth@heartlandofstorycounty.org

**Phone Number of Person Submitting Request\***

515-686-8452

**What is your title/role with organization submitting this request?\***

Heartland of Story County

AGREEMENT

Community and Family Resources and Story County

The purpose of this agreement is to clearly establish guidelines regarding Story County’s payment for ASAM level 3.7 medically monitored intensive inpatient substance use services (commonly referred to as “detoxification” or “detox”) for Story County residents. The term of this agreement is from July 1, 2025 to June 30, 2026.

Chapter 125 of Iowa Code sets out mandates regarding the County’s responsibility for payment of certain substance use treatment and evaluation related costs. The County recognizes that under certain conditions it is in the best interest of the resident and the county to utilize a private, licensed substance use treatment facility. Therefore, Story County will reimburse Community and Family Resources (CFR), a free-standing licensed medically monitored intensive treatment program, for holding, ASAM level 3.7 services, and substance use evaluations (that are not as a result of a related OWI charge) for court-ordered individuals prior to court hearings, and for voluntary admissions, subject to the following:

GUIDELINES FOR INVOLUNTARY COMMITMENTS:

1. An involuntary substance use commitment been filed (under Iowa Code Chapter 125) in Story County.
2. All other available benefits and payment sources have been exhausted. (Medicaid, private insurance, etc.)
3. The per diem rate is \$450.00, (including holding, physical exam, evaluation, 3.7 services, and completed court reports).
4. The typical length of stay is 3-5 days, depending on the client’s assessment and needs. The entire period of a court hold will be paid for until a decision is made by the court.

GUIDELINES FOR VOLUNTARY ADMISSIONS:

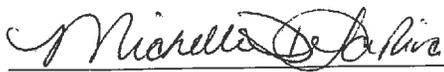
1. The client has residence in Story County.
2. It is determined that the client is in need of ASAM level 3.7 services based upon a standard clinical assessment.
3. All other available benefits and payment sources have been exhausted. (Medicaid, private insurance, etc.)
4. The per diem rate is \$450.00. (including physical exam, evaluation, and 3.7 services).
5. The typical length of stay is 3-5 days, depending on the client’s assessment and needs.
6. Based on Fiscal Year 2025 data, it is estimated that the annual cost for Story County residents in need of funding for ASAM level 3.7 services is \$9,000 . Payments for client services under this agreement will be drawn down through a monthly invoicing system. By January 15, 2026, the County and Community and Family Resources will review the utilization of ASAM 3.7 services provided to Story County residents and determine if any adjustments to the total annual drawdown amount are necessary and mutually agreed upon. All changes will be documented through amendments to this agreement.

If the client has a current OWI charge, the client will be charged the current established rate for their evaluation and payment must be received before paperwork is released to the Department of Transportation for license reinstatement.

If the client’s condition declines or is determined to require a higher level of care than CFR can provide, the client will be transported to the local hospital.

Community and Family Resources will invoice the County for services provided under this agreement on a monthly basis.

For CFR:

  
Signature

By: Michelle De La Riva, Executive Director

Date: 9-17-25

For STORY COUNTY:

  
Signature

By: Lisa K Hedders, Chair

Date: 9-23-25

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

Prepared by Leanne Harter, Story County Planning & Development, 900 6<sup>th</sup> St., Nevada, Iowa 50201 515-382-7245  
Return to Planning & Development

**STORY COUNTY IOWA  
RESOLUTION OF THE BOARD OF SUPERVISORS  
RESOLUTION #26-22**

WHEREAS, there has been submitted to the Board of Supervisors of Story County, Iowa, a copy of a petition for annexation into the City of Huxley; and

WHEREAS, said annexation petition includes two parcels of land consisting of 3.49 acres of real property including right-of-way along Highway 210, located in Section 31, Union Township, Story County, Iowa, in the unincorporated area of Story County, owned by the Iowa Department of Transportation (IDOT). as shown on Attachment A; and

WHEREAS, the subject property is adjacent to the existing corporate limits of the City of Huxley and designated as Agricultural Conservation Area on the Story County Cornerstone to Capstone (C2C) Comprehensive Plan Future Land Use Map; and

WHEREAS, a consultation on the proposed annexation was held on August 29, 2025, where the Story County Board of Supervisors were invited; and

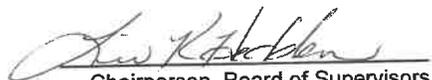
WHEREAS, it appears that all conditions and requirements prescribed by Chapter 368, City Development, Code of Iowa, have been complied with and met;

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 the Board of Supervisors support the proposed annexation.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of Story County, Iowa, support the annexation of land hereinafter described and shown on Attachment A into the City of Huxley.

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 to be forwarded to the City Clerk of the City of Huxley, Iowa.

Dated this 23<sup>rd</sup> day of September, 2025.

  
Chairperson, Board of Supervisors

Attest:

  
County Auditor



ATTACHMENT A



## HUXLEY

CITY OF IOWA

August 22, 2025

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

*Sent via certified mail to all of the above-identified persons or entities on the 22nd day of August, 2025.*

Re: 100% Voluntary Annexation Not in an Urbanized Area of Property into the City of Huxley, Iowa

To Whom It May Concern:

The City of Huxley, Iowa recently approved voluntary annexation applications for property owners (i) Merle Dean Brendeland, Janis Brendeland, and Megan Russell, and (ii) Dax and Haylie Clark. The City previously circulated information regarding these properties and has held a consultation meeting with respect to those parcels. This City requests this additional consultation to include land owned by the Iowa DOT, in order to avoid the creation of an island.

Pursuant to Iowa Code §368.7(1)(b), the City will hold a meeting to discuss the proposed annexation at 10:00 a.m. on Friday, August 29, 2025 in the Council Chambers at 515 N. Main Avenue, Huxley, Iowa 50124. Please find the enclosed copy of the map and legal description of the land owned by the Iowa DOT, which is under consideration by the City of Huxley, Iowa to be annexed into the City as part of the Brendeland/Clark annexation.

Should you have any questions regarding any of the foregoing, please contact me. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in cursive script that reads "David Haugland".

David Haugland, City Administrator

Enc:  
Letter Regarding IDOT parcel  
Map  
Resolution Setting PH



**HUXLEY**  
HEART OF THE PRAIRIE

August 22, 2025

The City of Huxley has received voluntary annexation applications from adjacent properties, the Brendeland's and Clark's, and this property owned by the Iowa DOT is required to be included to avoid the creation of an island. The property is known as Property ID 14-31-100-210, and the legal description for the parcel is:

**LEGAL DESCRIPTION:**

A parcel of land located in the NE $\frac{1}{4}$  of the NW FRL $\frac{1}{4}$  of Section 31, Township 82 North, Range 23 West of the 5<sup>th</sup> P.M., Story County, Iowa, said parcel is described as follows:

Commencing at the N $\frac{1}{4}$  of said Section 31; thence N89°56'09"W, 1039.07 feet on the North line of the NW FRL $\frac{1}{4}$  of said Section 31; thence S00°03'51"W, 56.01 feet to the existing southerly right of way line of Primary Road No. IA 210, the Point of Beginning; thence S89°46'49"W, 281.50 feet on said existing southerly right of way line; thence S00°16'27"W, 43.00 feet; thence S88°10'49"E, 281.00 feet; thence N00°54'45"E, 53.01 feet to the Point of Beginning, containing 0.31 acre.

AND

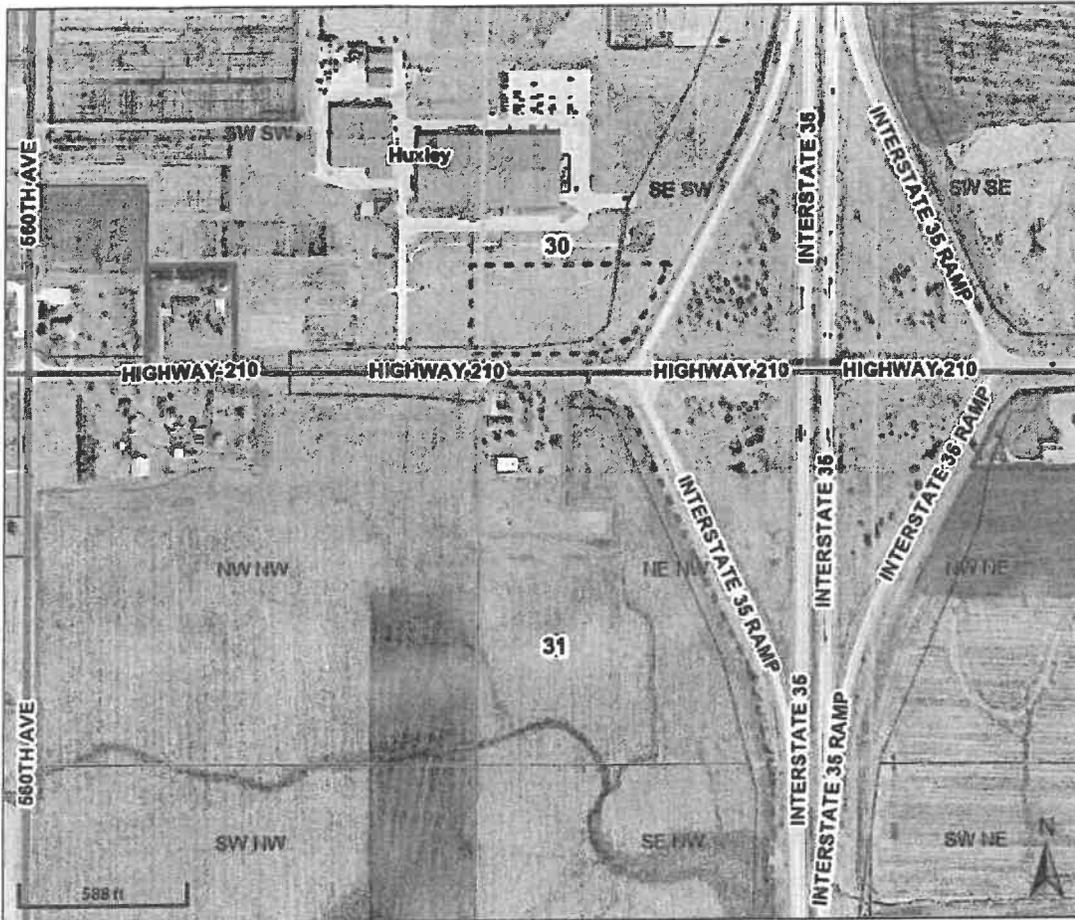
A parcel of land located in the NE $\frac{1}{4}$  of the NW FRL $\frac{1}{4}$  of Section 31, Township 82 North, Range 23 West of the 5<sup>th</sup> P.M., Story County, Iowa, said parcel is described as follows:

Commencing at the N $\frac{1}{4}$  Corner of said Section 31; thence N89°56'09"W, 1039.07 feet on the North line of the NW FRL $\frac{1}{4}$  of said Section 31; thence S00°03'51"W, 56.01 feet to the existing southerly right of way line of Primary Road No. IA 210; thence S 89°46'49"W, 281.50 feet on said existing southerly right of way line; thence S00°16'27"W, 43.00 feet to the Point of Beginning; thence continuing S00°16'27"W, 444.40 feet; thence S 88°29'02"E, 437.64 feet; thence N01°17'45"E, 94.63 feet; thence N89°18'37"W, 162.24 feet; thence N00°54'45"E, 350.54 feet; thence N88°10'49"W, 281.00 feet to the Point of Beginning, containing 3.18 acres.

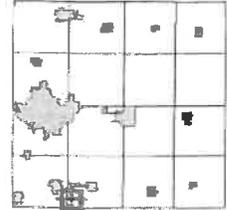
Notices will be sent to the Iowa Attorney General and Iowa Department of Transportation with regard to the inclusion of these parcels in the voluntary annexation.

Respectfully,

David Haugland  
Huxley City Administrator



**Overview**



**Legend**

-  Parcels
-  Lots
-  Townships
-  Sections
-  Quarter Quarters
-  Corporate Limits
-  Road Centerlines

<b>Parcel ID</b>	1431100210	<b>Alternate ID</b>	1431100210	<b>Owner Address</b>	IOWA DOT
<b>Sec/Twp/Rng</b>	31-82-23	<b>Class</b>	R - Residential		800 LINCOLN WAY
<b>Property Address</b>	56284 HWY 210	<b>Acreeage</b>	3.5		AMES, IA 50010
	CAMBRIDGE				

**District** 63023 - UNION TWP/BALLARD SCH  
**Brief Tax Description** SECTION:31 TOWNSHIP:82 RANGE:23 NE NW BEG 1042.8' W E LN NW & 60'S CNTR LNHWY 210 W ALG S ROW  
 281.5' S487.4' E437.8' NE94' W161' N405' TO BEG  
 (Note: Not to be used on legal documents)

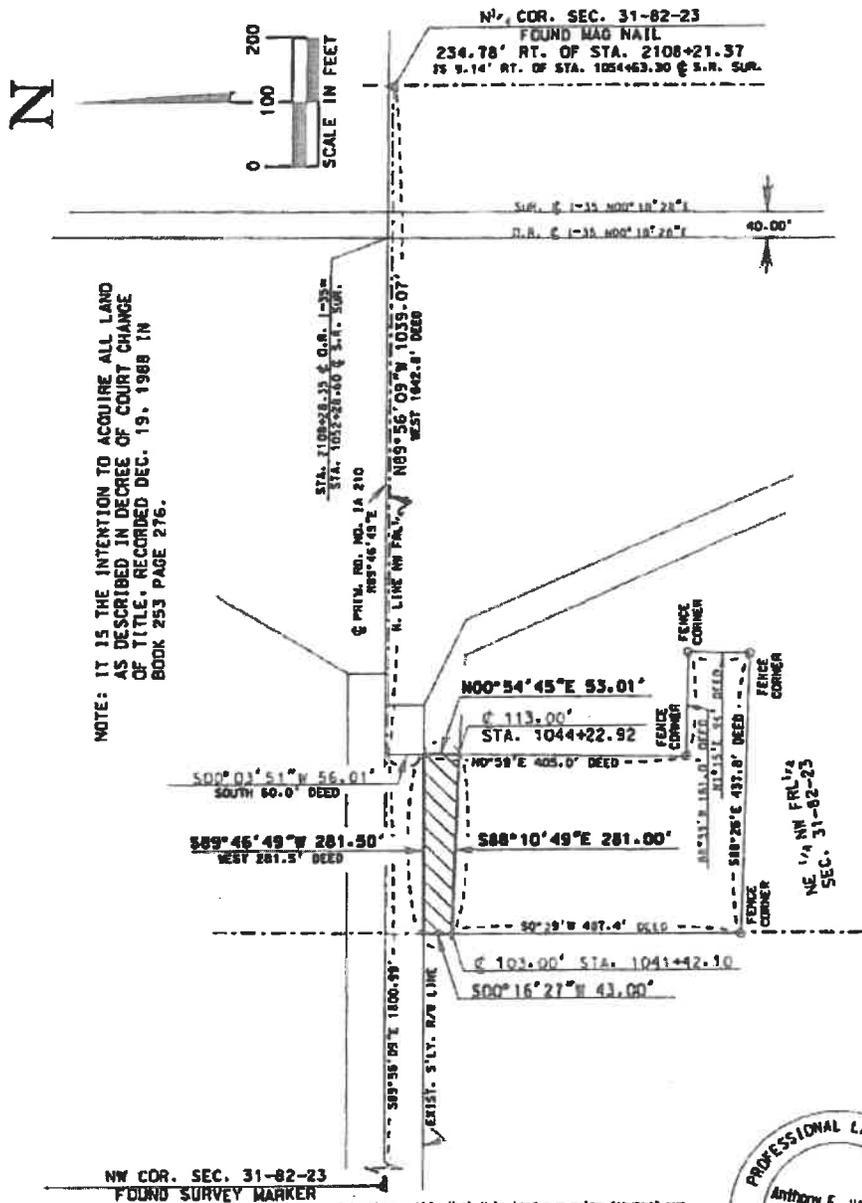
**Concerning Assessment Parcels and Platted Lots Within the City of Ames Jurisdiction:**  
 The solid parcel boundary lines represent the legal description as recorded and are not necessarily the official platted lot lines. Dashed lines are official platted lots. If a parcel contains dashed lines, please contact the Ames Planning & Housing Department (515-239-5400) to determine which lines can be recognized for building permit or zoning purposes. If you have questions regarding the legal description or parcel measurements, please contact the Story County Auditor's office (515-382-7210).

Date created: 8/22/2025  
 Last Data Uploaded: 8/21/2025 11:13:51 PM

IOWA DEPARTMENT OF TRANSPORTATION  
Acquisition Plat Exhibit "A" (1 of 2)  
(Land Required for Public Improvement)



COUNTY	STORY		STATE CONTROL NO.	85-1200
PROJECT NO.	IMN-035-4(266)102--OE-85		PARCEL NO.	30
SECTION	31	TOWNSHIP	82N	RANGE 23W
ROW - FEE	0.31	AC. EASE	AC. EXCESS - FEE	AC
ACQUIRED ACCESS RIGHTS FROM STA.		TO STA.	MAIN LINE	SIDE
ACQUIRED ACCESS RIGHTS FROM STA.		TO STA.	SIDE ROAD	SIDE
ACQUIRED FROM	John Alan Roberts			



NOTE: IT IS THE INTENTION TO ACQUIRE ALL LAND AS DESCRIBED IN DECREE OF COURT CHANGE OF TITLE, RECORDED DEC. 19, 1988 IN BOOK 253 PAGE 276.

