

The Marion County Board of Supervisors met in regular session at 3014 E. Main St. Knoxville, IA 50138 on Tuesday, May 13, 2025 with Steve McCombs, Kisha Jahner and Jim Mueller present. Board of Supervisor Chair Jahner opened the regular session at 9:00 A.M. The Pledge of Allegiance was recited.

Unless otherwise indicated, all the motions offered at this meeting were carried with the following vote:

Ayes: McCombs, Jahner, Mueller Nays: None Abstentions: None Absent: None

Agenda:

McCombs moved and Mueller seconded to approve the agenda as posted.

Communications: None

Public Comments: None

Consent Agenda:

Mueller moved and McCombs seconded to approve the consent agenda as follows:

1. Marion County Warrants #258892 - #259115 through 5/13/2025
2. Marion County Board of Supervisor Regular Minutes: 4/22/2025
3. Marion County Employee Salary Adjustments – Complete list available in the Human Resources Office.

Business:

1. Marion County is currently without an Economic Development Director due to the retirement of longtime Director Carla Eysink. McCombs moved and Jahner seconded to appoint current Assistant Director Christopher Watkins as Acting Economic Development Director.

2. Mueller moved and McCombs seconded to appoint Brent Lanser as Marion County Representative on the City of Pella Building Code Board of Appeals with a term expiring 8/1/2028.

3. Jahner opened a Public Hearing at 9:04 A.M. regarding Proposed Ordinance 2025-2 for a Marion County Zoning Map Chapter 55 Amendment on the matter of the rezoning parcel 22876-010-00 for Sunset Acres Group LLC. The request is to rezone the described property from A-1; Agricultural zoning to A-R; Ag Residential zoning to be incorporated into Sunset Acres Subdivision legally described as Parcel E of the Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 36-Township 77 North-Range 19 West of the 5<sup>th</sup> P.M., Marion County, Iowa. The property is owned by Sunset Acres Group LLC. A request has been made to waive the 2<sup>nd</sup> and 3<sup>rd</sup> reading. Marion County Zoning Director Missy Poffenbarger presented an overview of the request regarding Parcel E. Mike Buchheit, from the development group, addressed their commitment to work with the neighbors and requested the Board waive the 2<sup>nd</sup> and 3<sup>rd</sup> readings. Mueller commented his “normal” protocol to not waive a 2<sup>nd</sup> Reading but noted this instance was unique and discussed many times. There was no further public comment. McCombs moved and Mueller seconded to close the Public Hearing at 9:15 A.M.

4. McCombs moved and Mueller seconded to approve 1st Reading of proposed Marion County Ordinance 2025-2.

5. Mueller moved and Jahner seconded to approve waiving 2<sup>nd</sup> and 3<sup>rd</sup> Readings of proposed Marion County Ordinance 2025-2 and Final Approval Authorizing Publication and Zoning Map Amendment.

6. McCombs moved and Mueller seconded to approve Resolution 2025-30 Approving Final Plat of Sunset Acres Subdivision as follows:

WHEREAS, Sunset Acres Group, LLC, have filed with the Marion County Board of Supervisors, an Owners’ Consent to Plat and a Final Plat of

Sunset Acres Subdivision, a subdivision of the following described real estate situated in Marion County, Iowa, to-wit:

Sunset Acres Subdivision Legal Description

A tract of land being that part of the East Half of the Northeast Quarter of Section 36 - Township 77 North - Range 19 West of the 5th P.M., Marion County, Iowa lying South of Iowa Highway No. 163, except Parcel D of the Southeast Quarter of the Northeast Quarter of said Section 36 according to the Plat of Survey of said Parcel D recorded in Book 2024 page 4375, Marion County Records,

and the North 28 acres of the East Half of the Southeast Quarter of said Section 36,

and the South 104 acres of the Southeast Quarter of said Section 36, except Parcel B of the Southeast Quarter of the Southeast Quarter of said Section 36 according to the Plat of Survey of said Parcel B recorded in Book 254 page 135, Marion County Records, and except Parcel C of the Southeast Quarter of the Southeast Quarter of said Section 36 according to the Plat of Survey of said Parcel C recorded in Book 2024 page 4333, Marion County Records.

Said tract of land contains 147.05 acres subject to the county roadway known as 190th Avenue containing 1.92 acres along the entire East side of said tract of land.

and,

WHEREAS, said Final Plat has been reviewed by the Marion County Zoning Administrator and the Marion County Engineer and they have found no objection thereto; and

WHEREAS, said Final Plat was approved by the Marion County Zoning Commission and the Final Plat complies in all respects with the rules and procedures concerning the subdivision of lands in Marion County, Iowa;

NOW, THEREFORE, BE IT RESOLVED that the Final Plat of the real estate described above, which is situated in Marion County, Iowa, known as Sunset Acres Subdivision, be, and hereby is, approved by the Marion County Board of Supervisors.

