



MARION COUNTY encourages all citizens of the county to attend Board of Supervisors' meetings. Board of Supervisors' chambers are handicapped accessible and county staff members are available to provide assistance. If you are hearing impaired, vision impaired, or a person with limited English proficiency and require an interpreter or reader, please contact us by noon on the business day prior to scheduled meetings to arrange for assistance (641 828-2231). TTY telephone service is available for the hearing impaired through Relay Iowa (800-735-2942).

For questions about ADA compliance or related issues, contact Marion County Facilities Director Chris Nesteby (641-828-2244 or 641-891-5922).



**The following information is available for participating in the meeting electronically.**

**If you wish to participate see instruction below:**

- All participants will be muted upon entering the meeting
- Participants are asked to use the chat feature to let the meeting controller know that they would like to address the Board, either during the open comments segment or if attending the meeting to address the Board for a specific agenda item.

Marion County Supervisors is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/83549425358?pwd=uzMcivoPFeGf2HHySlaeb2mocMWWaJ.1>

Meeting ID: 835 4942 5358

Passcode: 178606



# **MARION COUNTY BOARD OF SUPERVISORS REGULAR AGENDA**

**3014 E Main St, Knoxville, Iowa**

**May 13, 2025, 9:00 A.M.**



I. CALL TO ORDER, PLEDGE OF ALLEGIANCE AND  
ROLL CALL

Steve McCombs\_\_\_\_\_

Kisha Jahner\_\_\_\_\_

Jim Mueller\_\_\_\_\_



## II. AGENDA

### 1. May 13, 2025 - Regular Session Agenda



# III. COMMUNICATION



## IV. PUBLIC COMMENTS:

This is the portion of our agenda during which we hear any public comment about any item NOT on the agenda below. If you are here to be heard on an agenda item, please wait for that item's discussion portion of the agenda to make your comment about the item. Thank you.





## V. CONSENT AGENDA:

All items listed under the consent agenda will be enacted by one motion.

1. Marion County Claims 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 Resource Office.



## VI. BUSINESS – Discussion and/or Action:

### 1. Appointment:

- Acting Director Marion County Economic Development



## 2. Appointment:

Marion County Representative – City of Pella Building Code Board of Appeals

- Brent Lanser



### 3. Public Hearing:

Proposed Marion County Zoning Map Amendment Ordinance 2025-2 to Amend the Zoning District Map of Marion County, Iowa, By Rezoning (Parcel E of (22876-010-00) 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 5th P.M., Marion County, Iowa as recorded in Book 2025, Page 418 to be rezoned from A-1; Agricultural to A-R; Ag Residential.



The Marion County Board of Supervisors  
will hold a public hearing on  
**May 13, 2025 at 9:00 A.M.**

At Marion County Office Building  
3014 E. Main St., Knoxville, IA 50138

ZOOM LINK:

Members of the public are welcome to attend. The online options are available on the Marion County  
Website: [https://marioncountyiowa.gov/board\\_of\\_supervisors/meetings/may\\_13\\_2025](https://marioncountyiowa.gov/board_of_supervisors/meetings/may_13_2025).

Public comments related to any matter on the agenda can be emailed to [mpoffenbarger@marioncountyiowa.gov](mailto:mpoffenbarger@marioncountyiowa.gov) before the meeting or presented at the meeting. For questions concerning any item on the agenda please contact the Marion County Zoning Office (641) 828-2231 option 9.

A public hearing will be held for the proposed request:

The request is for the rezoning of **Parcel E 36-77-19 of the 5<sup>th</sup> P.M., Marion County, Iowa from A-1; Agricultural to A-R; Ag Residential for the purpose of incorporating the parcel into Sunset Acres Subdivision.**

The property owners are: **Sunset Acres Group LLC (DED)**

Parcel Number(s): **2287601000**

Legal Description: **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.**

A request to waive the 2<sup>nd</sup> and 3<sup>rd</sup> reading has been made.

Melissa Poffenbarger  
Marion County Zoning Administrator



**SUBJECT PARCEL MAP**



PARCELE- 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 5th P.M., Marion County, Iowa.

PROPOSED REZONING FROM A-1, AGRICULTURAL TO A-R, AG RESIDENTIAL.