I hereby certify that this land surveying document was prepared by me or under my direct personal supervision, and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

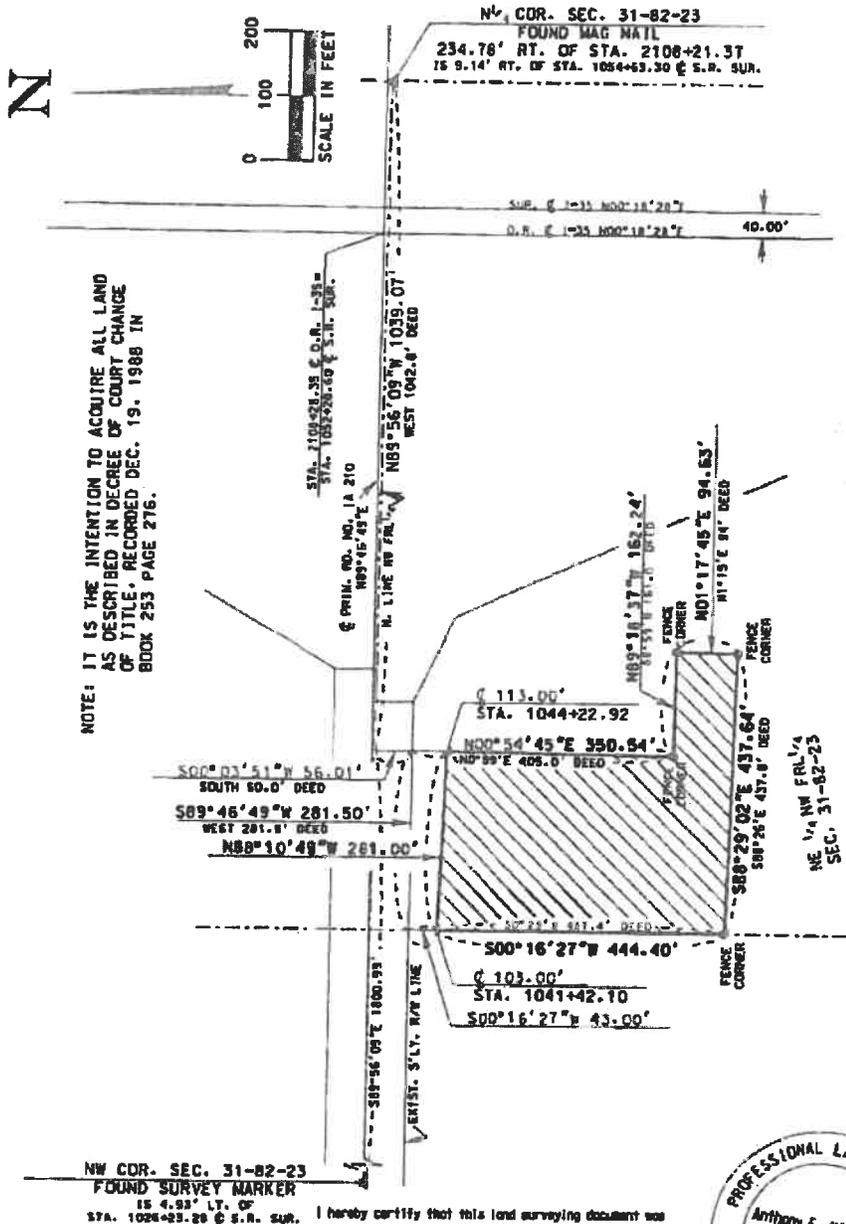
*Anthony F. Wirth* July 13, 2021  
Anthony F. Wirth License No. 21993 Date  
by license renewal date is December 31, 2021



IOWA DEPARTMENT OF TRANSPORTATION  
 Acquisition Plat Exhibit "A" (2 of 2)  
 (Uneconomical Remnant)



COUNTY	STORY		STATE CONTROL NO.	85-1200
PROJECT NO.	IMN-035-412661102--OE-85		PARCEL NO.	30
SECTION	31	TOWNSHIP	82N	RANGE 23W
ROW - FEE	AC. EASE		AC. EXCESS - FEE	3.18 AC
ACQUIRED ACCESS RIGHTS FROM STA.	TO STA.		MAIN LINE	SIDE
ACQUIRED ACCESS RIGHTS FROM STA.	TO STA.		SIDE ROAD	SIDE
ACQUIRED FROM	John Alan Roberts			



NOTE: IT IS THE INTENTION TO ACQUIRE ALL LAND AS DESCRIBED IN DECREE OF COURT CHANGE OF TITLE, RECORDED DEC. 19, 1988 IN BOOK 253 PAGE 276.

NW COR. SEC. 31-82-23  
 FOUND SURVEY MARKER  
 IS 4.93' LT. OF  
 STA. 1024+23.20 @ S.R. SUR.

I hereby certify that this land surveying document was prepared by me or under my direct personal supervision, and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

*Anthony F. Hildreth* Aug 13, 2021  
 Anthony F. Hildreth License No. 21993 Date  
 My license renewal date is December 31, 2021



**RESOLUTION NO. 25-082**

**A RESOLUTION PROVIDING FOR THE GIVING OF NOTICE AND HEARING OF THE CITY COUNCIL OF THE CITY OF HUXLEY REGARDING ANNEXATION OF LAND OWNED BY THE IOWA DEPARTMENT OF TRANSPORTATION, AS PART OF THE PREVIOUSLY APPROVED BRENDELAND AND CLARK ANNEXATION**

---

**WHEREAS**, on August 12, 2025, the City Council approved voluntary annexation applications from (1) Merle Dean Brendeland, Janis Brendeland, and Megan Russell and (2) Dax and Haylie Clark; and.

**WHEREAS**, property owned by the Iowa Department of Transportation needs to be included in the annexation in order to avoid the creation of an island. The legal description for that parcel is:

**LEGAL DESCRIPTION:**

A parcel of land located in the NE¼ of the NW FRL¼ of Section 31, Township 82 North, Range 23 West of the 5<sup>th</sup> P.M., Story County, Iowa, said parcel is described as follows:

Commencing at the N¼ of said Section 31; thence N89°56'09"W, 1039.07 feet on the North line of the NW FRL¼ of said Section 31; thence S00°03'51"W, 56.01 feet to the existing southerly right of way line of Primary Road No. IA 210, the Point of Beginning; thence S89°46'49"W, 281.50 feet on said existing southerly right of way line; thence S00°16'27"W, 43.00 feet; thence S88°10'49"E, 281.00 feet; thence N00°54'45"E, 53.01 feet to the Point of Beginning, containing 0.31 acre.

AND

A parcel of land located in the NE¼ of the NW FRL¼ of Section 31, Township 82 North, Range 23 West of the 5<sup>th</sup> P.M., Story County, Iowa, said parcel is described as follows:

Commencing at the N¼ Corner of said Section 31; thence N89°56'09"W, 1039.07 feet on the North line of the NW FRL¼ of said Section 31; thence S00°03'51"W, 56.01 feet to the existing southerly right of way line of Primary Road No. IA 210; thence S 89°46'49"W, 281.50 feet on said existing southerly right of way line; thence S00°16'27"W, 43.00 feet to the Point of Beginning; thence continuing S00°16'27"W, 444.40 feet; thence S 88°29'02"E, 437.64 feet; thence N01°17'45"E, 94.63 feet; thence N89°18'37"W, 162.24 feet; thence N00°54'45"E, 350.54 feet; thence N88°10'49"W, 281.00 feet to the Point of Beginning, containing 3.18 acres.

**WHEREAS**, Iowa Code Section 368.7(3) provides that notice of the Annexation shall be published in an official county newspaper at least ten days prior to the action by the City Council; and

**WHEREAS**, the said Section provides that a copy of requested Annexation shall be mailed by certified mail to the City of Cambridge, County Board of Supervisors, affected utilities, and regional planning authority at least fourteen days prior to the action of the City Council; and

**WHEREAS**, the City Council of the City of Huxley, Iowa deems it appropriate that a public hearing be held on such proposed annexation.

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

1. A public hearing before this Council on the annexation described in the preamble to this resolution is hereby set for 6:00 P.M. on the 23<sup>rd</sup> day of September 2025.
2. The City Clerk is authorized and directed to publish notice of such hearing at the time and manner required by law.

\_\_\_\_\_  
David Kuhn, Mayor

ATTEST:

\_\_\_\_\_  
Barbara Barrick, City Clerk

Published on \_\_\_\_\_, 2025.

**NOTICE OF PUBLIC HEARING ON ANNEXATION OF PROPERTY OWNED BY  
LAND OWNED BY THE IOWA DEPARTMENT OF TRANSPORTATION, AS PART  
OF THE PREVIOUSLY APPROVED BRENDELAND AND CLARK ANNEXATION**

---

**TO:** ALL CITIZENS AND RESIDENTS OF THE CITY OF HUXLEY, IOWA, AND TO ALL  
OTHER PERSONS WHO MAY BE ENTITLED TO NOTICE OF ANNEXATION  
UNDER THE PROVISIONS OF IOWA CODE SECTION 368.7.

**YOU ARE HEREBY NOTIFIED** that, property owned by the Iowa Department of  
Transportation needs to be included in the annexation in order to avoid the creation of an island.  
The legal description for that parcel is:

**LEGAL DESCRIPTION:**

A parcel of land located in the NE¼ of the NW FRL¼ of Section 31, Township 82 North, Range  
23 West of the 5<sup>th</sup> P.M., Story County, Iowa, said parcel is described as follows:

Commencing at the N¼ of said Section 31; thence N89°56'09"W, 1039.07 feet on the North line  
of the NW FRL¼ of said Section 31; thence S00°03'51"W, 56.01 feet to the existing southerly  
right of way line of Primary Road No. IA 210, the Point of Beginning; thence S89°46'49"W,  
281.50 feet on said existing southerly right of way line; thence S00°16'27"W, 43.00 feet; thence  
S88°10'49"E, 281.00 feet; thence N00°54'45"E, 53.01 feet to the Point of Beginning, containing  
0.31 acre.

AND

A parcel of land located in the NE¼ of the NW FRL¼ of Section 31, Township 82 North, Range  
23 West of the 5<sup>th</sup> P.M., Story County, Iowa, said parcel is described as follows:

Commencing at the N¼ Corner of said Section 31; thence N89°56'09"W, 1039.07 feet on the  
North line of the NW FRL¼ of said Section 31; thence S00°03'51"W, 56.01 feet to the existing  
southerly right of way line of Primary Road No. IA 210; thence S 89°46'49"W, 281.50 feet on  
said existing southerly right of way line; thence S00°16'27"W, 43.00 feet to the Point of  
Beginning; thence continuing S00°16'27"W, 444.40 feet; thence S 88°29'02"E, 437.64 feet;  
thence N01°17'45"E, 94.63 feet; thence N89°18'37"W, 162.24 feet; thence N00°54'45"E,  
350.54 feet; thence N88°10'49"W, 281.00 feet to the Point of Beginning, containing 3.18 acres.

**YOU ARE FURTHER AND SPECIFICALLY NOTIFIED** that a hearing before City  
Council on the above described Annexation has been set to commence on the 23<sup>rd</sup> day of  
September, 2025, at 6:00 P.M. in the City Council Chambers, City Hall, 515 N Main Avenue,  
Huxley, Iowa 50124, at which time and place any person wishing to speak for or against said  
Annexation will be given the opportunity to be heard.

  
Barbara Barrick, City Clerk

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

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

Please return to:  
Planning & Development

**STORY COUNTY IOWA  
RESOLUTION OF THE BOARD OF SUPERVISORS  
RESOLUTION NUMBER 26-23**

WHEREAS, there has been submitted to the Board of Supervisors of Story County, Iowa, an application to subdivide real estate from Civil Design Advantage, 4121 NW Urbandale Drive, Urbandale, Iowa 50322, involving real estate located in 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 identified as Parcel Numbers 05-24-200-250, 05-24-200-240, and 05-13-400-470, and

WHEREAS, Jeffrey L. Gibbons 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*, have been complied with and met, and the Preliminary Plat was supported and approved by the Board of Supervisors on March 4, 2025, and

WHEREAS, the Letter of Credit, Development Agreement and other related documents have also been submitted and name Story County, and

WHEREAS, the owners of said real estate have consented to the said major subdivision and have dedicated for the public use the streets, existing right-of-way, and easements shown on said plat,

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

Prior to the recordation of the final subdivision plat, revisions to the documents noted below are submitted to Planning and Development staff for review.

- Dayton Parkway Maintenance Agreement
- Restrictive covenants – revised the date to reflect current year

The final subdivision plat shall not be recorded until an irrevocable letter of credit or other form of financial security that has been approved by the Story County Attorney's Office is submitted to the Story County Board of Supervisors.

Prior to recordation, the County Engineer will review the location of the existing transformer box to identify any hazards and solutions and provide recommendations to the developer.

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 Final Plat be approved, and accepted.

NOW, THEREFORE, BE IT RESOLVED that the Dayton Ridge Plat 2 Final Subdivision Plat, involving real estate hereinafter described on Attachment A and shown on Attachment B being the same, is hereby approved and accepted with conditions listed on Attachment C and all acts and deeds of the said owners and grantors in the premises are hereby confirmed and approved and all dedication of streets, right-of-way, and easements to Story County, Iowa, as shown on the plat accepted and the real estate hereinafter described on Attachment A and shown on Attachment B shall hereinafter be known as the Dayton Ridge Plat 2 Final Plat.