BE IT FURTHER RESOLVED that all easements as shown on said Final Plat are hereby approved and accepted for perpetual use as dedicated on the Consent to Plat filed with said Final Plat.

7. Jahner opened a Public Hearing at 9:17 A.M. regarding Proposed Ordinance 2025-3 rezoning of the properties owned by Two Rivers Coop that has been M-1; Industrial since 1971. Two Rivers Coop acquired railroad right of way in 2005. Since the strip of land under the railroad was not included in the Zoning Map. The acquired land is causing inconsistencies in the Zoning Map. Marion County Zoning is proposing to update the Zoning Map to include the railroad right-of-way. The property owners: Two Rivers Coop

Legal Description of the affected area: All that part of the vacated railroad right-of-way lying south of the south right-of-way line of Main Street and north of a line drawn perpendicular to the railroad on the south right-of-way line of Washington Street. A request has been made to waive the second and third reading. There was no public comment. McCombs moved and Jahner seconded to close the Public Hearing at 9:19 A.M.

8. McCombs moved and Mueller seconded to approve 1st Reading of proposed Marion County Ordinance 2025-3.

9. Mueller moved and McCombs seconded to approve waiving 2<sup>nd</sup> and 3<sup>rd</sup> Readings of proposed Marion County Ordinance 2025-3 and Final Approval Authorizing Publication and Zoning Map Amendment.

10. McCombs moved and Jahner seconded to approve Resolution 2025-51 Adopting New Load Limits on Certain Bridges Located in Marion County, Iowa on the Secondary Road System as follows:

WHEREAS, Marion County is required to perform routine inspection of bridges on the Secondary Road System, by the Federal Highway Department to comply with National Bridge Inspection Standards, and

WHEREAS, Kirkham Michael is contracted by Marion County to perform the bridge inspections on behalf of the county

WHEREAS, recent inspections have been performed by Kirkham Michael, and

WHEREAS, based on the recent inspection and analysis, Kirkham Michael is recommending the following as safe operating load capacity to for the bridges listed below;

WHEREAS, the recommended load postings below are in compliance with the National Bridge Inspection Standards,

<u>Bridge Number</u>	<u>Existing Load Limit</u>	<u>New Load Limit</u>
49015032	None	28, 40, 40 Ton

NOW THEREFORE, BE IT RESOLEVED, this 13th day of May, 2025, that the above recommended safe operating load limits be adopted for the corresponding bridges, and that proper signage shall be erected and maintained that indicates the safe operating load until the posted bridge is repaired, replaced, or removed.

11. Jahner opened a Public Hearing at 9:23 A.M. regarding matter of vacating all or part of certain road rights-of-way as existing, in Marion County, Iowa and subject to the rights of ingress and egress of any and all existing utilities, being more particularly described as:

A segment of alley, 33 ft. wide, located between Lot 3 of Block One and Lot 2 of Block 4 in the town of Attica, Marion County, Iowa, being approximately 132 ft. in length. Said tract is subject to the rights of ingress and egress of any and all existing utilities and any easements of record. Marion County Engineer Tyler Christian indicated the County was choosing to vacate only the west half of the alley at this time. There was no public comment. McCombs moved and Mueller seconded to close the public hearing at 9:26 A.M.

12. McCombs moved and Jahner seconded to approve Resolution 2025-50 vacating a portion of an alley in Attica as follows:

Whereas, pursuant to Chapter 306, Code of Iowa, a public hearing was held at 9:00 AM on the 13th day of May, 2025, in the office of the Marion County Board of Supervisors and,

Whereas, it being in the best interest of Marion County to vacate the segment(s) of road as advertised and,

Whereas, the segment(s) to be vacated are described in further detail below,

Now therefore be it resolved that, subject to the rights of ingress and egress of any and all existing utilities, A segment of alley, 33 ft. wide, located between Lot 3 of Block One and Lot 2 of Block 4 in the town of Attica, Marion County, Iowa, being approximately 132 ft. in length. Said tract is subject to the rights of ingress and egress of any and all existing utilities and any easements of record.

Be hereby vacated

13. Mueller moved and Jahner seconded to approve Resolution 2025-47 Award of Contract for S45 Resurfacing STP-S-CO63(150)-5E-63 as follows:

WHEREAS; on April 15, 2025 the IDOT took bids for project STP-S-CO63(150)—5E-63 for HMA Resurfacing on S45 in Marion County and;

WHEREAS; Norris Asphalt Paving Co., LC from Ottumwa, Iowa submitted the lowest responsible bid and;

WHEREAS; the low bid of \$1,350,045.78 is acceptable to Marion County;

NOW THEREFORE, BE IT RESOLVED; that Marion County approve the award of a construction contract and bonds for project STP-S-CO63(150)—5E-63 with; Norris Asphalt Paving Co., LC in the amount of \$1,350,045.78 for HMA Resurfacing on S45 in Marion County, IA.