Map created and designed by: Melissa Johnson, Marion County Zoning Administrator

Date: 3/21/2025



AN ORDINANCE TO AMEND THE ZONING DISTRICT MAP OF MARION COUNTY, IOWA, BY REZONING (Parcel E of 2287601000) 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 5th P.M., Marion County, Iowa as recorded in Book 2025, Page 418 to be rezoned from A-1; Agricultural to A-R; Ag Residential.

WHEREAS, on the 15th day of April, 2025, the Zoning Commission of the County of Marion, Iowa, recommended to the Board of Supervisors that the property documented as: (Parcel E of 2287601000) 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 5th P.M., Marion County, Iowa as recorded in Book 2025, Page 418 to be rezoned from A-1; Agricultural to A-R; Ag Residential.

WHEREAS, on the 13th day of May, 2025, after due notice and public hearing as provided by law, the Board of Supervisors now deems it reasonable and appropriate to rezone said property.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF MARION COUNTY, IOWA:

**Section 1:** That the Marion County Zoning Ordinance Chapter 55 of the Code of the County of Marion, Iowa, be and it is hereby amended by rezoning the following described property from the present from A-1; Agricultural to A-R; Ag Residential.

(Parcel E of 2287601000) 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 5th P.M., Marion County, Iowa as recorded in Book 2025, Page 418.

**Section 2:** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**Section 3:** This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

PASSED AND APPROVED this 13th day of May, 2025.]

Kisha Jahner, Chairman of the Board of Supervisors

ATTEST:

Jake Grandia, County Auditor

First reading: \_\_\_\_\_  
 Second reading: \_\_\_\_\_  
 Third reading: \_\_\_\_\_  
 Publication Date: \_\_\_\_\_



(Parcel E of 2287601000) 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 5th P.M., Marion County, Iowa as recorded in Book 2025, Page 418.



#### 4. Ordinance 2025-2:

Approve 1<sup>st</sup> Reading proposed Marion County Ordinance 2025-2 Zoning Map Amendment – Rezoning from the current A-1 Agricultural to A-R Ag Residential





ZONING MAP ORDINANCE NO. 2025-2\_

AN ORDINANCE TO AMEND THE ZONING DISTRICT MAP OF MARION COUNTY, IOWA, BY REZONING (Parcel E of 2287601000) 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 5th P.M., Marion County, Iowa as recorded in Book 2025, Page 418 to be rezoned from A-1; Agricultural to A-R; Ag Residential.

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Kisha Jahner, Chairman of the Board of Supervisors

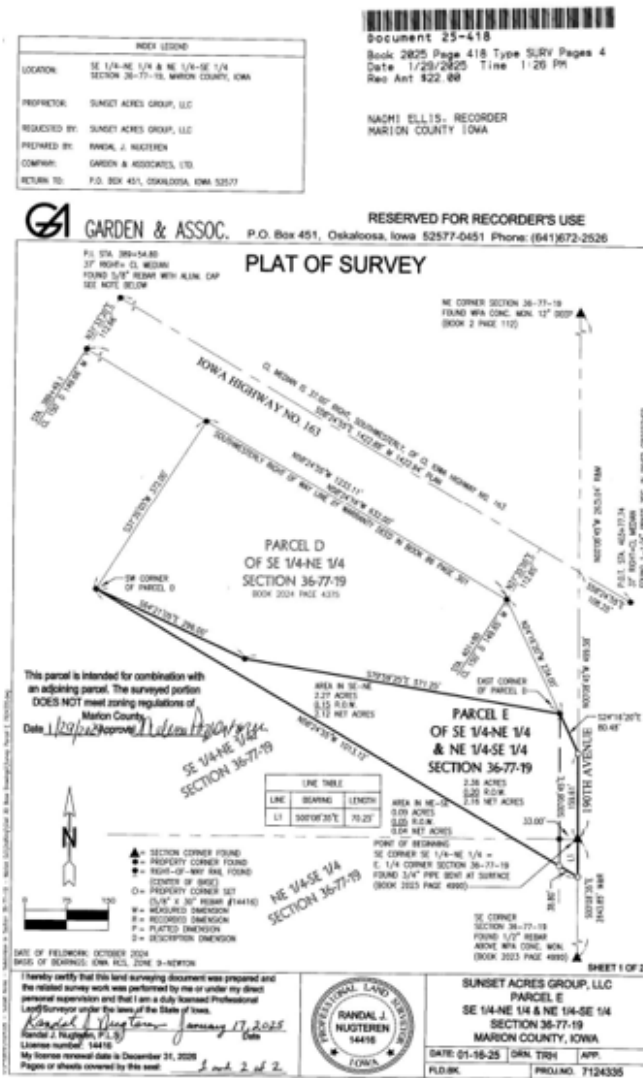
ATTEST:

\_\_\_\_\_  
Jake Grandia, County Auditor

First reading: \_\_\_\_\_  
Second reading: \_\_\_\_\_  
Third reading: \_\_\_\_\_  
Publication Date: \_\_\_\_\_



(Parcel E of 2287601000) 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 5th P.M., Marion County, Iowa as recorded in Book 2025, Page 418.



5. Ordinance 2025-2:

Waive 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.



AN ORDINANCE TO AMEND THE ZONING DISTRICT MAP OF MARION COUNTY, IOWA, BY REZONING (Parcel E of 2287601000) 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 5th P.M., Marion County, Iowa as recorded in Book 2025, Page 418 to be rezoned from A-1; Agricultural to A-R; Ag Residential.

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PASSED AND APPROVED this 13th day of May, 2025.]

Kisha Jahner, Chairman of the Board of Supervisors

ATTEST:

Jake Grandia, County Auditor

First reading: \_\_\_\_\_  
 Second reading: \_\_\_\_\_  
 Third reading: \_\_\_\_\_  
 Publication Date: \_\_\_\_\_

*(Parcel E of 2287601000) 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 5th P.M., Marion County, Iowa as recorded in Book 2025, Page 418.*



6. Resolution 2025-30:

- Final Plat of Sunset Acres Subdivision



RESOLUTION NO. 2025-30

RESOLUTION OF MARION COUNTY BOARD OF SUPERVISORS  
APPROVING FINAL PLAT OF SUNSET ACRES SUBDIVISION

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.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