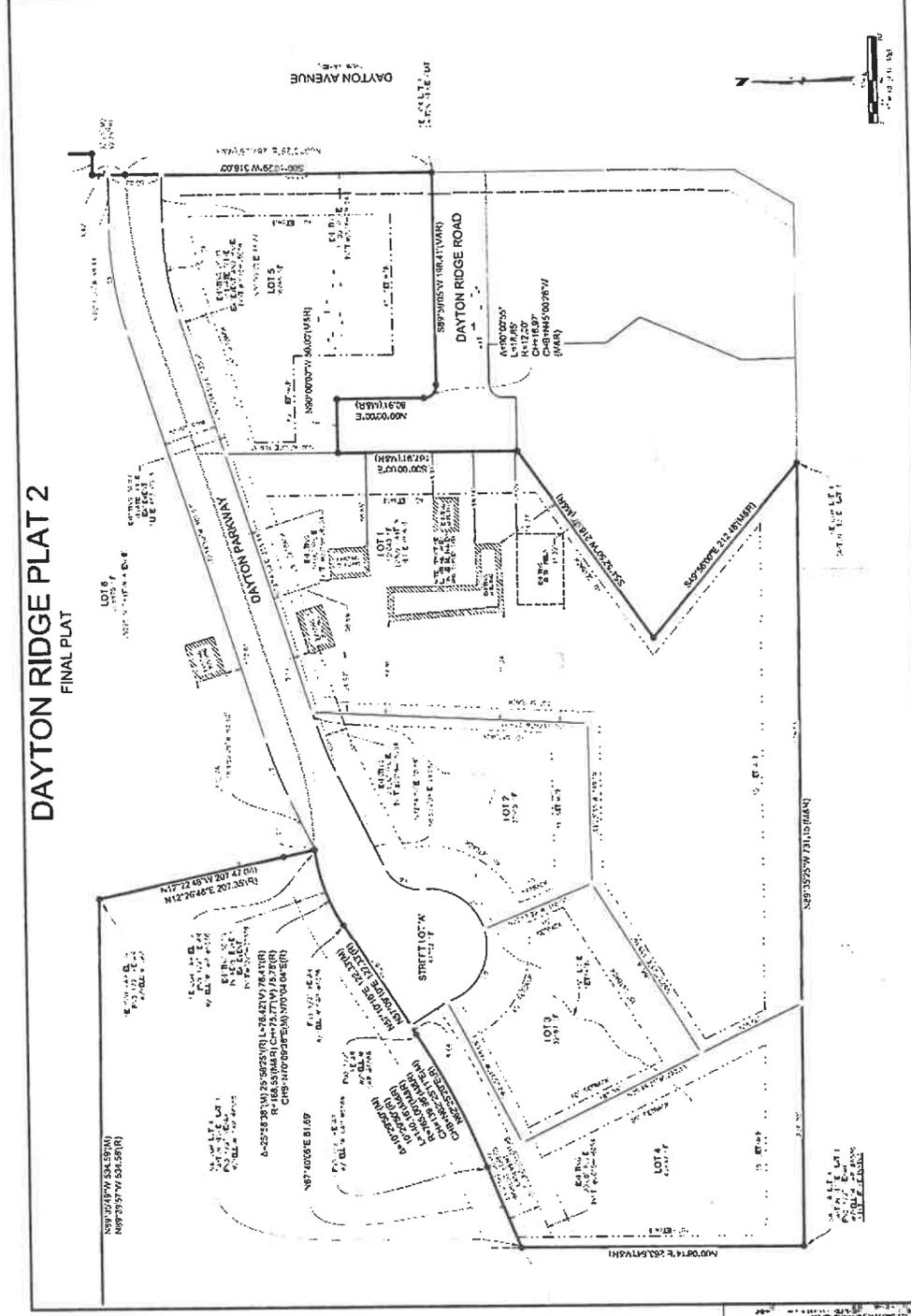


**ATTACHMENT A**

LOT 4 AND LOT 1, DAYTON RIDGE PLAT 1 AND PARCEL 'J' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN INSTRUMENT NUMBER 2009-00015246, ALL BEING IN STORY COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 00°08'14" EAST ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 263.64 FEET TO 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, 122.33 FEET; THENCE EASTERLY ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 168.55 FEET, WHOSE ARC LENGTH IS 76.42 FEET AND WHOSE CHORD BEARS NORTH 70°09'38" EAST, 75.77 FEET TO THE SOUTHEAST CORNER OF PARCEL 'G' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN INSTRUMENT NUMBER 200400008710; THENCE NORTH 12°22'48" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL 'J', 207.47 FEET; THENCE NORTH 89°35'49" WEST ALONG SAID SOUTHERLY LINE, 534.59 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 'J'; THENCE NORTH 05°06'16" EAST ALONG THE WEST LINE OF SAID PARCEL 'J', 435.36 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 'J'; THENCE SOUTH 84°56'31" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL 'J', 360.03 FEET; THENCE EASTERLY ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 423.59 FEET, WHOSE ARC LENGTH IS 152.91 FEET AND WHOSE CHORD BEARS NORTH 84°42'15" EAST, 152.08 FEET; THENCE NORTH 84°53'28" EAST ALONG SAID NORTHERLY LINE, 246.54 FEET; THENCE SOUTH 29°59'29" EAST ALONG SAID NORTHERLY LINE, 143.44 FEET; THENCE SOUTH 89°33'44" EAST ALONG SAID NORTHERLY LINE, 333.90 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 'J'; THENCE SOUTH 21°47'41" WEST ALONG THE EASTERLY LINE OF SAID PARCEL 'J', 21.91 FEET; THENCE SOUTH 00°02'49" EAST ALONG SAID EASTERLY LINE, 29.83 FEET; THENCE SOUTH 29°39'14" EAST ALONG SAID EASTERLY LINE, 80.62 FEET; THENCE SOUTH 00°03'47" WEST ALONG SAID EASTERLY LINE, 199.99 FEET; THENCE NORTH 89°43'20" WEST ALONG SAID EASTERLY LINE, 20.10 FEET; THENCE SOUTH 00°10'29" WEST ALONG SAID EASTERLY LINE AND THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 318.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89°59'05" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 198.41 FEET; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 12.00 FEET, WHOSE ARC LENGTH IS 18.85 FEET AND WHOSE CHORD BEARS NORTH 45°00'28" WEST, 16.97 FEET; THENCE NORTH 0°00'00" EAST ALONG SAID SOUTHERLY LINE, 80.91 FEET; THENCE NORTH 90°00'00" WEST ALONG SAID SOUTHERLY LINE, 50.00 FEET TO THE EASTERLY LINE OF SAID LOT 4; THENCE SOUTH 00°00'00" EAST ALONG SAID EASTERLY LINE, 167.91 FEET; THENCE SOUTH 54°52'50" WEST ALONG SAID EASTERLY LINE, 216.07 FEET; THENCE SOUTH 49°56'00" EAST ALONG SAID EASTERLY LINE, 212.48 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE NORTH 89°35'25" WEST ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 731.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.75 ACRES (903,883 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

**ATTACHMENT B**







**ATTACHMENT C**

**Conditions of Approval**

Prior to the recordation of the final subdivision plat, revisions to the documents noted below are submitted to Planning and Development staff for review.

- Dayton Parkway Maintenance Agreement
- Restrictive covenants – revised the date to reflect current year

The final subdivision plat shall not be recorded until an irrevocable letter of credit or other form of financial security that has been approved by the Story County Attorney's Office is submitted to the Story County Board of Supervisors.

Prior to recordation, the County Engineer will review the location of the existing transformer box to identify any hazards and solutions and provide recommendations to the developer.

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

Prepared by Leanne Harter, Story County Planning & Development, 900 6th St., Nevada, Iowa 50201 515-382-7245  
Return to Planning & Development

**DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT (this "Agreement") is being made and entered into between Story County, Iowa (the "County") and Jeffrey L. Gibbons, a single person, and Mary L. Gibbons, a single person, (the "Developers") related to the development of Dayton Ridge Plat 2 Subdivision, Story County, Iowa (the "Subdivision").

1. The Developers shall provide an irrevocable letter of credit or other form of financial security to the County, in form and substance to be approved by the County Attorney, assuring the completion of all Subdivision improvements as set forth in Paragraphs 2 and 3 herein. The irrevocable letter of credit or other form of financial security shall be in the amount of ninety-seven thousand dollars and 00/100 (\$97,000.00) (the "Security Amount"), as specified by the Story County Engineer. If the Developers fail to complete any of the Work (as defined in Paragraphs 2 and 3 herein) to the satisfaction of the Story County Engineer, the County shall be entitled to exercise their rights against the irrevocable letter of credit or other form of financial security, up to the Security Amount, as needed for the completion of the Work.
2. The Developers agree to complete the required improvements related to the completion of all required Subdivision improvements (the "Work") within two (2) years of approval of the final plat by the Board of Supervisors in accordance with Section 88.16 of the Story County, Iowa Code of Ordinances (the "Code"), including, but limited to, the following improvements:
  - a. An additional 2" of HMA asphalt on top of the existing 4" of asphalt to meet the requirements of Section 88.02 and Table 88-1 of the Code;
  - b. Seeding; and
  - c. Installation of Permanent Monuments in accordance with Section 88.14.3 of the Code.
3. Within sixty (60) days of approval of the final plat by the Story County Board of Supervisors, the Developers agree to complete all necessary improvements as identified by the Story County Engineer regarding the stretch of road where the roadway does not have the required 4' shoulder width and 3:1 foreslopes as required in Table 88-1 - Street Design Guidelines of the Code.

4. All improvements to roads shall be constructed in accordance with Section 88.02 Street Specification Standards of the Code.
5. At least one (1) week prior to undertaking any of the Work within the Subdivision, a construction schedule shall be submitted to the County Planning and Development Department and the Story County Engineer.
6. The Developers shall retain a Professional Engineer (the "Engineer") to provide construction staking and inspection. The Developers shall notify the Story County Engineer and the County Planning and Development Director not less than forty-eight (48) hours in advance of readiness for required inspection.
7. At the completion of Work, the Engineer shall certify the Work to the Story County Engineer. The certification shall be that all Work was accomplished in accordance with the approved plans and specifications. The as built plans and profiles of the improvements associated with the subdivision are subject to final approval by the Story County Engineer.
8. The Developers shall be responsible for the installation and/or construction of all required Work within the Subdivision in accordance with the Code, and shall warrant the design, materials, and workmanship of the Work, and the installation and construction thereof, for a period of two (2) years from and after completion. Such warranty shall be by a warranty bond in the amount of ninety thousand dollars and 00/100 (\$90,000.00), as determined by the Story County Engineer; shall be subject to review by the County Attorney; shall assure the expedient repair or replacement of defective improvements under warranty; and shall indemnify the County from all costs or losses resulting from or contributed to such defective improvements.
9. This Agreement is not intended to supersede or redefine requirements of the Code.

Dated this 26<sup>th</sup> of August, 2025.

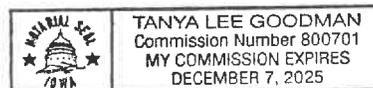
By:

Jeffrey L. Gibbons  
 Jeffrey L. Gibbons

STATE OF IOWA, STORY COUNTY, ss:

This instrument was acknowledged before me on this 26 of August, 2025, by Jeffrey L. Gibbons, a single person.

Tanya Lee Goodman  
 Notary Public in and for the State of Iowa



Dated this 26<sup>th</sup> of AUGUST, 2025.

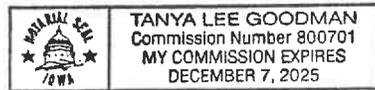
By:

Mary L. Gibbons  
Mary L. Gibbons

STATE OF IOWA, STORY COUNTY, ss:

This instrument was acknowledged before me on this 26 of August, 2025, by Mary L. Gibbons, a single person.

Tanya Lee Goodman  
Notary Public in and for the State of Iowa



STORY COUNTY, IOWA

By:   
Lisa Heddens, Chair, Board of Supervisors

By:   
Lucy Martin, Story County Auditor

STATE OF IOWA, STORY COUNTY, ss:

This instrument was acknowledged before me on this 23rd of September,  
2021, by Lisa Heddens and Lucy Martin, the Chair of the Board of Supervisors and the Story County  
Auditor, respectively, of Story County, Iowa.

  
Notary Public in and for the State of Iowa



Space above for recording data

Subject: Real Estate Transaction Name Verification

STATE OF IOWA COUNTY OF STORY

AFFIDAVIT OF ONE AND SAME PERSON/S

I, Jeffrey L Gibbons and I Mary L Gibbons, being duly sworn, depose and say:

That we are the same persons who appear in property records and related real estate documents for Dayton Ridge Plat 2 Development under the following name variations:

Jeffrey L Gibbons and <sup>Mary</sup>~~Married~~ L Gibbons, a married couple AND Jeffrey L Gibbons, a single person and Mary L Gibbons, a single person

That these name variations occurred due to marriage and divorce. Each document refers to the same individuals who have maintained continuous ownership and responsibility for the referenced property.

That we are executing this affidavit to facilitate the development of the property we jointly own known as Dayton Ridge Plat 2 located in Story County Iowa, and to ensure clear title and executability of the replating, Street Dedication and the related documents to be filed with Story County.

That we have never used these name variations to evade legal obligations, deceive creditors, or misrepresent our identity in any property-related transactions.

That this affidavit is made voluntarily to eliminate any cloud on title and to provide assurance to all parties involved in the current real estate transaction.

**Property Owners**

Jeffrey L. Gibbons, a single person AND Mary L. Gibbons, a single person

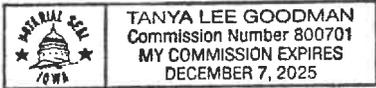
By Jeffrey L. Gibbons 8/26/2025  
Jeffrey L. Gibbons Date

State of Iowa, County of Story ) SS.

This instrument was acknowledged before me on 8/26, 2025 by Jeffrey L. Gibbons, a single person

Sign name here: Tanya Lee Goodman

Print name here: Tanya Lee Goodman



Notary Public in and for said State and County

My commission expires: 12-7-25

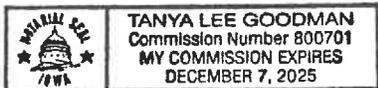
By Mary L. Gibbons 8/26/2025  
Mary L. Gibbons Date

State of Iowa, County of Story ) SS.

This instrument was acknowledged before me on 8-26, 2025 by Mary L. Gibbons, a single person

Sign name here: Tanya Lee Goodman

Print name here: Tanya Lee Goodman



Notary Public in and for said State and County

My commission expires: 12-7-25

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**SUB25-000003 Dayton Ridge Plat**

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**From** Ron <pehldr@aol.com>

**Date** Mon 09/22/2025 5:49 AM

**To** Planning and Zoning Department <PZWeb@storycountyiowa.gov>

 4 attachments (23 MB)

SAM\_1687.JPG; SAM\_1688.JPG; SAM\_1691.JPG; SAM\_1693.JPG;

**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

Story County Planning and Development:

We have lived at the end of the Dayton Pkwy for over 30 years. We have expressed our disapproval of the development next to our home numbers of times, hired an attorney and made multiple calls to the office of Marcus Amman. We have been able to drive from Dayton Rd straight to our home for over 30 years. Now there is a small incline that has created a blind spot where the transformer box is, which blocks the sight line to the entrance of our home. You have to drive around this transformer and down an incline to get there. If you're not paying attention, you may run into it. Our delivery drivers, visiting friends and family are all wondering why the transformer box is there. We are also. This transformer box used to be off to the side of the road, like all utility (electrical, cable, phone) boxes are. After Gibbons had the road reconstructed, it is now in the middle. We are fearful that it may become a safety hazard with people unfamiliar with this new public road. It's an accident waiting to happen. We can imagine someone driving in the dark, on a snowy icy evening being lost and not being able to see the transformer and running right into it. What could possibly happen? Why was this approved? Was there not any other alternatives? We called when the road was being put in to have someone look at the situation. No answers. This road has been stressful enough but now it has just become more so. Attached pictures.

Ron & Liz Pehl  
2017 Dayton Pkwy  
Ames









# Staff Report

## Story County Board of Supervisors



**Date of Meeting:** September 23, 2025

**Staff Project Manager:** Leanne Harter

**Case Number:** SUB25-000003

**Name of Subdivision:** Dayton Ridge Plat 2 Final Subdivision Plat

**Resolution No.** 26-23

### REQUESTED ACTION

The request is for a Major Subdivision Plat – Final Plat to create the final subdivision plat 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. The request is being submitted as permitted in Section 87.09 Major Subdivision Plats of the *Story County Code of Ordinances*. The preliminary plat was approved in March 2025 by the Board of Supervisors, following which action the applicant undertook the installation of the associated road improvements, allowable in the regulations. Concurrent with the approval of Resolution No. 26-23, the Board of Supervisors will also be approving a Development Agreement with the applicant outlining remaining improvements and established timeframes related to those improvements.

### RECOMMENDATION

All requirements for a Major Subdivision Plat - Final Plat are met with the application of conditions of approval as recommended by Planning and Development staff.

**APPLICANT(S):** Civil Design Advantage – Emily Harding, PE

**PROPERTY OWNER(S):** Gibbons, Jeffrey L. and Mary L., 2305 Dayton Ridge Road, Ames and Underwood, Connie J. Prohaska, Revocable Trust, PO Box 2436, Ames

### SIZE OF PARCEL/AREA

20.76 gross acres

### GENERAL PROPERTY LOCATION

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

### PARCEL IDENTIFICATION NUMBER(S)

05-24-200-250, 05-24-200-240, 05-13-400-470

### DISTRICTS

R-1 Transitional Residential District  
A-R Agricultural Residential District  
Nevada School District  
Gilbert Fire  
Mary Greeley Ambulance

### LAND USE FRAMEWORK DESIGNATION

The subject property is designated as Rural Residential Area and Natural Resource Area on the Cornerstone to Capstone (C2C) Plan.



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 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 USES**

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.

**CITIES WITHIN TWO MILES OF PROPOSED SUBDIVISION REQUEST**

The proposed subdivision is within two miles of the City of Ames. 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. On May 13, 2025, the City of Ames adopted Resolution 25-222, noting “that the plan should be accepted and approved subject only to the approval of Story County, Iowa.”



## Background

### Description of Proposed Subdivision

The request is for a Major Subdivision Plat – Final Plat to create a major subdivision plat 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 as permitted in Section 87.09 Major Subdivision Plats of the *Story County Code of Ordinances*. The applicable requirements are outlined below in the Analysis section.

***Subdivisions that cannot be submitted as Agricultural or Minor Subdivision Plats shall be considered Major Subdivision Plats and are subject to preliminary and final platting requirements outlined in Section 87.09(2).***

## Analysis

**The preliminary plat for the Dayton Ridge Plat 2 Subdivision was approved by the Board of Supervisors on March 4, 2025, with a condition that has been satisfied.**

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.

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 proposed subdivision is consistent with the criteria outlined in Section 87.09 Major Subdivision Plat Final Plats of the *Story County Code of Ordinances* as noted below:

- All requirements are satisfied with the application of conditions of approval.       Not all requirements are satisfied and those exceptions are noted below:

3. Detailed Submittal Requirements for Major Final Subdivision Plat Review. Following preliminary plat approval and completion of public improvements and/or submittal and acceptance of an approved form of financial security and approved Development Agreement, as defined in Section 88.14, the final plat will be submitted. The final plat and all accompanying plan sheets shall be drawn at an appropriate scale to reflect the readability of the subdivision elements. The final plat shall be signed by a licensed land surveyor. Any application for Major Final Subdivision Plat review not containing all of the following information shall not be considered by the Board of Supervisors. Major subdivision final 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. All final plats shall contain all of the following information:

- (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) 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. The following materials shall accompany the signed plat:

(1) Signed originals of the attachments to subdivision plats required by Section 354.11 of the Code of Iowa.

(2) A signed original or any protective covenants or restrictions to be imposed upon the plat shall be submitted for approval.

(3) Site evaluation conducted by a certified engineer or soils professional for septic systems.

(4) A signed original of a Development Agreement, as defined in Section 88.14, if applicable.

(5) Letter of Financial Security, if applicable (if improvements are completed in advance of the submittal of a final plat, approval, and certification of the improvements by the County Engineer shall be submitted).

(6) Fees for installation of street corner markers for new subdivision streets, as established by Chapter 32.

(7) Traffic Impact Study, as required.

(8) Other submittal requirements as defined by the Planning and Development Department.

#### Review Comments

Through review of final documents and the writing of the staff report for the Board of Supervisors’ meeting, staff reviewed all materials submitted for both the preliminary and final plat processes for consistency. As part of the documentation submitted for the preliminary plat, which would carry forward to the final subdivision plat and, as such, part of the recording document package, the following two items were included. Both need to be revised to reflect current year and signed accordingly. Staff included a condition of approval regarding this in the staff recommendation.