14. McCombs moved and Jahner seconded to approve Resolution 2025-55 Road Department Junction 92 Shop Project Change Order #4 as follows:

WHEREAS; on November 28, 2023 Marion County received bids for the Marion County Maintenance Facility (the “Project”) described as the main shop at the Road Department’s Junction 92 Facility; and;

WHEREAS; Breiholz Construction Co., Calhoun Burns & Associates, and FRK Architects-Engineers, P.C. worked with Marion County on the proposed changes following the award of the contract on December 12, 2023;

WHEREAS; Marion County reviewed and accepted the Change Requests #12 and #14;

WHEREAS; the requests result in a net decrease of \$21,000.00 to the contract amount;

NOW THEREFORE, BE IT RESOLVED; that Marion County approve Change Order No. 4 of -\$21,000.00 for the Project with; Breiholz Construction resulting in a change in the contract sum from \$5,638,525.03 for the construction of a new Road Department shop in Marion County, IA to \$5,617,525.03.

15. Mueller moved and McCombs seconded to approve Resolution 2025-48 Award of Contract for the Wabash Railroad Bridge Demolition (Dollar Bridge) as follows:

WHEREAS; on May 6, 2025 the IDOT took bids for project M-DOLLAR26-4 for demolition of the Wabash Railroad Bridge (Dollar Bridge) in Marion County on 216<sup>th</sup> Pl. and;

WHEREAS; Boulder Contracting, LLC from Grundy Center, Iowa submitted the lowest responsible bid and;

WHEREAS; the low bid of \$268,500.00 is acceptable to Marion County;

NOW THEREFORE, BE IT RESOLVED; that Marion County approve the award of a construction contract and bonds for project M\_DOLLAR26-4 with; Boulder Contracting, LLC in the amount of \$268,500.00 for bridge demolition of the Wabash Railroad Bridge (Dollar Bridge) in Marion County, IA.

16. Marion County Engineer Tyler Christian, representing the Wage Study Committee, presented the Wage Study RFP. The Board thanked the Committee for the timely and excellent work. McCombs moved and Jahner seconded to approve Resolution 2025-49 Compensation Study Request for Proposal as follows:

WHEREAS, Marion County Board of Supervisors appointed a task force to develop a Request For Proposal (RFP) for a compensation study and appropriate timeline, and;

WHEREAS, this task force of various departments has drafted the RFP for professional consultant services for the compensation study and;

WHEREAS, as a recommendation from the task force along with the final draft of the RFP is presented for approval by the Board of Supervisors and;

NOW THEREFORE, BE IT RESOLVED the Board of Supervisors approve the Request for Proposal for the Marion County Compensation Study for professional consulting services as defined in the RFP and the timeline presented for the submittal, review, and execution of the Compensation Study.

17. Mueller moved and McCombs seconded to approve an FY25- FY27 Audit Services Agreement with Terpstra Hoke and Associates.

18. McCombs moved and Mueller seconded to approve Marion County Special Event Application:

- June 14, 2025 – Flag Day Program: DAR (Daughters of the American Revolution) Henry Knox Chapter

19. Mueller moved and Jahner seconded to approve Marion County Special Event Application:

- August 28, 2025 – Freedom for Youth Back to Program Bash – Knoxville

20. The Board held discussion with County and City of Knoxville Officials regarding subdivision and development options of the VA Campus. Discussion involved subdividing land, replacing Young's Park land acreage, access to the VA Laundry Building, School development land, street and utility infrastructure, cost responsibilities and a City sports complex. Mueller moved and Jahner seconded to proceed with the subdivision development of the VA lots to include the laundry building, part of phase 2 of the eight lots associated with that and a layout for the potential 10-acre additional development to the west of the laundry facility as well as the extension and expansion of Young's Park.

21. Board of Supervisor Updates:

Mueller: Reviewing Economic Development Director Position

McCombs: Courthouse closure due to generator installation, Landfill meeting

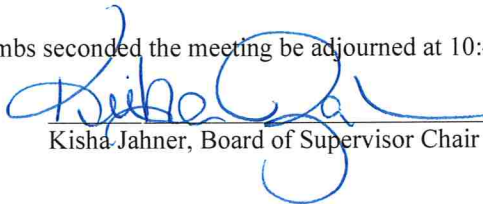
Jahner: none

Adjournment:

There being no other business, Mueller moved and McCombs seconded the meeting be adjourned at 10:43 A.M.



Jake Grandia, County Auditor



Kisha Jahner, Board of Supervisor Chair