MARION COUNTY BOARD OF SUPERVISORS

By \_\_\_\_\_  
Kisha Jahner, Chair

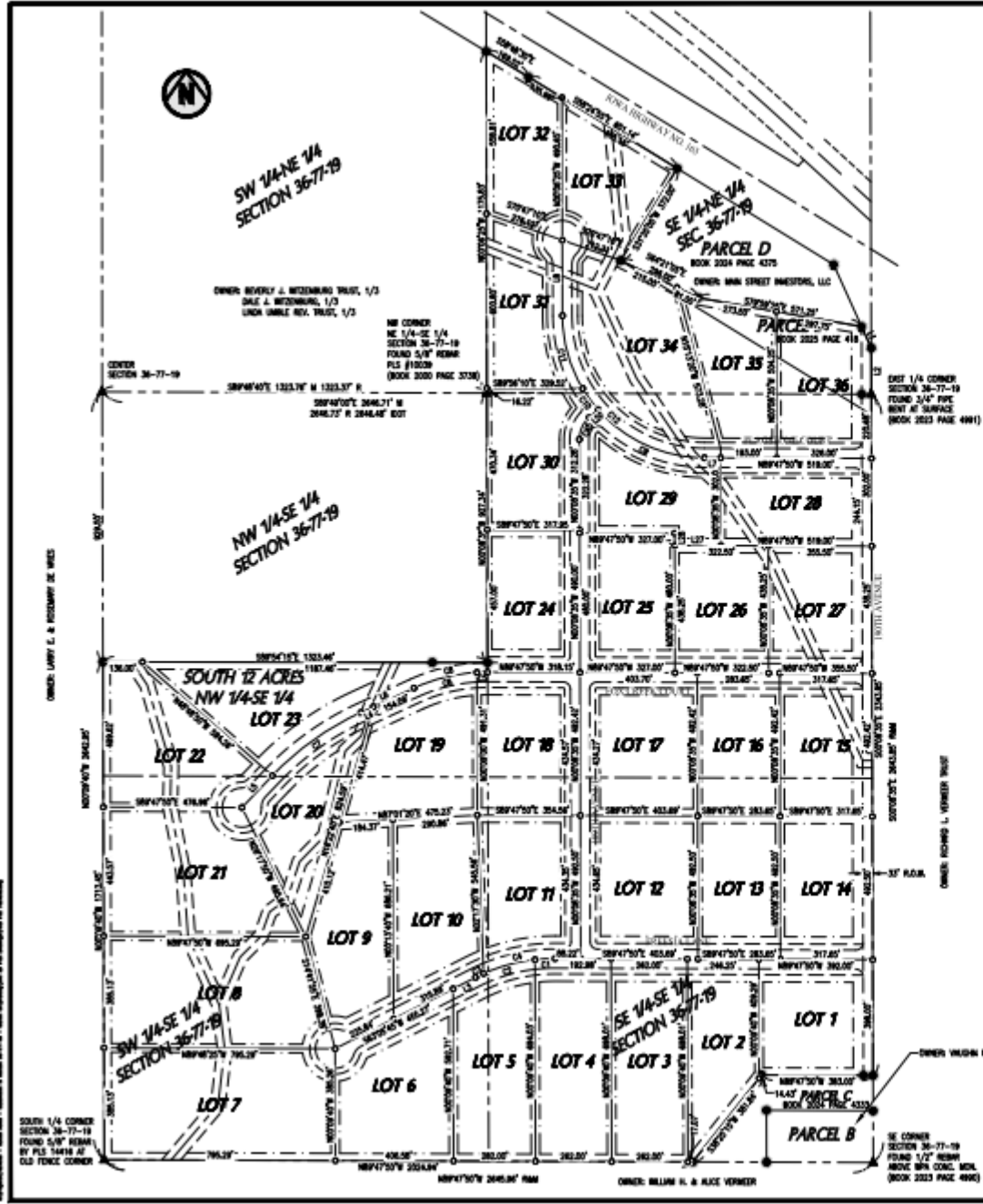
STATE OF IOWA            )  
  ) ss.  
COUNTY OF MARION    )

I, the undersigned Auditor of Marion County, Iowa, do hereby attest and certify that the above and foregoing document is a true and correct copy of the original Resolution on file in the office of the Auditor of Marion County, Iowa.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Marion County Auditor





LOT	AREA	PUBLIC EASE	ACCESS EASEMENT	NET AREA
1	3.08 AC.	0.30 AC.	0.38 AC.	3.08 AC.
2	3.19 AC.	0.30 AC.	0.19 AC.	3.08 AC.
3	4.25 AC.	0.30 AC.	0.20 AC.	4.00 AC.
4	4.20 AC.	0.30 AC.	0.30 AC.	4.00 AC.
5	4.23 AC.	0.30 AC.	0.23 AC.	4.00 AC.
6	4.07 AC.	0.30 AC.	0.40 AC.	4.17 AC.
7	7.03 AC.	0.30 AC.	0.28 AC.	6.89 AC.
8	4.58 AC.	0.30 AC.	0.27 AC.	4.50 AC.
9	4.20 AC.	0.30 AC.	0.30 AC.	4.00 AC.
10	4.28 AC.	0.30 AC.	0.28 AC.	4.00 AC.
11	4.00 AC.	0.30 AC.	0.21 AC.	3.39 AC.
12	4.06 AC.	0.30 AC.	0.26 AC.	3.96 AC.