- Dayton Parkway Maintenance Agreement
- Restrictive covenants – revised the date to reflect current year

As the applicant completed some of the road improvements prior to submitting the final plat, there is a Development Agreement that has been signed by the applicants between Story County and the applicants. Upon approval of the subdivision by the Board of Supervisors, County staff will file the signed Development Agreement with the County Recorder’s Office.

The Letter of Financial Security that was submitted was forwarded to the County Attorney’s Office for review. Based on concerns identified by Crystal Rink, Assistant County Attorney, with that submitted document, staff recommends a condition of approval be considered by the Board of Supervisors as follows:

The final subdivision plat shall not be recorded until an irrevocable letter of credit or other form of financial security that has been approved by the Story County Attorney’s Office is submitted to the Story County Board of Supervisors.



This Development Agreement includes the following requirements:

- Submittal of an irrevocable letter of credit in the amount of \$97,000 to Story County (this has been submitted)
- Agreement to complete required improvements within two years of the date of approval of the final plat by the Board of Supervisors
- Requirements that within sixty (60) days of approval of the final plat by the Board, applicant will complete all necessary improvements identified by County Engineer Darren Moon regarding the stretch of road where the roadway does not have the required 4' shoulder width and 3:1 foreslopes as specified in the Code of Ordinances.
- Specifying timeframes for the applicant to provide notice to County staff regarding work undertaken
- Requirement defining that the responsibility to warrant the design, materials, and workmanship of the work and installation of construction for a period of two years from and after completion rests on the applicant, supported by the submitted of a warranty bond in the amount of \$90,000 submitted at the completion of the work.

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.

## Commentary

The following comments are part of the official record of the proposed Dayton Ridge Plat 2 Final Subdivision Plat, Case No. SUB25-000003. If necessary, conditions of approval may be formulated based on these comments.

### Comments from the Interagency Review Team

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

#### *Story County Auditor's Office*

I've reviewed this twice already and some of my comments from earlier reviews have been addressed. The remaining issue I have is in the index legend. There two of the proprietors are listed as Jeff and Mary Gibbons. On the deed their names are Jeffrey L. and Mary L. Gibbons. This issue was resolved where the Owners are listed correctly to the lower right of the Index Legend but the names have not been revised in the Index Legend itself.

#### *Story County Environmental Health Department*

We have no concerns- any lots generating wastewater will need sewage disposals when the time comes and permits will be required.

#### *Story County Planning and Department*

1. Please submit the Attorney's Certification/Title Opinion.
2. Add notes #9, #10 and #11 from the approved preliminary plat.



- WILL BE APPLICABLE. PROPOSED NEWER 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 BMPs SUCH AS, BUT NOT LIMITED TO, RAIN BARRELS AND RAIN GARDENS.
  11. FOR LOTS THAT HAVE A PORTION OF THEIR BUILDING ENVELOPES WITH A 15% OR GREATER SLOPE, A GEOTECHNICAL ANALYSIS IS REQUIRED, PERFORMED BY AN IOWA REGISTERED ENGINEER TO ENSURE THAT THE FOUNDATION IS ADEQUATE.

3. To be recorded with the final plat, there needs to be a document that identifies the development envelopes and their descriptions.

4. On Page 2 of 3, please remove the (XXXX) for the new lots; and for the existing lots that have 911 addresses, include those.

a. Also, please add the follow note:

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.

5. Please update the square footage for Lots 1, 2 and 3.

6. It looks as if there is an extra "ACK" under the words "DAYTON PARKWAY" on Lot 1.

7. In accordance with the following requirement, please show the location of the existing septic and structures located on Lot 1.

*(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.*

8. In accordance with the following requirement, please provide the following information (that was on the face of the preliminary plat):

*(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.*

9. In accordance with the following requirement, please show the following on the final plat.

*(16) 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.*

10. On the Mortgagee's consent to plat, please note that it is a "Consent to Plat" on the top, and revise the square footage on the WHEREAS regarding the street lot (it does not match that of the final plat.)

11. Given the timing of the remaining improvements, we are working on drafting a Development Agreement for the applicant's signature. This will be finalized once the County Engineer reviews the site as the road was moved and there exist questions about the shoulder widths and ditch slopes.

12. Please submit the warranty bond in accordance with Section 88.14, which states in part,

*The applicant for a proposed Minor or Major Subdivision Plat shall be responsible for the installation and/or construction of all improvements required by the Ordinance, and shall warrant the design, materials, and workmanship of such improvements, installation, and construction for a period of two years from and after completion. Such warranty shall be in manner approved by the County Attorney; shall assure the expedient repair or replacement of defective improvements under warranty; and shall indemnify the County from all costs or losses resulting from or contributed to such defective improvements. All plans, specifications, installation, and construction required by the Ordinance shall be*



*subject to review, approval, and inspection by the County Engineer or their authorized representative. Contracts for all public improvements are to be executed on forms approved by the County Attorney and the Board of Supervisors and set forth in a development agreement.*

13. Revise Note #3 to reference Story County rather than the City of Ames.

#### **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 September 16, 2025, regarding the Board of Supervisors' meeting on the request. No public commentary was received or recorded at the time this report was published.

### **Conditions**

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Prior to the recordation of the final subdivision plat, revisions to the documents noted below are submitted to Planning and Development staff for review.

- Dayton Parkway Maintenance Agreement
- Restrictive covenants – revised the date to reflect current year

The final subdivision plat shall not be recorded until an irrevocable letter of credit or other form of financial security that has been approved by the Story County Attorney's Office is submitted to the Story County Board of Supervisors.

### **Alternatives**

---

Story County Planning and Development Staff recommend alternative 2 below regarding the Dayton Ridge Plat 2 Subdivision, a Major Subdivision Plat – Final Plat as submitted.

1. The Story County Board of Supervisors approves Resolution #26-23, the Dayton Ridge Plat 2, a Major Subdivision Plat – Final Plat, as submitted.
2. The Story County Board of Supervisors approves Resolution #26-23, the Dayton Ridge Plat 2, a Major Subdivision Plat – Final Plat, with conditions.
3. The Story County Board of Supervisors denies Resolution #26-23, the Dayton Ridge Plat 2, a Major Subdivision Plat – Final Plat, as submitted.
4. The Story County Board of Supervisors tables the decision on Resolution #26-23, the Dayton Ridge Plat 2, a Major Subdivision Plat – Final Plat 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**

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- Submitted application and plans
- Protective covenants or restrictions to be imposed upon the plat
- Written and signed statements of the appropriate officials of the availability of water, gas and electricity to the proposed subdivision (from the preliminary plat submittal)
- Street Plan and Profiles
- Letter of Financial Security (if applicable)

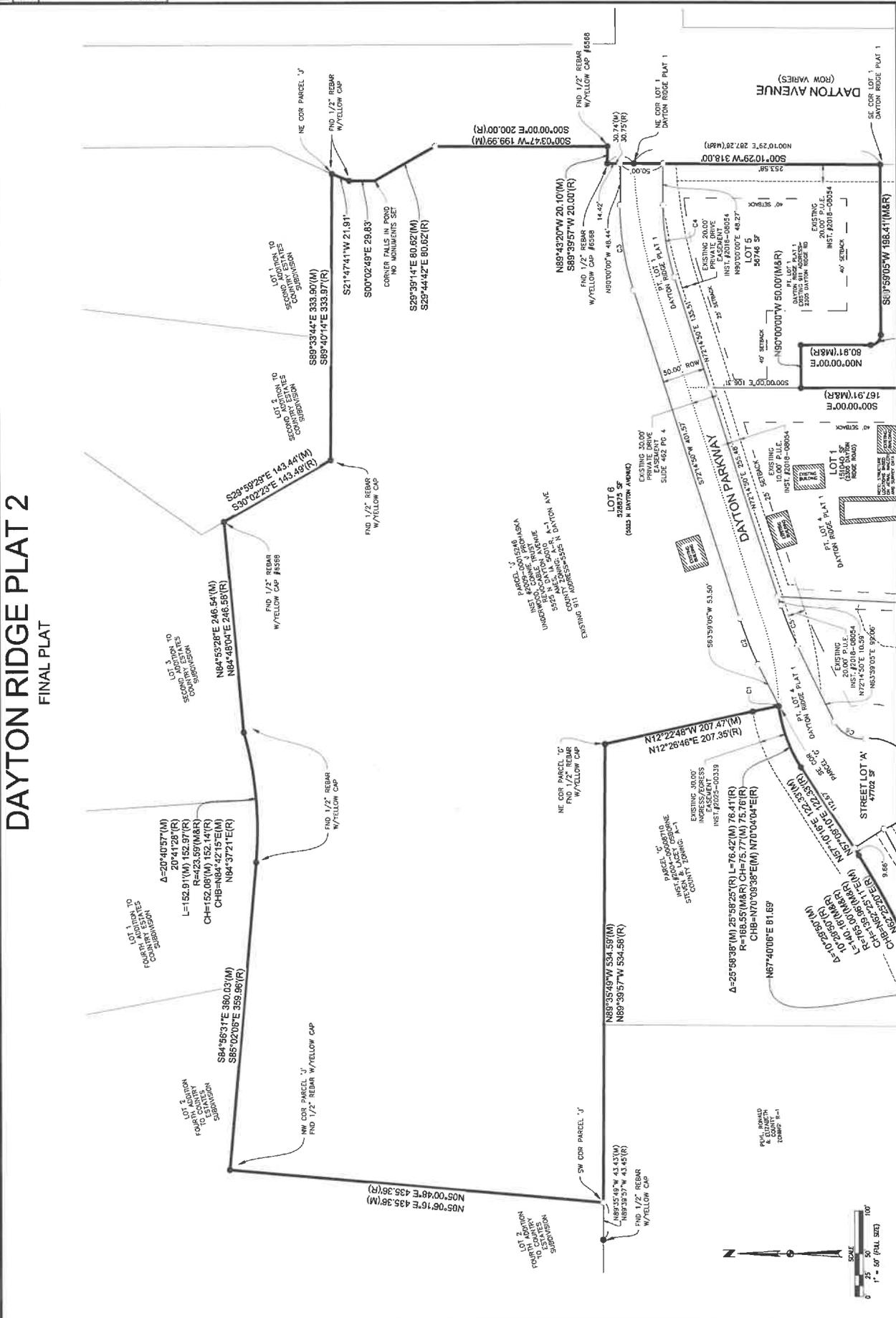


- Letter of acknowledgement from applicable fire chief (from the preliminary plat submittal)
- Public Comments
- Written responses from applicants to comments
- Legal Description
- Resolution from city within two miles (if applicable)
- Other Development Agreement, Letter of Credit, Treasurer's Certifications





# DAYTON RIDGE PLAT 2 FINAL PLAT



SCALE  
0 25 50 100  
1" = 50' (PLAT SIZE)

DATE: 7/17/23  
DRAWN: [Name]  
CHECKED: [Name]  
DESIGNED: [Name]  
SUBMITTED: [Name]

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

Prepared by Leanne Harter, Story County Planning & Development, 900 6<sup>th</sup> St., Nevada, Iowa 50201 515-382-7245  
Return to Planning & Development

**DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT (this "Agreement") is being made and entered into between Story County, Iowa (the "County") and Jeffrey L. Gibbons, a single person, and Mary L. Gibbons, a single person, (the "Developers") related to the development of Dayton Ridge Plat 2 Subdivision, Story County, Iowa (the "Subdivision").

1. The Developers shall provide an irrevocable letter of credit or other form of financial security to the County, in form and substance to be approved by the County Attorney, assuring the completion of all Subdivision improvements as set forth in Paragraphs 2 and 3 herein. The irrevocable letter of credit or other form of financial security shall be in the amount of ninety-seven thousand dollars and 00/100 (\$97,000.00) (the "Security Amount"), as specified by the Story County Engineer. If the Developers fail to complete any of the Work (as defined in Paragraphs 2 and 3 herein) to the satisfaction of the Story County Engineer, the County shall be entitled to exercise their rights against the irrevocable letter of credit or other form of financial security, up to the Security Amount, as needed for the completion of the Work.
2. The Developers agree to complete the required improvements related to the completion of all required Subdivision improvements (the "Work") within two (2) years of approval of the final plat by the Board of Supervisors in accordance with Section 88.16 of the Story County, Iowa Code of Ordinances (the "Code"), including, but limited to, the following improvements:
  - a. An additional 2" of HMA asphalt on top of the existing 4" of asphalt to meet the requirements of Section 88.02 and Table 88-1 of the Code;
  - b. Seeding; and
  - c. Installation of Permanent Monuments in accordance with Section 88.14.3 of the Code.
3. Within sixty (60) days of approval of the final plat by the Story County Board of Supervisors, the Developers agree to complete all necessary improvements as identified by the Story County Engineer regarding the stretch of road where the roadway does not have the required 4' shoulder width and 3:1 foreslopes as required in Table 88-1 - Street Design Guidelines of the Code.

4. All improvements to roads shall be constructed in accordance with Section 88.02 Street Specification Standards of the Code.
5. At least one (1) week prior to undertaking any of the Work within the Subdivision, a construction schedule shall be submitted to the County Planning and Development Department and the Story County Engineer.
6. The Developers shall retain a Professional Engineer (the "Engineer") to provide construction staking and inspection. The Developers shall notify the Story County Engineer and the County Planning and Development Director not less than forty-eight (48) hours in advance of readiness for required inspection.
7. At the completion of Work, the Engineer shall certify the Work to the Story County Engineer. The certification shall be that all Work was accomplished in accordance with the approved plans and specifications. The as built plans and profiles of the improvements associated with the subdivision are subject to final approval by the Story County Engineer.
8. The Developers shall be responsible for the installation and/or construction of all required Work within the Subdivision in accordance with the Code, and shall warrant the design, materials, and workmanship of the Work, and the installation and construction thereof, for a period of two (2) years from and after completion. Such warranty shall be by a warranty bond in the amount of ninety thousand dollars and 00/100 (\$90,000.00), as determined by the Story County Engineer; shall be subject to review by the County Attorney; shall assure the expedient repair or replacement of defective improvements under warranty; and shall indemnify the County from all costs or losses resulting from or contributed to such defective improvements.
9. This Agreement is not intended to supersede or redefine requirements of the Code.

Dated this 26<sup>th</sup> of August, 2025.

By:

Jeffrey L. Gibbons  
 Jeffrey L. Gibbons

STATE OF IOWA, STORY COUNTY, ss:

This instrument was acknowledged before me on this 26 of August, 2025 by Jeffrey L. Gibbons, a single person.

Tanya Lee Goodman  
 Notary Public in and for the State of Iowa



Dated this 26<sup>th</sup> of AUGUST, 2025.

By:

Mary L. Gibbons  
Mary L. Gibbons

STATE OF IOWA, STORY COUNTY, ss:

This instrument was acknowledged before me on this 26 of August, 2025 by Mary L. Gibbons, a single person.

Tanya Lee Goodman  
Notary Public in and for the State of Iowa



STORY COUNTY, IOWA

By: \_\_\_\_\_  
Lisa Heddens, Chair, Board of Supervisors

By: \_\_\_\_\_  
Lucy Martin, Story County Auditor

STATE OF IOWA, STORY COUNTY, ss:

This instrument was acknowledged before me on this \_\_\_\_\_ of \_\_\_\_\_, 202\_, by Lisa Heddens and Lucy Martin, the Chair of the Board of Supervisors and the Story County Auditor, respectively, of Story County, Iowa.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

Space above for recording data

Subject: Real Estate Transaction Name Verification

STATE OF IOWA COUNTY OF STORY

AFFIDAVIT OF ONE AND SAME PERSON/S

I, Jeffrey L Gibbons and I Mary L Gibbons, being duly sworn, depose and say:

That we are the same persons who appear in property records and related real estate documents for Dayton Ridge Plat 2 Development under the following name variations:

Jeffrey L Gibbons and <sup>Mary</sup>~~Married~~ L Gibbons, a married couple AND Jeffrey L Gibbons, a single person and Mary L Gibbons, a single person

That these name variations occurred due to marriage and divorce. Each document refers to the same individuals who have maintained continuous ownership and responsibility for the referenced property.

That we are executing this affidavit to facilitate the development of the property we jointly own known as Dayton Ridge Plat 2 located in Story County Iowa, and to ensure clear title and executability of the replating, Street Dedication and the related documents to be filed with Story County.

That we have never used these name variations to evade legal obligations, deceive creditors, or misrepresent our identity in any property-related transactions.

That this affidavit is made voluntarily to eliminate any cloud on title and to provide assurance to all parties involved in the current real estate transaction.

**Property Owners**

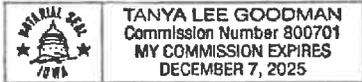
Jeffrey L. Gibbons, a single person AND Mary L. Gibbons, a single person

By Jeffrey L. Gibbons 8/26/2025  
Jeffrey L. Gibbons Date

State of Iowa, County of Story ) SS.

This instrument was acknowledged before me on 8/26, 2025 by Jeffrey L. Gibbons, a single person

Sign name here: Tanya Lee Goodman



Print name here: Tanya Lee Goodman

Notary Public in and for said State and County

My commission expires: 12-7-25

By Mary L. Gibbons 8/26/2025  
Mary L. Gibbons Date

State of Iowa, County of Story ) SS.

This instrument was acknowledged before me on 8-26, 2025 by Mary L. Gibbons, a single person

Sign name here: Tanya Lee Goodman

Print name here: Tanya Lee Goodman



Notary Public in and for said State and County

My commission expires: 12-7-25



NORTHWEST BANK



100 S 16<sup>th</sup> Street  
Ames, IA 50010  
PHONE: 515.598.1350  
TOLL FREE: 800.678.4105

WWW.NW.BANK

09/11/2025

**COMMITMENT LETTER**

Jeff and Mary Gibbons  
2305 Dayton Ridge Road  
Ames, IA 50010

Dear Sir or Madam,

I am pleased to commit on behalf of Northwest Bank ("Bank") this proposal in anticipation that the Bank will provide to Jeff and Mary Gibbons (individually and collectively, the "Borrower") up to a \$97,000 irrevocable letter of credit ("Letter of Credit"). All terms will be pursuant to a written loan agreement and will be subject to terms including, but not limited to those delineated below.

In order to accept this Commitment, the Bank and the Borrower must (a) sign and date the acceptance clause on the last page of this letter, and (b) send an executed copy of its acceptance via e-mail (in PDF format) to the Bank no later than 5:00 p.m. on 09/19/2025 and forward to the Bank. It is understood that the parties contemplate entering into a formal written loan agreement incorporating the terms of this Commitment and such other terms and conditions as may be reasonably required by the Bank or Borrower ("Agreement"). Accordingly, except as otherwise expressly provided herein, this Commitment is not a binding contract between the parties.

Capitalized terms have the meaning set forth in this Commitment. Where the context so requires or permits, the use of the singular form includes the plural, and vice versa. This Commitment is a substitute for all prior agreements or offers, which are withdrawn.



MEMBER  
FDIC



**NORTHWEST BANK**

100 S 16<sup>th</sup> Street  
Ames, IA 50010  
PHONE: 515.598.1350  
TOLL FREE: 800.678.4105

WWW.NW.BANK

### **SUMMARY OF TERMS**

1. **AMOUNT:** \$97,000
2. **PURPOSE:** Irrevocable Letter of Credit
3. **RATE:**<sup>1</sup> 1% fee (\$970.00) due at closing and annually thereafter.
5. **MATURITY DATE:** Two years from the date of the fully executed development agreement.

### **GENERAL TERMS AND CONDITIONS**

The following shall apply to the Letter of Credit and the Agreement contemplated hereunder:

6. **BENEFICIARY:** Jeff and Mary Gibbons
7. **INTEREST:** Interest shall be computed for the actual number of days elapsed upon the actual principal balance outstanding on the basis of a 365 day year.
8. **COMMITMENT FEE:** The Borrower will pay a fee equal to 1% of the amount of the Loans (or \$970). The fee shall be paid in conjunction with signing this Commitment.
9. **COLLATERAL:** The letter of credit will be secured by a second lien on real property located at 2305 Dayton Ridge Road Ames, Iowa 50010.
10. **COVENANTS AND CONDITIONS:**
  - (A) Final approval from Story County Board of Supervisors
  - (B) All standard closing documentation executed to the satisfaction of Bank.
  - (C) The Borrower agrees to indemnify the Bank and hold the Bank harmless against all claims, action, suits, proceedings, costs, expenses, losses, damages and liabilities of any kind

<sup>1</sup> No representation is made by the Bank that the interest rate is either the lowest, the best, or a favored rate. The Bank reserves the right to adjust the Interest Rate based on market fluctuations.



MEMBER  
**FDIC**



**NORTHWEST BANK**

100 S 16<sup>th</sup> Street  
Ames, IA 50010  
PHONE: 515.598.1350  
TOLL FREE: 800.678.4105

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including tort, penalties and interest, which it may incur in any manner other than the Bank's act of gross negligence or willful misconduct by reason of any matter relating directly or indirectly to the Letter of Credit contemplated hereunder. Such indemnity and hold harmless provisions will survive the payment of all obligations to the Bank.

11. **ADDITIONAL COSTS:** In addition to the fees previously mentioned, any costs incurred by the Bank and its legal counsel as it relates to the Letter of Credit will be paid by the Borrower. Fees incurred by the Bank and its legal counsel will be paid by Beneficiary whether or not the Letter of Credit is executed.

12. **LETTER OF CREDIT AGREEMENT:** The Beneficiary and the Bank will enter into the Agreement which will set forth the parties' mutual understanding. The Agreement will include conditions precedent, representations and warranties, affirmative and negative covenants, events of default, cures and remedies, and such other terms and conditions as deemed necessary by the Bank. The terms of this Commitment will provide a framework for the Agreement; however, additional terms will be included and negotiated as part of such Agreement.

13. **DAMAGES:** In no event will the Bank or the Beneficiary be liable to the other for indirect, special or consequential damages, including loss of anticipated profits.

14. **MATERIAL CONDITION:** Every condition of this Commitment is an express material condition that must be fully and completely satisfied before the Bank is obligated to lend under the Agreement.

15. **WAIVER OF CONDITIONS:** No condition or other term of this Commitment can be waived or modified except by a writing signed by both parties. This requirement of a writing to waive or modify provisions of this Commitment cannot itself be waived or otherwise negated by any agreement or other conduct of the parties, expressed or implied, other than a writing to that effect signed by both parties.

16. **OBLIGATION TO CLOSE LETTER OF CREDIT:** The Bank's obligation to close or otherwise perform is negated if, before or at the time of closing, the Bank in good faith and in its sole discretion believes to its personal satisfaction that: (A) The Beneficiary will be unable to perform fully and completely its obligations under the terms of the Agreement anticipated by the Commitment; (B) written agreements and other documents, ordinarily required by industry custom to evidence and secure the Beneficiary's obligations, have, or will not be provided at the time of closing; or (C) a change in circumstances affecting



MEMBER  
**FDIC**



**NORTHWEST BANK**

100 S 16<sup>th</sup> Street  
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the Beneficiary or the Bank has occurred, or new information has been acquired, since the making of the Commitment, that significantly adversely affects the Bank's decision to lend.

17. **GOOD FAITH:** For purposes of this Commitment and every other provision or duty, express or implied, of this Commitment, "good faith" means honesty in fact determined subjectively rather than by an objective standard.

18. **BORROWER'S RELIANCE:** The Beneficiary declares that in signing this Commitment and in borrowing from the Bank and securing the Letter of Credit, it has not relied on the Bank for financial or legal advice or otherwise dependent on the Bank to advise the Beneficiary with respect to the advisability, prudence, legality or necessity of the loan or the security itself, or with respect to the investment or other use it intends to make with the loan proceeds.

19. **BORROWER'S LEGAL ADVICE:** The dealings between the Bank and the Beneficiary regarding this transaction have been at arms length with no unusual or special dependence by the Beneficiary on the Bank beyond what is normal and expected in a debtor - creditor transaction of this type. All of the Beneficiary's decisions in obtaining the Letter of Credit, securing it, and applying the Letter of Credit proceeds have been made freely and deliberately by the Beneficiary after due consideration and upon the exercise of its own judgment with no expectation that the Bank was or is obligated to provide counseling or guidance with any aspect of the transaction between the Beneficiary and the Bank.

20. **PARTICIPATIONS:** The Bank will have the right to sell participations in any note evidencing loans of the Beneficiary.

21. **CONCLUSION:** It is understood that this letter is a statement of intent, and while the parties hereto agree in principle to the contents hereof and propose to proceed promptly, and in good faith, to work out the arrangements with respect to the proposed transaction, the legal obligations between the parties will be as set forth in the duly executed and approved Agreement as described above. It is our understanding this Commitment is not self-executing, but is subject to execution and delivery of a definite Agreement satisfactory in form and in substance to each party and to each party's respective attorney. This Commitment will be null and void if not accepted as set out below.

If the terms outlined above meet with your approval, please indicate acceptance by signing and returning this Commitment.



MEMBER  
**FDIC**



**NORTHWEST BANK**

100 S 16<sup>th</sup> Street  
Ames, IA 50010  
PHONE: 515.598.1350  
TOLL FREE: 800.678.4105

WWW.NW.BANK

This Commitment will expire eight days from the date of this letter or eight days from the Bank's receipt of this executed document Upon expiration, all obligations of the Bank cease.

Sincerely,

**NORTHWEST BANK**

By: \_\_\_\_\_

Name: Nathaniel Kuhn

Title: Ag/Commercial Banker

Approved and accepted this 11th day of September, 2025 by:

**Jeff Gibbons**

By: \_\_\_\_\_

Name:

Title:



MEMBER  
**FDIC**

## DAYTON RIDGE PLAT 2 DESCRIPTION

LOT 4 AND LOT 1, DAYTON RIDGE PLAT 1 AND PARCEL 'J' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN INSTRUMENT NUMBER 2009-00015246, ALL BEING IN STORY COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTH 00°08'14" EAST ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 263.64 FEET TO 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, 122.33 FEET; THENCE EASTERLY ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 168.55 FEET, WHOSE ARC LENGTH IS 76.42 FEET AND WHOSE CHORD BEARS NORTH 70°09'38" EAST, 75.77 FEET TO THE SOUTHEAST CORNER OF PARCEL 'G' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN INSTRUMENT NUMBER 200400008710; THENCE NORTH 12°22'48" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL 'J', 207.47 FEET; THENCE NORTH 89°35'49" WEST ALONG SAID SOUTHERLY LINE, 534.59 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 'J'; THENCE NORTH 05°06'16" EAST ALONG THE WEST LINE OF SAID PARCEL 'J', 435.36 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 'J'; THENCE SOUTH 84°56'31" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL 'J', 360.03 FEET; THENCE EASTERLY ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 423.59 FEET, WHOSE ARC LENGTH IS 152.91 FEET AND WHOSE CHORD BEARS NORTH 84°42'15" EAST, 152.08 FEET; THENCE NORTH 84°53'28" EAST ALONG SAID NORTHERLY LINE, 246.54 FEET; THENCE SOUTH 29°59'29" EAST ALONG SAID NORTHERLY LINE, 143.44 FEET; THENCE SOUTH 89°33'44" EAST ALONG SAID NORTHERLY LINE, 333.90 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 'J'; THENCE SOUTH 21°47'41" WEST ALONG THE EASTERLY LINE OF SAID PARCEL 'J', 21.91 FEET; THENCE SOUTH 00°02'49" EAST ALONG SAID EASTERLY LINE, 29.83 FEET; THENCE SOUTH 29°39'14" EAST ALONG SAID EASTERLY LINE, 80.62 FEET; THENCE SOUTH 00°03'47" WEST ALONG SAID EASTERLY LINE, 199.99 FEET; THENCE NORTH 89°43'20" WEST ALONG SAID EASTERLY LINE, 20.10 FEET; THENCE SOUTH 00°10'29" WEST ALONG SAID EASTERLY LINE AND THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 318.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89°59'05" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 198.41 FEET; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 12.00 FEET, WHOSE ARC LENGTH IS 18.85 FEET AND WHOSE CHORD BEARS NORTH 45°00'28" WEST, 16.97 FEET; THENCE NORTH 0°00'00" EAST ALONG SAID SOUTHERLY LINE, 80.91 FEET; THENCE NORTH 90°00'00" WEST ALONG SAID SOUTHERLY LINE, 50.00 FEET TO THE EASTERLY LINE OF SAID LOT 4; THENCE SOUTH 00°00'00" EAST ALONG SAID EASTERLY LINE, 167.91 FEET; THENCE SOUTH 54°52'50" WEST ALONG SAID EASTERLY LINE, 216.07 FEET; THENCE SOUTH 49°56'00" EAST ALONG SAID EASTERLY LINE, 212.48 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE NORTH 89°35'25" WEST ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 731.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.75 ACRES (903,883 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

Space above for recording data

### Consent to Plat

I, the property owner Connie J. Prohaska Underwood, as Trustee of the Revocable Living Trust Agreement of Connie J. Prohaska Underwood dated April 23, 2001 (Prohaska Underwood), whose address is 5525 North Dayton Avenue, Ames, IA 50010 consent to the plating of Parcel "J" a part of Parcel "H" in the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Thirteen (13), and part of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Twenty- four (24), all in Township Eighty-four (84) North, Range Twenty-four (24) West of the 5th P.M., Story County, Iowa, as shown on the Plat of Survey recorded on December 23, 2009, as Inst. No. 09-15246, Slide 368, Page 4, as a part of Dayton Ridge Plat 2, Story County Iowa.

### Property Owners

Connie J. Prohaska Underwood, as Trustee of the Revocable Living Trust Agreement of Connie J. Prohaska Underwood dated April 23, 2001 (Prohaska Underwood)

By *Connie J. Prohaska Underwood*  
Connie J. Prohaska Underwood, TTEE

4/15/25  
Date

State of Iowa, County of Story ) SS.

This instrument was acknowledged before me on 4-15, 2025 by Connie J. Prohaska Underwood, as Trustee of the Revocable Living Trust Agreement of Connie J. Prohaska Underwood dated April 23, 2001 (Prohaska Underwood)

Sign name here: *Tanya Lee Goodman*

Print name here: Tanya Lee Goodman

Notary Public in and for said State and County  
My commission expires: 12-7-25



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### Consent to Plat

WE, the property owners Jeffrey L. Gibbons and Mary L. Gibbons, a married couple, whose address is 2305 Dayton Ridge Rd., Ames, IA 50010 consent to the plating of Lot One (1) and Lot Four (4), Dayton Ridge Plat 1, Story County, Iowa, as a part of Dayton Ridge Plat 2, Story County Iowa.

#### Property Owners

Jeffrey L. and Mary L. Gibbons

By *Jeffrey L. Gibbons*  
Jeffrey L. Gibbons

4/15/25  
Date

By *Mary L. Gibbons*  
Mary L. Gibbons

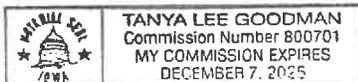
4/15/2025  
Date

State of Iowa, County of Story ) SS.

This instrument was acknowledged before me on 4-15, 2025 by Jeffrey L. Gibbons and Mary L. Gibbons

Sign name here: *Tanya Lee Goodman*

Print name here: Tanya Lee Goodman



Notary Public in and for said State and County  
My commission expires: 12-7-25

**DAYTON RIDGE PLAT 2 STREET DEDICATION**

With this instrument, the Owner, the Connie J. Prohaska Underwood Revocable Living Trust dedicate Street Lot 'A' of Dayton Ridge Plat 2 to Story County for a public roadway.

Connie J. Prohaska Underwood  
Connie J. Prohaska Underwood, Trustee

4/22/25  
Date

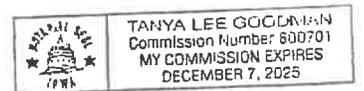
State of Iowa, County of Story ) SS

This instrument was acknowledged before me on 4-22, 2025 by Connie J. Prohaska Underwood as Trustee under the Revocable Living Trust of Connie J. Prohaska Underwood, dated April 23, 2001.

Sign name here: Tanya Lee Goodman

Print name here: Tanya Lee Goodman

Notary Public in and for said State and County  
My commission expires: 12-7-25



Space above for recording data

### Consent to Plat

WE, the property owners Jeffrey L. Gibbons and Mary L. Gibbons, a married couple, whose address is 2305 Dayton Ridge Rd., Ames, IA 50010 consent to the plating of Lot One (1) and Lot Four (4), Dayton Ridge Plat 1, Story County, Iowa, as a part of Dayton Ridge Plat 2, Story County Iowa.

#### Property Owners

Jeffrey L. and Mary L. Gibbons, a married couple

By *Jeffrey L. Gibbons*  
Jeffrey L. Gibbons

4/15/2025  
Date

By *Mary L. Gibbons*  
Mary L. Gibbons

4/15/2025  
Date

State of Iowa, County of Story ) SS.

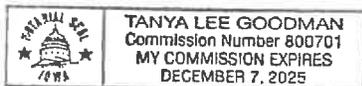
This instrument was acknowledged before me on 4-15, 2025 by Jeffrey L. Gibbons and Mary L. Gibbons a married couple

Sign name here:

*Tanya Lee Goodman*

Print name here:

Tanya Lee Goodman



Notary Public in and for said State and County

My commission expires: 12-7-25

**DAYTON RIDGE PLAT 2 STREET DEDICATION**

With this instrument, the Owners, Jeffrey L. and Mary L. Gibbons, a married couple, dedicate Street Lot 'A' of Dayton Ridge Plat 2 to Story County for a public roadway.

Jeffrey L. Gibbons  
Jeffrey L. Gibbons

4/22/2025  
Date

Mary L. Gibbons  
Mary L. Gibbons

4/22/2025  
Date

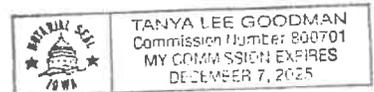
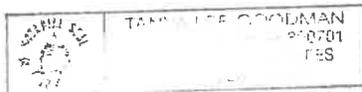
State of Iowa, County of Story ) SS

This instrument was acknowledged before me on 4-22-, 2025 by Jeffrey L. Gibbons and Mary L. Gibbons, a married couple.