13	3.21 AC.	0.30 AC.	0.21 AC.	3.08 AC.
14	3.08 AC.	0.37 AC.	0.22 AC.	3.00 AC.
15	3.58 AC.	0.37 AC.	0.22 AC.	3.00 AC.
16	3.21 AC.	0.30 AC.	0.21 AC.	3.08 AC.
17	4.06 AC.	0.30 AC.	0.26 AC.	3.96 AC.
18	4.01 AC.	0.30 AC.	0.20 AC.	3.39 AC.
19	4.28 AC.	0.30 AC.	0.28 AC.	3.97 AC.
20	3.47 AC.	0.30 AC.	0.47 AC.	3.00 AC.
21	5.97 AC.	0.30 AC.	0.11 AC.	5.88 AC.
22	4.06 AC.	0.30 AC.	0.19 AC.	4.38 AC.
23	4.72 AC.	0.30 AC.	0.25 AC.	4.07 AC.
24	3.08 AC.	0.30 AC.	0.58 AC.	3.00 AC.
25	3.40 AC.	0.30 AC.	0.59 AC.	3.01 AC.
26	3.24 AC.	0.30 AC.	0.24 AC.	3.08 AC.
27	3.08 AC.	0.33 AC.	0.25 AC.	3.08 AC.
28	3.40 AC.	0.23 AC.	0.37 AC.	3.08 AC.
29	3.67 AC.	0.30 AC.	0.27 AC.	3.28 AC.
30	3.68 AC.	0.30 AC.	0.43 AC.	3.28 AC.
31	3.40 AC.	0.30 AC.	0.40 AC.	3.08 AC.
32	3.14 AC.	0.30 AC.	0.27 AC.	3.07 AC.
33	3.11 AC.	0.30 AC.	0.10 AC.	3.01 AC.
34	5.98 AC.	0.30 AC.	0.22 AC.	5.18 AC.
35	3.15 AC.	0.30 AC.	0.15 AC.	3.08 AC.
36	3.04 AC.	0.32 AC.	0.22 AC.	3.08 AC.
TOTAL	147.06 AC.	1.82 AC.	10.14 AC.	132.89 AC.