Sign name here: Tanya Lee Goodman

Print name here: Tanya Lee Goodman

Notary Public in and for said State and County  
My commission expires: 12-7-25



Consent to Plat  
Story County, State of Iowa

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS Jeffrey L. and Mary L. Gibbons ("Mortgagor") is/are the owner(s) of certain real property located in Story County, State of Iowa, more particularly described as follows:

**Lot Four (4), Dayton Ridge Plat 1, Story County, IA**

WHEREAS, the above-described property is subject to a mortgage in favor of Northwest Bank ("Mortgagee"), dated 12/10/2021, and recorded on 12/15/2021 in the office of the Story County Recorder in Document No. 2021-15605 (the "Mortgage");

WHEREAS, the above-described property is subject to a mortgage in favor of Northwest Bank ("Mortgagee"), dated 12/10/2021, and recorded on 12/17/2021 in the office of the Story County Recorder in Document No. 2021-15729 (the "Mortgage");

WHEREAS, Jeffrey L. and Mary L. Gibbons ("Owner") have requested the platting or replatting of the above-described property into a subdivision or plat to be known as Dayton Ridge Plat 2 as shown on the plat attached hereto and incorporated herein by reference (the "Plat");

WHEREAS, the Mortgagee's consent to the Plat is required pursuant to the terms of the Mortgage and applicable law;

WHEREAS, Street Lot 'A' of Dayton Ridge Plat 2 is to be dedicated to Story County for public access, the Mortgagee releases interest in that portion of mortgaged property within Street Lot 'A'. (47,702 SF)

NOW, THEREFORE, the undersigned Mortgagor, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby:

Consent to Plat. Consent to the platting or replatting of the above-described property as shown on the Plat, including any dedications of streets, easements, or public areas as depicted thereon, without prejudice to the rights of the Mortgagee under the Mortgage.

No Impairment of Mortgage. Acknowledge and agree that this consent shall not impair, modify, or otherwise affect the lien, priority, or enforceability of the Mortgage, and the Mortgage shall continue to encumber the property, including all lots, parcels, and areas as shown on the Plat, in accordance with its terms.

Binding Effect. Agree that this consent shall be binding upon the Mortgagor and its successors, assigns, heirs, and legal representatives

IN WITNESS WHEREOF, the undersigned Mortgagor has executed this Consent to Plat on this 16<sup>th</sup> day of July 2025.

MORTGAGOR:

Northwest Bank

By:   
Douglas Ragaller, Regional President

STATE OF IOWA

COUNTY OF STORY

On this 16<sup>th</sup> day of July 2025, before me, a Notary Public in and for said County and State, personally appeared [Mortgagor Name(s)], to me known to be the person(s) named in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

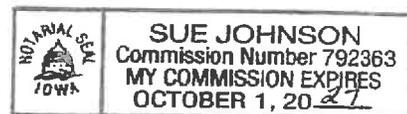
Notary Public in and for the State of Iowa



My Commission Expires: 10-1-2027

Sue Johnson

(Notary Seal)



Story County, State of Iowa

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, Jeffrey L. and Mary L. Gibbons ("Mortgagor") is/are the owner(s) of certain real property located in Story County, State of Iowa, more particularly described as follows:

**Lot Four (4), Dayton Ridge Plat 1, Story County, IA**

WHEREAS, the above-described property is subject to a mortgage in favor of Northwest Bank ("Mortgagee"), dated 12/10/2021, and recorded on 12/15/2021 in the office of the Story County Recorder in Document No. 2021-15605 (the "Mortgage");

WHEREAS, the above-described property is subject to a mortgage in favor of Northwest Bank ("Mortgagee"), dated 12/10/2021, and recorded on 12/17/2021 in the office of the Story County Recorder in Document No. 2021-15729 (the "Mortgage");

WHEREAS, Jeffrey L. and Mary L. Gibbons ("Owner") have requested the platting or replatting of the above-described property into a subdivision or plat to be known as Dayton Ridge Plat 2 as shown on the plat attached hereto and incorporated herein by reference (the "Plat");

WHEREAS, the Mortgagee's consent to the Plat is required pursuant to the terms of the Mortgage and applicable law;

WHEREAS, Street Lot 'A' of Dayton Ridge Plat 2 is to be dedicated to Story County for public access, the Mortgagee releases interest in that portion of mortgaged property within Street Lot 'A'. (32,701 SF)

NOW, THEREFORE, the undersigned Mortgagor, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby:

Consent to Plat. Consent to the platting or replatting of the above-described property as shown on the Plat, including any dedications of streets, easements, or public areas as depicted thereon, without prejudice to the rights of the Mortgagee under the Mortgage.

No Impairment of Mortgage. Acknowledge and agree that this consent shall not impair, modify, or otherwise affect the lien, priority, or enforceability of the Mortgage, and the Mortgage shall continue to encumber the property, including all lots, parcels, and areas as shown on the Plat, in accordance with its terms.

Binding Effect. Agree that this consent shall be binding upon the Mortgagor and its successors, assigns, heirs, and legal representatives.

IN WITNESS WHEREOF, the undersigned Mortgagor has executed this Consent to Plat on this 15th day of April, 2025.

MORTGAGOR:

Northwest Bank

By: Douglas Ragaller

Douglas Ragaller, Regional President

STATE OF IOWA

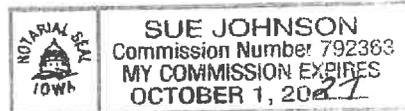
COUNTY OF STORY

On this 12th day of March, 2025, before me, a Notary Public in and for said County and State, personally appeared [Mortgagor Name(s)], to me known to be the person(s) named in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Sue Johnson

Notary Public in and for the State of Iowa

My Commission Expires: 10-1-2027



(Notary Seal)

**DAYTON PARKWAY PRIVATE ROAD  
MAINTENANCE COVENANT**

**THIS COVENANT** is recorded in connection with the division of the property described below and the creation of a private road to serve the parcels described. The purpose of this covenant shall be to provide adequate funds for the repair and maintenance of the private road described below for the continued use and benefit of the owners thereof. This Covenant touches and concerns the land and shall run with the land for as long as the private road described below is used to serve one or more of the lots described below.

**1. Owners**

The term “owner” shall mean any person holding beneficiary interest in a lot described in paragraph 2 below or any plat thereof whether by deed, real estate contract or other instrument evidencing the ownership of the lot.

**2. Responsibility of Owners.**

The owners of all lots or plat thereof shall designate a “responsible Owner” and an assistant for purposes of administering this Covenant. Initially the responsible person will be Jeff Gibbons of 2305 Dayton Ridge Rd. At such future time as the “responsible owner” needs to change, an affirmative vote of a majority of the owners of the lots described herein, or any plat thereof shall be sufficient to designate the responsible owner and assistant. At such time the original responsible owner shall call a meeting of the lot owners for the purpose of explaining the duties of the “responsible owners” and “assistant,” choosing a new “responsible owner” and “assistant” and giving to them should it exist any monies collected to date together with any bank accounts and bank statements related to this matter.

The “responsible own” and “assistant” shall serve for a minimum of one year after which they may call all lot owners together and designate a new “responsible owner” and/or “assistant” and assign maintenance duties, monies and statements over to them at that time.

**3. Property served by the Private Road and subject to Terms of this Covenant.**

Dayton Parkway, Ames, Iowa

The term “lots” shall also include each new lot which may be created by the further division of property described above.

**4. Private Road to be covered by this Agreement.**

Dayton Parkway, Ames, Iowa

**5. Standards of Maintenance.**

A. Maintenance shall include road surfacing and repairs along with snow removal.

B. The private road shall be maintained in a safe condition so as to allow free and reasonable passage of such vehicular traffic as may be reasonable and necessary in order that all parties may enjoy full and free use of the parcels of real property affected hereby.

**6. Funds.**

The owner of each lot will be assessed their prorated share of the cost of said maintenance as such costs arise.

**7. Collections and Expenditures**

The responsible owner shall have the authority to collect funds provided herein and to contract for the purposes of accomplishing the provision of this covenant. In so acting, said owner shall be acting on behalf of all owners for the limited purposes described herein.

**8. Changes.**

The responsible owner shall annually review and report the costs of maintenance along with expected foreseeable maintenance should it be expected to be different.

**9. Administration.**

If necessary, the responsible owner shall be authorized to open and maintain bank accounts and engage the services of licensed professionals to assist in the administration of this covenant. In the event funds are not paid when due, said owner may maintain an action to collect the funds and shall be entitled to costs and reasonable attorney's fees upon recovery. All costs incurred by the owner shall be charged to account described above.

**10. Continuing Obligation.**

The covenants herein are necessary for the full use and enjoyment of the property described herein and shall be binding upon all owners, their heirs, successors or assigns. In the event any property changes hands, the new owner shall be responsible for all past due charges outstanding against the lot at the time of transfer.

**11. Changes to these Covenants.**

Should the need arise for changes to these covenants, any changes to this covenant shall be approved in writing and signed by the owners of record \_\_\_% of the owners of the lots described herein.

RESTRICTIVE COVENANTS AND REGULATIONS FOR DAYTON RIDGE Plat 2 SUBDIVISION, STORY COUNTY, IOWA

WHEREAS, the undersigned are the owners of Lots One through Four contained in Dayton Ridge Subdivision, Story County, Iowa (the "Subdivision"); and

WHEREAS, the Lots shall be developed as residential Lots and governed by these restrictive covenants and regulations; and

WHEREAS, for their own protection and for the benefit of subsequent owners of said Lots within said Subdivision, the said owner desires to restrict the use thereof in certain particulars;

NOW, THEREFORE, the parties hereto, in consideration of the covenants and agreements contained herein, by these presents, covenant, bargain and agree for themselves for their successors and assigns, as follows:

1. All Lots shall be known and described as residential Lots and shall not be improved, used or occupied for other than private single-family residential purposes.
2. All owners of the Lots shall be members of the Dayton Ridge Plat 2 Homeowners Association (the "Association"). The Association shall be governed by Bylaws and other organizational documents, and the dues owed to the Association attributable to the ownership of a Lot for, among other things, snow removal, dust control, and the upkeep and maintenance of roads, easement areas, and green space, shall be as specified in the Bylaws.
3. The new residences to be constructed on Lots one though three shall meet the following requirements:
  - a. One (1) story residences shall have a ground floor finished area of not less than one thousand nine hundred (1900) square feet.
  - b. Two (2) story residences shall have a ground floor finished area of not less than one thousand eight hundred (1800) square feet and a total finished area on the ground floor and the second floor of not less than two thousand six hundred (2,600) square feet.
  - c. The computation of the finished area shall not include porches, breezeways or garages.

4. No building, fence, wall or other structure shall be commenced, erected or maintained on any Lot, nor shall any exterior addition, change or alteration be made until the plans and specifications showing the nature, kind, shape, height, materials and location of the same have been submitted to and approved in writing by the managers, members or officers, as the case may be, Jeff Gibbons (the "Developer"), or by an Architectural Review Committee (the "Committee") appointed by the Developer. The primary guidelines for approval are that the plans and specifications reflect harmony of external design and location in relation to surrounding structures and drainage patterns in accordance with the storm water management plan.

6. **How Storm Water Will Be Managed**

Rain Gardens will be encouraged. A note has been added to the Preliminary Plat stating that: "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 bumps such as, but not limited to, rain barrels and rain gardens."

7. The following restrictions shall also constitute covenants:
  - a. There shall be no mobile homes placed or erected on any Lot.
  - b. No pre-erected dwelling shall be moved to any Lot.
  - c. All dwellings must have, at a minimum, a double attached garage. No detached buildings or other structures, including, but not limited to, garages, storage or utility buildings, sheds, windmills, solar panel housing, or playhouses, shall be built on any Lot without the prior written consent of the Developer or the Committee, and if approved by the Developer or the Committee, any and all detached buildings or other structures must nonetheless match or be in harmony with the architectural style and color of the primary residence.
  - d. No more than twelve (12) inches of concrete block, poured concrete or wood foundation shall be exposed on any building unless the exposed material is covered with brick, stone veneer or siding. Exposed foundations must be painted to blend with exterior wall finishes.
  - e. All building structures or improvements of any kind must be completed within twelve (12) months of the commencement date of the construction and construction must begin within eighteen (18) months of the date on the deed from the Developer. All excess dirt from the excavation shall be hauled from the Lot or used as a part of the final landscape plan. Any excess dirt, concrete or other debris may not be placed on other land within the Subdivision. IF CONSTRUCTION HAS NOT BEGUN ON A LOT WITHIN TWELVE (18) MONTHS OF THE DATE ON THE DEED FROM THE DEVELOPER, THEN THE OWNER OF RECORD, AT DEVELOPER'S REQUEST, AGREES TO DEED THE PROPERTY BACK TO THE DEVELOPER FOR NINETY PERCENT (90%) OF THE ORIGINAL PURCHASE PRICE WITH NO ADJUSTMENT FOR TAXES, CLOSING COSTS OR INTEREST

AT THE TIME THE DEED IS CONVEYED TO THE DEVELOPER. DEVELOPER WILL PAY ONLY FOR DEED PREPARATION, RECORDING FEES AND TRANSFER TAXES. ON ISSUANCE OF AN OCCUPANCY PERMIT FOR A RESIDENCE, THIS RIGHT TO REPURCHASE SHALL TERMINATE AS TO THAT LOT.

- f. All contractors will be approved by the Developer.
- g. All mailboxes shall be placed in accordance with United States Postal Service regulations.
- h. No above ground or non-permanent swimming pool shall be permitted on any Lot.
- i. No building or structure of a temporary character and no trailer, basement, tent, shack, garage or outbuilding shall be used at any time as a residential dwelling on any Lot, either temporarily or permanently.
- J. No rubbish containers shall be visible from the street except on pickup day and one (1) day before and one (1) day after pickup day. Construction waste containers shall be exempt from this provision; however, the builder or Lot owner shall be responsible for keeping the construction debris contained on the Lot and in the construction waste containers.
- K. No extension towers or antennas of any kind shall be constructed, modified or permitted on any Lot except television or radio antennas of less than ten (10) feet are permitted on dwellings or garages as long as they are not visible from the street. Satellite dishes in excess of thirty-six (36) inches in diameter used to receive television or other signals from satellites shall not be permitted. The satellite dishes or parabolic devices shall be mounted on the rear elevation or the rear half of the side elevation only. In no event shall a satellite dish or parabolic device be mounted on the front elevation or the front half of a side elevation.
- L. No noxious or offensive activities or odors shall be permitted on or to escape from any Lot, nor shall anything be done on any Lot which is or may become an annoyance or nuisance, either temporarily or permanently. No firearm shall be discharged within the Subdivision.
- M. No animals or livestock of any kind, including, but not limited to, horses, shall be raised, bred or kept on any Lot. The exception being that dogs, cats and other common household pets may be kept so long as they are not kept, bred or maintained for commercial purposes and a contained coop of not more than 8 chickens would be allowed if building covenants are met. Animal runs or houses shall not be permitted unless they are located at the rear of the house or garage which is closest to the rear of the lot line. Any animal house shall have the same external appearance, color and roof material as the home situated on the lot. No animal house shall exceed twenty (20) square feet in area. No animal house or run shall be located within 20 feet of a lot line.
- N. Within three (3) months after occupancy of the residential dwelling on any Lot, the yards shall be sodded or seeded.

o. All retaining walls shall be constructed of stone or masonry product. No wood landscaping timbers shall be used to construct retaining walls, except that window well retaining walls that are not visible above grade may be constructed using wood landscaping timbers.

P. Roof materials should be slate, tile, cedar shakes, or composite shingles. Composite shingles shall be architectural grade, minimum thirty (30) year warranty. Shingle colors shall be compatible with and complimentary to the exterior materials and colors.

Q. All outdoor light fixtures shall be designed, installed and maintained to prevent light trespass beyond the boundaries of the Lot. "Full cutoff" outdoor light fixtures which emit no light at or above the horizontal plane of the fixture shall be utilized for all dusk to dawn light fixtures exceeding three hundred (300) lumens and for all manually switched or occupancy sensor switched fixtures exceeding one thousand (1,000) lumens. Christmas lighting or other temporary outdoor lighting shall be exempt from this provision but shall remain in place no longer than six (6) weeks annually.

R. Each Lot owner shall keep the Lot free of debris and shall take all necessary steps to control erosion from the Lot. All Lot owners shall implement appropriate erosion control measures before, during and after construction. These measures may include silt fences, ground cover and seeding over exposed areas. If, in the opinion of the Developer, erosion is not properly controlled, corrective action may be taken, and the costs assessed against the Lot owner.

S. Once a dwelling is sold and occupied, signage shall be limited to (i) address signage, (ii) owner identification signs, (iii) "For Sale" signs, (iv) "Garage Sale" signs, (v) special event signs (such as birthdays, graduations, or anniversaries, hereafter "Event Signs") (vi) political signs and (vii) other signs approved in writing by the Developer. "For Sale" signs shall only be displayed while a dwelling is for sale and must be removed the day following the closing of the sale. "Garage Sale" and Event Signs shall only be displayed one (1) day before the sale or event and during the sale or event and must be removed by the day following the sale or event. Political signs shall only be displayed up to two (2) weeks prior to an election, the day of the election, and must be removed by the day following the election. Political signs not related to an election shall be displayed for a maximum of two (2) weeks. Other signs permitted by the Developer shall be displayed for such times as authorized by the Developer. All signs shall be limited to no more than thirty-nine (39) inches in width by twenty-four (24) inches in height and shall be professionally constructed. No hand painted signs will be allowed. Except for address and owner identification signs, no signs shall be erected on any building elevation, erected so that is visible through window or glass openings or, except for vehicles with professionally made business signage on the vehicles, attached to vehicles parked within the neighborhood.