**OWNER AND DEVELOPER:**  
SUNSET ACRES GROUP LLC  
PO BOX 462  
PELVA, IOWA 50219

**ENGINEER AND SURVEYOR:**  
GARDEN & ASSOCIATES, LTD.  
1701 360 AVE EAST  
OSAKA, IOWA  
641-472-2528

**ADDRESS OF PROPERTY:**  
SOUTH AVENUE  
PELVA, IA 50219

**ZONING:** A-R - AGRICULTURAL RESIDENTIAL DISTRICT

**MINIMUM LOT REQUIREMENTS:**  
MINIMUM LOT WIDTH - 100 FEET  
MINIMUM LOT AREA - 3 ACRES

**BUILDING SETBACK REQUIREMENTS:**  
SIDE (L) SETBACK - 30 FEET  
FRONT YARD - 30 FEET  
REAR YARD - 15 FEET  
REAR YARD - 25 FEET

ALL PUBLIC EASEMENTS INCLUDING DRAINAGE EASEMENTS SHALL BE DEDICATED TO THE SUBJECT ACRES HOMEOWNERS ASSOCIATION. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE CONSTRUCTED IN SAID EASEMENT WAY, 50' SIDE PUBLIC UTILITY EASEMENTS SHALL BE PROVIDED ALONG PROPOSED PRIVATE ACCESS EASEMENTS AS SHOWN.

ALL SUBDIVISION ROADS AND CLEARWAYS SHALL REMAIN PRIVATE. THE PRIVATE ROAD DESIGN DOES NOT MEET THE REQUIREMENTS OF IOWA COUNTY ORDINANCES. COMPLETION OF THE SUBDIVISION SHALL NOT COMPEL THE COUNTY TO MAINTAIN ANY PORTION OF THE INFRASTRUCTURE DEVELOPMENT OF THE STREET GRIDES AND STORM WATER SHALL COMPLY WITH SUDAS STANDARDS.

NO LOTS SHALL HAVE DIRECT ACCESS TO 190TH AVENUE.

TOTAL AREA OF DEVELOPMENT = 147.06 ACRES.

**LEGAL DESCRIPTION:**

A tract of land being that part of the East Half of the Northwest Quarter of Section 36 - Township 77 North - Range 19 West of the 5th PM, Marion County, Iowa being South of Iowa Highway No. 161, except Parcel D of the Southeast Quarter of said Section 36 according to the Plat of Survey of said Parcel D recorded in Book 2024 page 4370, Marion County Records,

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

and the South 194 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 2024 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 147.06 acres subject to the county roadway in 190th Avenue containing 1.82 acres along the entire East side of said tract of land.