T. Any and all plumbing systems, septic tanks, and sewage disposal fields installed on a Lot shall comply with the standards, requirements, rules, or regulations of all applicable governmental authorities. Additionally, all existing field drainage tiles upon or under any of the Lots shall remain unobstructed and the free flow of water through said tiles shall not, in any manner, be restricted, blocked, or impeded. The existing drainage tile system shall at all times be preserved during the construction of residences or other approved structures on a Lot. Said drainage tiles are necessary for adjacent property owners and the proper repair of said drainage

tiles is necessary to prevent drainage issues for adjacent property owners. Any drainage tile located during construction shall be repaired at the sole cost and expense of the Lot owner and the repair shall be observed by an engineer designated by the Developer prior to backfilling. Drainage tiles that need to be rerouted will be upsized to the next pipe size, but to a minimum of two (2) inches in diameter. Drainage tiles that are relocated around basements shall be a minimum of twenty (20) feet from the exterior of the residence, garage, or other approved structure. In no event shall a drainage tile run under a residence or other approved structure. Additionally, drainage tiles shall be a minimum of ten (10) feet from any septic system drain, tile, or tank.

U. All wastewater systems must comply with all state and local regulations in effect at the time of installation and be approved by the Story County Health Department prior to construction of a residential dwelling on a Lot. All required on-site wastewater treatment systems on the Lots shall be installed by the respective owners of the Lots. Mechanical on-site wastewater treatment systems shall be used only if other types of on-site wastewater treatment systems cannot be installed and operated and use of such mechanical systems shall comply with state law requirement of maintenance agreements. The owners of the Lots shall pay for all inspections, maintenance and repair required to comply with all county and state regulations. Inspections reports will be filed with the Association to demonstrate compliance

8. Any construction or earth moving on any Lot shall be in compliance with all laws relating to storm water discharge permitting. The Lot owner shall be the sole responsible permittee for the Lot with respect to compliance with the terms, provisions and requirements of any NPDES Storm Water Discharge Permit No. 2 and any storm water pollution prevention plan that includes the Lot.

During the ownership of the Lot, the Lot owner shall protect, defend, indemnify and hold the Developer and other Lot owners harmless from any and all damages, claims, liabilities, fines, penalties, cleanup costs and/or attorneys' and consultants' fees caused by, or in any manner related to: (1) any discharges of soil, silt, sediment, petroleum product, hazardous substances or solid waste from the Lot; and/or (2) any alleged violation of any NPDES or storm water discharge rule or regulation.

9. All of these restrictions shall be deemed to be covenants running with the land and shall endure and be binding upon all parties hereto, their successors and assigns, for a period of twenty-one (21) years from the date of the recording of these covenants, unless claims to continue any interest in the covenants are filed as provided by law.
10. In case of violation of any of the covenants, any person then owning a Lot in said Subdivision is authorized to resort to an action of law or equity for relief, either by injunction or in damages, against the person so violating said covenants.
11. Invalidation of any of these covenants by judgment or court order shall in no way affect the validity of any of the other provisions, but they shall remain in full force and effect.
12. Amendments to the document shall be allowed by majority vote of the Association members, one vote for each Lot owned.

State of Iowa, County of Story

Lot 1 Jeff Gibbons

\_\_\_\_\_  
Signature

\_\_\_\_/\_\_\_\_/\_\_\_\_  
Date

This record was acknowledged before me on \_\_\_\_\_, 2024 by Jeff Gibbons

\_\_\_\_\_  
Notary Public

Lot 2 Jeff Gibbons

\_\_\_\_\_  
Signature

\_\_\_\_/\_\_\_\_/\_\_\_\_  
Date

This record was acknowledged before me on \_\_\_\_\_, 2024 by Jeff Gibbons

\_\_\_\_\_  
Notary Public

Lot 3 Jeff Gibbons

\_\_\_\_\_  
Signature

\_\_\_\_/\_\_\_\_/\_\_\_\_  
Date

This record was acknowledged before me on \_\_\_\_\_, 2024 by Jeff Gibbons

\_\_\_\_\_  
Notary Public

**S P A C E   A B O V E   R E S E R V E D   F O R   O F F I C I A L   U S E**

Return document to: City Clerk, 515 Clark Avenue, Ames IA 50010

Document prepared by: Mark O. Lambert, City of Ames Legal Department, 515 Clark Ave., Ames, IA 50010 – 515-239-5146

**CITY OF AMES  
RESOLUTION NO. 25- 222  
APPROVING FINAL PLAT FOR DAYTON RIDGE PLAT 2,  
STORY COUNTY, IOWA**

**WHEREAS**, there has been submitted to the City Council of the City of Ames, Iowa, a plat of real estate described as:

Lot One (1) and Lot Four (4), Dayton Ridge Plat I, Story County, Iowa (the "Gibbons Property")

**AND**

Parcel "J" a part of Parcel "H" in the Southeast Quarter (SE<sup>1</sup>/<sub>4</sub>) of the Southeast Quarter (SE<sup>1</sup>/<sub>4</sub>) of Section Thirteen (13), and part of the Northeast Quarter (NE<sup>1</sup>/<sub>4</sub>) of the Northeast Quarter (NE<sup>1</sup>/<sub>4</sub>) of Section Twenty-four (24), all in Township Eighty-four (84) North, Range Twenty-four (24) West of the 5th P.M., Story County, Iowa, as shown on the Plat of Survey recorded on December 23, 2009, as Inst. No. 09-15246, Slide 368, Page 4 (the "Prohaska Underwood Trust Property")

to be known as **DAYTON RIDGE PLAT 2, STORY COUNTY, IOWA**; and

**WHEREAS**, the platted real estate lies within two miles of the City of Ames, Iowa, and under the authority granted by Iowa Code §354.9(2), the City of Ames has established an ordinance subjecting rural subdivisions within its two-mile radius to review by the City in addition to review by the County; and

WHEREAS, the Department of Planning and Housing of the City of Ames, Iowa, has recommended that the plat be approved subject to the approval by Story County, Iowa, and

WHEREAS, the owners of said real estate, Jeffrey L. Gibbons and Mary L. Gibbons and Connie J. Prohaska Underwood, as Trustee under the Revocable Living Trust Agreement of Connie J. Prohaska Underwood, have executed a written Consent declaring that the platting is with their free consent and is in accordance with their desires as proprietors and dedicating to Story County, Iowa, Street Lot 'A' as public roadway, and

WHEREAS, it is the opinion of the City Council of the City of Ames, Iowa, that the plat should be accepted and approved subject only to the approval of Story County, Iowa.

BE IT FURTHER RESOLVED that the acts of the owners and proprietors are hereby confirmed and approved by the City Council of the City of Ames, Iowa, on this 13, day of May 2025.

CITY OF AMES, IOWA

By:   
John A. Haila, Mayor

By:   
Renee Hall, City Clerk

Moved by: Betcher

Seconded by: Beethy-Hansen

Voting Aye: Beethy-Hansen, Betcher, Carrier, Gartin, Junk, Rollins

Voting Nay: None

Absent: None

Mayor John Haila declared Resolution Number 25-222 adopted.

We, John Haila and Renee Hall, being the duly elected and appointed Mayor and City Clerk, respectively, of the City of Ames, Iowa, do hereby certify that the above and foregoing Resolution Number 25- 222 is a true and accurate copy of said Resolution; that said Resolution was duly passed and adopted by the City Council of the City of Ames, Iowa, at a duly convened meeting thereof on the 13<sup>th</sup> day of May 2025.

**CITY OF AMES, IOWA**

By: 

**John A. Haila, Mayor**

By: 

**Renee Hall, City Clerk**

**From:** [Chief Grove](#)  
**To:** [Jeff Gibbons](#)  
**Cc:** [Bob Gibson](#)  
**Subject:** Re: New small subdivision in Story County  
**Date:** Monday, July 15, 2024 8:55:44 PM

---

You don't often get email from [gffdchief1105@gmail.com](mailto:gffdchief1105@gmail.com). [Learn why this is important](#)

Jeff,

After reviewing the plan in regards to the three additional lots to Dayton Parkway and discussing with you via phone, the fire department believes that by paving the road and adding a cul-de-sac, we will be able to provide improved fire protection to the existing homes as well as the new lots.

Please let me know if you have any additional questions or concerns.

Thanks,  
Brian

Brian Grove  
**Fire Chief**  
Gilbert-Franklin Fire & Rescue  
"Serving with Pride"  
105 SE 2nd St.  
Gilbert, Iowa  
Cell: 515-231-0946

On Jul 15, 2024, at 09:30, Jeff Gibbons <[gibbonsjeff1@me.com](mailto:gibbonsjeff1@me.com)> wrote:

Brian, this is your old neighbor, Jeff Gibbons. I am working with story county, and they are wanting GFFD to weigh in.

thanks in advance for your help, Jeff

Begin forwarded message:

**From:** Bob Gibson <[BobG@cda-eng.com](mailto:BobG@cda-eng.com)>  
**Subject:** FW: New small subdivision in Story County  
**Date:** Jul 15, 2024 at 9:24 AM  
**To:** Jeff Gibbons <[gibbonsjeff1@me.com](mailto:gibbonsjeff1@me.com)>

**From:** Bob Gibson

**Sent:** Monday, June 17, 2024 3:16 PM

**To:** [gffdchief@gmail.com](mailto:gffdchief@gmail.com)

**Subject:** New small subdivision in Story County

Dear Chief:

Jeff Gibbons is pursuing subdividing of his lot in to 4 lots. The 1<sup>st</sup> phase of the subdivision was done in 2018. Story County asks for a "letter of acknowledgement from the applicable fire chief". We received one from your office back then. Would you be kind enough to send me another one specific to this phase (which creates only 3 more lots)? Attached is the proposed subdivision. Please contact me if you have any questions.

**Bob Gibson** | *Project Manager*

<image001.png>

**CIVIL DESIGN ADVANTAGE**

4121 NW Urbandale Drive Urbandale, IA 50322

O 515.369.4400 C 515.480.6656

[BobG@CDA-eng.com](mailto:BobG@CDA-eng.com) | [www.CDA-eng.com](http://www.CDA-eng.com)

<Concept 10-13-2023.pdf>

Mayor and City Council  
City of Ames  
515 Clark Avenue  
Ames, IA 50010

Re: Platting Opinion – Dayton Ridge Plat 2

Ladies and Gentlemen:

I, Logan L. Tucker, hereby state that I am an Attorney at Law, duly admitted to the practice of law in the State of Iowa, and an attorney at Dentons Davis Brown PC, with offices at 120 S. 16<sup>th</sup> Street, Ames, Story County, Iowa. I further state that I have examined the Abstracts of Title to the following-described real estate, to-wit:

Lot One (1) and Lot Four (4), Dayton Ridge Plat 1, Story County, Iowa (the “Gibbons Property”)

AND

Parcel “J” a part of Parcel “H” in the Southeast Quarter (SE<sup>1/4</sup>) of the Southeast Quarter (SE<sup>1/4</sup>) of Section Thirteen (13), and part of the Northeast Quarter (NE<sup>1/4</sup>) of the Northeast Quarter (NE<sup>1/4</sup>) of Section Twenty-four (24), all in Township Eighty-four (84) North, Range Twenty-four (24) West of the 5th P.M., Story County, Iowa, as shown on the Plat of Survey recorded on December 23, 2009, as Inst. No. 09-15246, Slide 368, Page 4 (the “Prohaska Underwood Trust Property”)

(the Gibbons Property and the Prohaska Underwood Trust Property collectively being referred to as the “Real Estate”) from the root of the title thereof, down to and including the 26<sup>th</sup> day of March, 2025, at 8:00 a.m., last certified by Abstract and Title Services of Story County, Ames, Iowa (Iowa Title Guaranty Division Member #8650). The Real Estate is to be known after platting as **DAYTON RIDGE PLAT 2, STORY COUNTY, IOWA.**

Based upon information within said Abstracts of Title, it is my opinion that the fee simple title to the Real Estate is vested in:

As to the Gibbons Property: **Jeffrey L. Gibbons and Mary L. Gibbons**

As to the Prohaska Underwood Trust Property: **Connie J. Prohaska Underwood, as Trustee**

**under the Revocable Living Trust Agreement of Connie J. Prohaska Underwood dated April 23, 2001**

The Real Estate is free from encumbrances excepting, however, the following:

1. As to Lot 4 of the Gibbons Property: there is shown a Mortgage dated December 10, 2021, filed December 15, 2021 at Inst. No. 21-15605 of the Story County Recorder's Office from Mary L. Gibbons and Jeffrey L. Gibbons to Northwest Bank.
2. As to Lot 4 of the Gibbons Property: there is shown a Mortgage dated December 10, 2021, filed December 17, 2021 at Inst. No. 21-15729 of the Story County Recorder's Office from Jeffrey L. Gibbons and Mary L. Gibbons to Northwest Bank.
3. Easements of record and zoning ordinances of record.
4. The abstracter notes that the lien of the taxes for the July 1, 2023 - June 30, 2024, fiscal year and thereafter, with the first half due on September 1, 2024 (delinquent after September 30, 2024) and the second half due on March 1, 2025 (delinquent after March 31, 2025) are paid as follows:
  - a. As to the Gibbons Property: First installment paid. Second installment paid.
  - b. As to the Prohaska Underwood Trust Property: First installment paid. Second installment paid.

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

Dated this 31<sup>st</sup> day of March 2025.

Respectfully submitted,

**DENTONS DAVIS BROWN PC**

By: 

Logan L. Tucker, Attorney

Title Guaranty Member No. 11030

Prepared by: Logan L. Tucker, Dentons Davis Brown PC, 120 S. 16<sup>th</sup> Street, Ames, Iowa 50010 (515) 288-2500

**CERTIFICATE OF THE TREASURER OF STORY COUNTY, IOWA**

I, Ted Rasmusson, Treasurer of Story County, Iowa, certify that the records in this office show that the real estate set forth on Exhibit "A" attached hereto and incorporated by this reference, which is to be platted into **DAYTON RIDGE PLAT 2, STORY COUNTY, IOWA**, is free from certified taxes and special assessments.

Dated this 26<sup>th</sup> day of March, 2025.

  
\_\_\_\_\_  
TED RASMUSSON  
TREASURER, STORY COUNTY, IOWA

Parcel Numbers: 05-24-200-240, 05-24-200-250, and 05-13-400-470

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Lot One (1) and Lot Four (4), Dayton Ridge Plat 1, Story County, Iowa

AND

Parcel "J" a part of Parcel "H" in the Southeast Quarter (SE<sup>1</sup>/<sub>4</sub>) of the Southeast Quarter (SE<sup>1</sup>/<sub>4</sub>) of Section Thirteen (13), and part of the Northeast Quarter (NE<sup>1</sup>/<sub>4</sub>) of the Northeast Quarter (NE<sup>1</sup>/<sub>4</sub>) of Section Twenty-four (24), all in Township Eighty-four (84) North, Range Twenty-four (24) West of the 5th P.M., Story County, Iowa, as shown on the Plat of Survey recorded on December 23, 2009, as Inst. No. 09-15246, Slide 368, Page 4

Space above for recording data

### Consent to Plat

I, the property owner Connie J. Prohaska Underwood, as Trustee of the Revocable Living Trust Agreement of Connie J. Prohaska Underwood dated April 23, 2001 (Prohaska Underwood), whose address is 5525 North Dayton Avenue, Ames, IA 50010 consent to the plating of Parcel "J" a part of Parcel "H" in the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section Thirteen (13), and part of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section Twenty- four (24), all in Township Eighty-four (84) North, Range Twenty-four (24) West of the 5th P.M., Story County, Iowa, as shown on the Plat of Survey recorded on December 23, 2009, as Inst. No. 09-15246, Slide 368, Page 4, as a part of Dayton Ridge Plat 2, Story County Iowa.

### Property Owners

Connie J. Prohaska Underwood, as Trustee of the Revocable Living Trust Agreement of Connie J. Prohaska Underwood dated April 23, 2001 (Prohaska Underwood)

By Connie J. Prohaska Underwood  
Connie J. Prohaska Underwood, TTEE

4/15/25  
Date

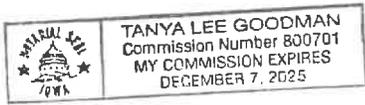
State of Iowa, County of Story ) SS.

This instrument was acknowledged before me on 4-15, 2025 by Connie J. Prohaska Underwood, as Trustee of the Revocable Living Trust Agreement of Connie J. Prohaska Underwood dated April 23, 2001 (Prohaska Underwood)

Sign name here: Tanya Lee Goodman

Print name here: Tanya Lee Goodman

Notary Public in and for said State and County  
My commission expires: 12-7-25



Space above for recording data

### Consent to Plat

WE, the property owners Jeffrey L. Gibbons and Mary L. Gibbons, a married couple, whose address is 2305 Dayton Ridge Rd., Ames, IA 50010 consent to the plating of Lot One (1) and Lot Four (4), Dayton Ridge Plat 1, Story County, Iowa, as a part of Dayton Ridge Plat 2, Story County Iowa.

#### Property Owners

Jeffrey L. and Mary L. Gibbons

By *Jeffrey L. Gibbons*  
Jeffrey L. Gibbons

4/15/25  
Date

By *Mary L. Gibbons*  
Mary L. Gibbons

4/15/2025  
Date

State of Iowa, County of Story ) SS.

This instrument was acknowledged before me on 4-15, 2025 by Jeffrey L. Gibbons and Mary L. Gibbons

Sign name here: *Tanya Lee Goodman*

Print name here: Tanya Lee Goodman



Notary Public in and for said State and County  
My commission expires: 12-7-25

Space above for recording data

### Consent to Plat

WE, the property owners Jeffrey L. Gibbons and Mary L. Gibbons, a married couple, whose address is 2305 Dayton Ridge Rd., Ames, IA 50010 consent to the plating of Lot One (1) and Lot Four (4), Dayton Ridge Plat 1, Story County, Iowa, as a part of Dayton Ridge Plat 2, Story County Iowa.

#### Property Owners

Jeffrey L. and Mary L. Gibbons, a married couple

By Jeffrey L. Gibbons  
Jeffrey L. Gibbons

4/15/2025  
Date

By Mary L. Gibbons  
Mary L. Gibbons

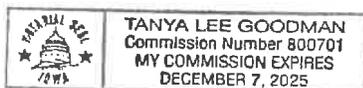
4/15/2025  
Date

State of Iowa, County of Story ) SS.

This instrument was acknowledged before me on 4-15, 2025 by Jeffrey L. Gibbons and Mary L. Gibbons a married couple

Sign name here: Tanya Lee Goodman

Print name here: Tanya Lee Goodman



Notary Public in and for said State and County  
My commission expires: 12-7-25

**DAYTON RIDGE PLAT 2 STREET DEDICATION**

With this instrument, the Owners, Jeffrey L. and Mary L. Gibbons, a married couple, dedicate Street Lot 'A' of Dayton Ridge Plat 2 to Story County for a public roadway.

Jeffrey L. Gibbons  
Jeffrey L. Gibbons

4/22/2025  
Date

Mary L. Gibbons  
Mary L. Gibbons

4/22/2025  
Date

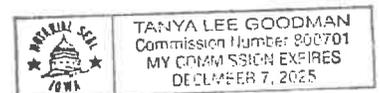
State of Iowa, County of Story ) SS

This instrument was acknowledged before me on 4-22-, 2025 by Jeffrey L. Gibbons and Mary L. Gibbons, a married couple.

Sign name here: Tanya Lee Goodman

Print name here: Tanya Lee Goodman

Notary Public in and for said State and County  
My commission expires: 12-7-25



Story County, State of Iowa

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, Jeffrey L. and Mary L. Gibbons ("Mortgagor") is/are the owner(s) of certain real property located in Story County, State of Iowa, more particularly described as follows:

**Lot Four (4), Dayton Ridge Plat 1, Story County, IA**

WHEREAS, the above-described property is subject to a mortgage in favor of Northwest Bank ("Mortgagee"), dated 12/10/2021, and recorded on 12/15/2021 in the office of the Story County Recorder in Document No. 2021-15605 (the "Mortgage");

WHEREAS, the above-described property is subject to a mortgage in favor of Northwest Bank ("Mortgagee"), dated 12/10/2021, and recorded on 12/17/2021 in the office of the Story County Recorder in Document No. 2021-15729 (the "Mortgage");

WHEREAS, Jeffrey L. and Mary L. Gibbons ("Owner") have requested the platting or replatting of the above-described property into a subdivision or plat to be known as Dayton Ridge Plat 2 as shown on the plat attached hereto and incorporated herein by reference (the "Plat");

WHEREAS, the Mortgagee's consent to the Plat is required pursuant to the terms of the Mortgage and applicable law;

WHEREAS, Street Lot 'A' of Dayton Ridge Plat 2 is to be dedicated to Story County for public access, the Mortgagee releases interest in that portion of mortgaged property within Street Lot 'A'. (32,701 SF)

NOW, THEREFORE, the undersigned Mortgagor, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby:

Consent to Plat. Consent to the platting or replatting of the above-described property as shown on the Plat, including any dedications of streets, easements, or public areas as depicted thereon, without prejudice to the rights of the Mortgagee under the Mortgage.

No Impairment of Mortgage. Acknowledge and agree that this consent shall not impair, modify, or otherwise affect the lien, priority, or enforceability of the Mortgage, and the Mortgage shall continue to encumber the property, including all lots, parcels, and areas as shown on the Plat, in accordance with its terms.

Binding Effect. Agree that this consent shall be binding upon the Mortgagor and its successors, assigns, heirs, and legal representatives.

IN WITNESS WHEREOF, the undersigned Mortgagor has executed this Consent to Plat on this 15th day of April, 2025.

MORTGAGOR:

Northwest Bank

By: Douglas Ragaller

Douglas Ragaller, Regional President

STATE OF IOWA

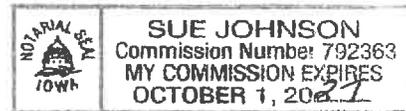
COUNTY OF STORY

On this 12th day of March, 2025, before me, a Notary Public in and for said County and State, personally appeared [Mortgagor Name(s)], to me known to be the person(s) named in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Sue Johnson

Notary Public in and for the State of Iowa

My Commission Expires: 10-1-2027



(Notary Seal)

Consent to Plat  
Story County, State of Iowa

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS Jeffrey L. and Mary L. Gibbons ("Mortgagor") is/are the owner(s) of certain real property located in Story County, State of Iowa, more particularly described as follows:

**Lot Four (4), Dayton Ridge Plat 1, Story County, IA**

WHEREAS, the above-described property is subject to a mortgage in favor of Northwest Bank ("Mortgagee"), dated 12/10/2021, and recorded on 12/15/2021 in the office of the Story County Recorder in Document No. 2021-15605 (the "Mortgage");

WHEREAS, the above-described property is subject to a mortgage in favor of Northwest Bank ("Mortgagee"), dated 12/10/2021, and recorded on 12/17/2021 in the office of the Story County Recorder in Document No. 2021-15729 (the "Mortgage");

WHEREAS, Jeffrey L. and Mary L. Gibbons ("Owner") have requested the platting or replatting of the above-described property into a subdivision or plat to be known as Dayton Ridge Plat 2 as shown on the plat attached hereto and incorporated herein by reference (the "Plat");

WHEREAS, the Mortgagee's consent to the Plat is required pursuant to the terms of the Mortgage and applicable law;

WHEREAS, Street Lot 'A' of Dayton Ridge Plat 2 is to be dedicated to Story County for public access, the Mortgagee releases interest in that portion of mortgaged property within Street Lot 'A'. (47,702 SF)

NOW, THEREFORE, the undersigned Mortgagor, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby:

Consent to Plat. Consent to the platting or replatting of the above-described property as shown on the Plat, including any dedications of streets, easements, or public areas as depicted thereon, without prejudice to the rights of the Mortgagee under the Mortgage.

No Impairment of Mortgage. Acknowledge and agree that this consent shall not impair, modify, or otherwise affect the lien, priority, or enforceability of the Mortgage, and the Mortgage shall continue to encumber the property, including all lots, parcels, and areas as shown on the Plat, in accordance with its terms.

Binding Effect. Agree that this consent shall be binding upon the Mortgagor and its successors, assigns, heirs, and legal representatives

IN WITNESS WHEREOF, the undersigned Mortgagor has executed this Consent to Plat on this 16<sup>th</sup> day of July 2025.

MORTGAGOR:

Northwest Bank

By: Douglas Ragaller

Douglas Ragaller, Regional President

STATE OF IOWA

COUNTY OF STORY

On this 16<sup>th</sup> day of July 2025, before me, a Notary Public in and for said County and State, personally appeared [Mortgagor Name(s)], to me known to be the person(s) named in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

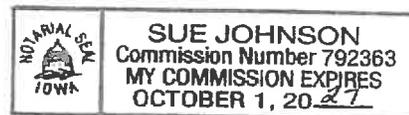
Notary Public in and for the State of Iowa

My Commission Expires: 10-1-2027

(Notary Seal)

Sue Johnson

Sue Johnson



**S P A C E A B O V E R E S E R V E D F O R O F F I C I A L U S E**

Return document to: City Clerk, 515 Clark Avenue, Ames IA 50010

Document prepared by: Mark O. Lambert, City of Ames Legal Department, 515 Clark Ave., Ames, IA 50010 - 515-239-5146

**CITY OF AMES  
RESOLUTION NO. 25- 222  
APPROVING FINAL PLAT FOR DAYTON RIDGE PLAT 2,  
STORY COUNTY, IOWA**

**WHEREAS**, there has been submitted to the City Council of the City of Ames, Iowa, a plat of real estate described as:

Lot One (1) and Lot Four (4), Dayton Ridge Plat I, Story County, Iowa (the "Gibbons Property")

**AND**

Parcel "J" a part of Parcel "H" in the Southeast Quarter (SE<sup>1</sup>/<sub>4</sub>) of the Southeast Quarter (SE<sup>1</sup>/<sub>4</sub>) of Section Thirteen (13), and part of the Northeast Quarter (NE<sup>1</sup>/<sub>4</sub>) of the Northeast Quarter (NE<sup>1</sup>/<sub>4</sub>) of Section Twenty-four (24), all in Township Eighty-four (84) North, Range Twenty-four (24) West of the 5th P.M., Story County, Iowa, as shown on the Plat of Survey recorded on December 23, 2009, as Inst. No. 09-15246, Slide 368, Page 4 (the "Prohaska Underwood Trust Property")

to be known as **DAYTON RIDGE PLAT 2, STORY COUNTY, IOWA**; and

**WHEREAS**, the platted real estate lies within two miles of the City of Ames, Iowa, and under the authority granted by Iowa Code §354.9(2), the City of Ames has established an ordinance subjecting rural subdivisions within its two-mile radius to review by the City in addition to review by the County; and

**WHEREAS**, the Department of Planning and Housing of the City of Ames, Iowa, has recommended that the plat be approved subject to the approval by Story County, Iowa, and

**WHEREAS**, the owners of said real estate, Jeffrey L. Gibbons and Mary L. Gibbons and Connie J. Prohaska Underwood, as Trustee under the Revocable Living Trust Agreement of Connie J. Prohaska Underwood, have executed a written Consent declaring that the platting is with their free consent and is in accordance with their desires as proprietors and dedicating to Story County, Iowa, Street Lot 'A' as public roadway, and

**WHEREAS**, it is the opinion of the City Council of the City of Ames, Iowa, that the plat should be accepted and approved subject only to the approval of Story County, Iowa.

**BE IT FURTHER RESOLVED** that the acts of the owners and proprietors are hereby confirmed and approved by the City Council of the City of Ames, Iowa, on this 13, day of May 2025.

**CITY OF AMES, IOWA**

By:

John A. Haila  
John A. Haila, Mayor

By:

Renee Hall  
Renee Hall, City Clerk

Moved by: Betcher

Seconded by: Beethly-Hansen

Voting Aye: Beethly-Hansen, Betcher, Carrier, Gartin, Junc, Rollins

Voting Nay: None

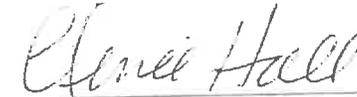
Absent: None

Mayor John Haila declared Resolution Number 25- 222 adopted.

We, John Haila and Renee Hall, being the duly elected and appointed Mayor and City Clerk, respectively, of the City of Ames, Iowa, do hereby certify that the above and foregoing Resolution Number 25- 222 is a true and accurate copy of said Resolution; that said Resolution was duly passed and adopted by the City Council of the City of Ames, Iowa, at a duly convened meeting thereof on the 13<sup>th</sup> day of May 2025.

**CITY OF AMES, IOWA**

By:   
**John A. Haila, Mayor**

By:   
**Renee Hall, City Clerk**

Mayor and City Council  
City of Ames  
515 Clark Avenue  
Ames, IA 50010

Re: Platting Opinion – Dayton Ridge Plat 2

Ladies and Gentlemen:

I, Logan L. Tucker, hereby state that I am an Attorney at Law, duly admitted to the practice of law in the State of Iowa, and an attorney at Dentons Davis Brown PC, with offices at 120 S. 16<sup>th</sup> Street, Ames, Story County, Iowa. I further state that I have examined the Abstracts of Title to the following-described real estate, to-wit:

Lot One (1) and Lot Four (4), Dayton Ridge Plat 1, Story County, Iowa (the “Gibbons Property”)

AND

Parcel “J” a part of Parcel “H” in the Southeast Quarter (SE<sup>1/4</sup>) of the Southeast Quarter (SE<sup>1/4</sup>) of Section Thirteen (13), and part of the Northeast Quarter (NE<sup>1/4</sup>) of the Northeast Quarter (NE<sup>1/4</sup>) of Section Twenty-four (24), all in Township Eighty-four (84) North, Range Twenty-four (24) West of the 5th P.M., Story County, Iowa, as shown on the Plat of Survey recorded on December 23, 2009, as Inst. No. 09-15246, Slide 368, Page 4 (the “Prohaska Underwood Trust Property”)

(the Gibbons Property and the Prohaska Underwood Trust Property collectively being referred to as the “Real Estate”) from the root of the title thereof, down to and including the 26<sup>th</sup> day of March, 2025, at 8:00 a.m., last certified by Abstract and Title Services of Story County, Ames, Iowa (Iowa Title Guaranty Division Member #8650). The Real Estate is to be known after platting as **DAYTON RIDGE PLAT 2, STORY COUNTY, IOWA.**

Based upon information within said Abstracts of Title, it is my opinion that the fee simple title to the Real Estate is vested in:

As to the Gibbons Property: **Jeffrey L. Gibbons and Mary L. Gibbons**

As to the Prohaska Underwood Trust Property: **Connie J. Prohaska Underwood, as Trustee**

**under the Revocable Living Trust Agreement of Connie J. Prohaska Underwood dated April 23, 2001**

The Real Estate is free from encumbrances excepting, however, the following:

1. As to Lot 4 of the Gibbons Property: there is shown a Mortgage dated December 10, 2021, filed December 15, 2021 at Inst. No. 21-15605 of the Story County Recorder's Office from Mary L. Gibbons and Jeffrey L. Gibbons to Northwest Bank.
2. As to Lot 4 of the Gibbons Property: there is shown a Mortgage dated December 10, 2021, filed December 17, 2021 at Inst. No. 21-15729 of the Story County Recorder's Office from Jeffrey L. Gibbons and Mary L. Gibbons to Northwest Bank.
3. Easements of record and zoning ordinances of record.
4. The abstracter notes that the lien of the taxes for the July 1, 2023 - June 30, 2024, fiscal year and thereafter, with the first half due on September 1, 2024 (delinquent after September 30, 2024) and the second half due on March 1, 2025 (delinquent after March 31, 2025) are paid as follows:
  - a. As to the Gibbons Property: First installment paid. Second installment paid.
  - b. As to the Prohaska Underwood Trust Property: First installment paid. Second installment paid.

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

Dated this 31<sup>st</sup> day of March 2025.

Respectfully submitted,

**DENTONS DAVIS BROWN PC**

By:   
Logan L. Tucker, Attorney  
Title Guaranty Member No. 11030

Space above for recording data

**Consent to Plat**

I, the property owner Connie J. Prohaska Underwood, as Trustee of the Revocable Living Trust Agreement of Connie J. Prohaska Underwood dated April 23, 2001 (Prohaska Underwood), whose address is 5525 North Dayton Avenue, Ames, IA 50010 consent to the plating of Parcel "J" a part of Parcel "H" in the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section Thirteen (13), and part of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section Twenty- four (24), all in Township Eighty-four (84) North, Range Twenty-four (24) West of the 5th P.M., Story County, Iowa, as shown on the Plat of Survey recorded on December 23, 2009, as Inst. No. 09-15246, Slide 368, Page 4.

**Property Owners**

Connie J. Prohaska Underwood, as Trustee of the Revocable Living Trust Agreement of Connie J. Prohaska Underwood dated April 23, 2001 (Prohaska Underwood)

By *Connie J. Prohaska Underwood* Date *4/15/25*  
Connie J. Prohaska Underwood, TTEE

State of Iowa, County of Story ) SS.  
This instrument was acknowledged before me on *4-15*, 2025 by Connie J. Prohaska Underwood, as Trustee of the Revocable Living Trust Agreement of Connie J. Prohaska Underwood dated April 23, 2001 (Prohaska Underwood)

Sign name here: *Tanya Lee Goodman*

Print name here: *Tanya Lee Goodman*

Notary Public in and for said State and County  
My commission expires: *12-7-2025*



**DAYTON RIDGE PLAT 2 STREET DEDICATION**

With this instrument, the Owner, the Connie J. Prohaska Underwood Revocable Living Trust dedicate Street Lot 'A' of Dayton Ridge Plat 2 to Story County for a public roadway.

Connie J. Prohaska Underwood  
Connie J. Prohaska Underwood, Trustee

4/22/25  
Date

State of Iowa, County of Story ) SS  
This instrument was acknowledged before me on 4-22, 2025 by Connie J. Prohaska Underwood as Trustee under the Revocable Living Trust of Connie J. Prohaska Underwood, dated April 23, 2001.

Sign name here: Tanya Lee Goodman

Print name here: Tanya Lee Goodman

Notary Public in and for said State and County  
My commission expires: 12-7-25