FILED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, MARION COUNTY, IOWA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

FILED IN THE COUNTY CLERK'S OFFICE, MARION COUNTY, IOWA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

FILED IN THE COUNTY BOARD OF SUPERVISORS, MARION COUNTY, IOWA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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FILED IN THE COUNTY BOARD OF SUPERVISORS, MARION COUNTY, IOWA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

**GENERAL SYMBOL LEGEND**

- ▲ = SECTION CORNER MARK
- = PROPERTY CORNER MARK (ONLY WHEN PLS PROVIDED)
- = PROPERTY CORNER SET (ONLY IF SHOWN AS PLS PROVIDED)
- PAE = PUBLIC UTILITY EASEMENT



I hereby certify that this land surveying document was prepared and the field or any work was performed 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.

Gordon J. Hagaman, P.E., P.L.S.  
License number: 14418  
My license renewal date is December 31, 2026  
Pages or sheets covered by this seal

**GARDEN & ASSOCIATES, LTD.**  
ENGINEERS & SURVEYORS

SUNSET ACRES  
EAST 1/2, SECTION 36-77-19  
MARION COUNTY, IOWA

SHUTTLE FINAL PLAT

SCALE:

DRAWN BY: TFSI

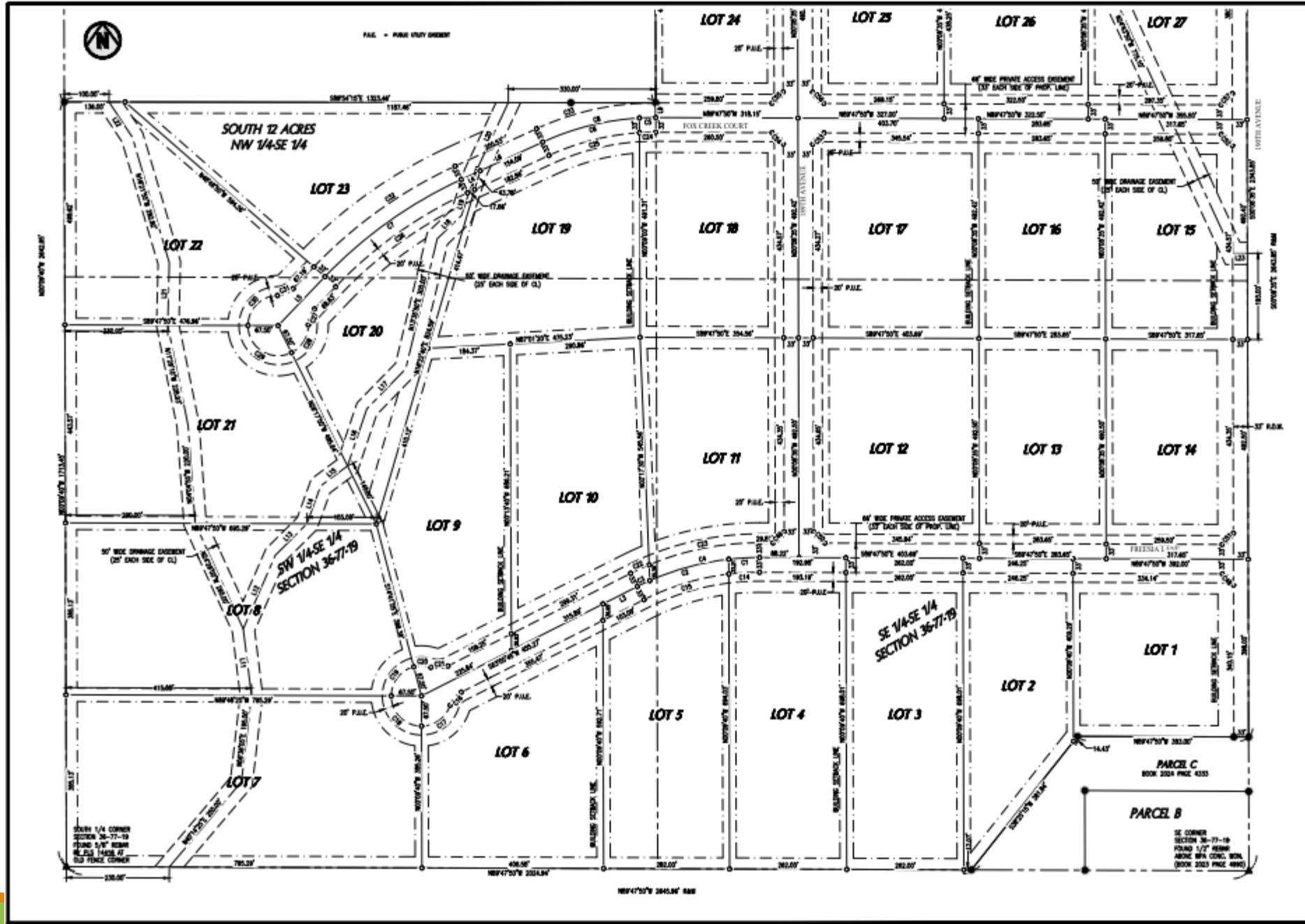
APPROVED: RJN

REVISIONS:

DATE: APR. 18, 2024

PROJECT NO.: 7024335

SHEET NO.: 1 OF 3



SUNSET ACRES  
EAST 1/2, SECTION 36-77-19  
MARION COUNTY, IOWA

SHEET TITLE  
FINAL PLAT

SCALE:  

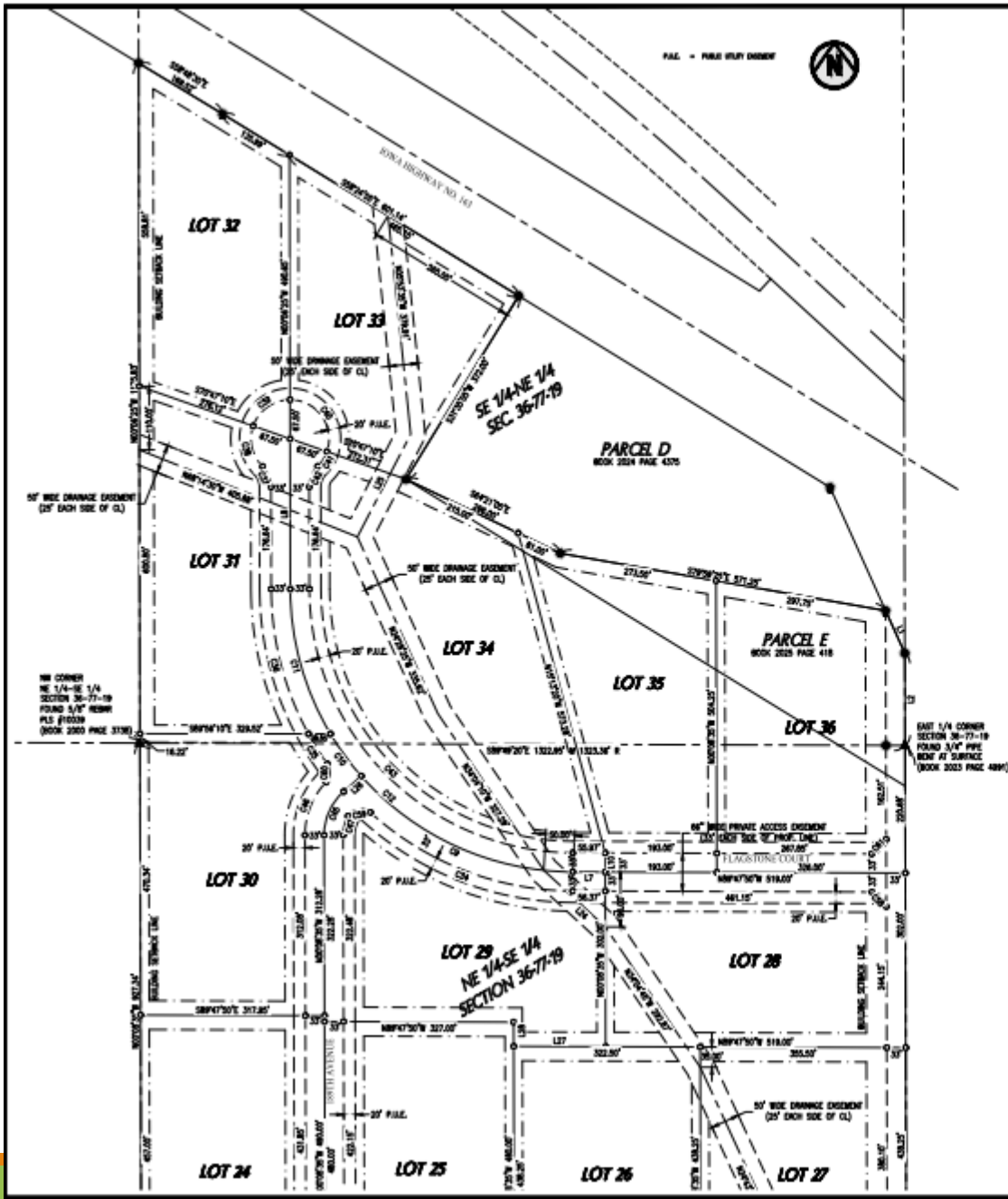

DRAWN BY:  
TTH

APPROVED:  
RJR

DATE:  
APR. 13, 2025

PROJECT NO.:  
7034335

SHEET NO.:  
2 OF 3



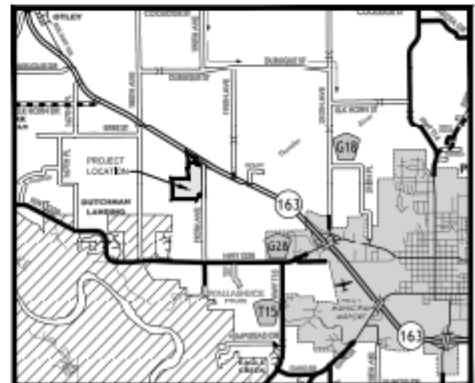
FILE - FINAL SURVEY



CURVE TABLE					
CURVE	LENGTH	ADIUS	CHORD	DELTA	
C1	68.10'	602.00'	68.11'	58°54'30"W	47°34'12"
C2	183.80'	602.00'	183.17'	52°44'30"W	173°23'37"
C3	30.00'	602.00'	30.00'	90°00'00"W	180°00'00"
C4	252.00'	602.00'	251.12'	57°03'30"W	347°00'20"
C5	36.40'	602.00'	36.40'	90°00'00"W	180°00'00"
C6	234.20'	602.00'	233.00'	57°00'00"W	317°23'37"
C7	378.40'	1002.00'	374.71'	58°47'30"W	317°30'48"
C8	265.00'	602.00'	264.00'	57°14'30"W	317°43'24"
C9	413.60'	492.00'	401.42'	58°29'30"W	492°11'45"
C10	80.20'	492.00'	80.22'	100°00'00"W	180°00'00"
C11	263.00'	492.00'	258.94'	51°29'30"W	324°45'47"
C12	767.04'	492.00'	691.00'	54°51'30"W	694°11'25"
C13	66.80'	367.00'	66.80'	90°00'00"W	180°00'00"
C14	186.40'	367.00'	184.23'	58°40'30"W	478°00'00"
C15	186.20'	367.00'	184.23'	57°29'30"W	370°00'00"
C16	39.32'	50.00'	39.32'	90°00'00"W	180°00'00"
C17	84.50'	67.00'	78.16'	53°29'30"W	174°48'00"
C18	104.40'	67.00'	66.75'	58°40'30"W	692°11'15"
C19	86.40'	67.00'	62.28'	63°44'30"W	370°00'00"
C20	39.32'	67.00'	39.32'	90°00'00"W	180°00'00"
C21	39.32'	50.00'	39.32'	90°00'00"W	180°00'00"
C22	45.81'	633.00'	45.80'	90°00'00"W	180°00'00"
C23	253.80'	633.00'	252.18'	61°04'30"W	329°04'41"
C24	36.20'	367.00'	36.20'	90°00'00"W	180°00'00"
C25	210.22'	367.00'	208.02'	57°29'30"W	317°43'24"
C26	364.40'	367.00'	362.24'	58°29'30"W	317°23'48"
C27	39.32'	50.00'	39.32'	90°00'00"W	180°00'00"
C28	76.60'	67.00'	72.60'	53°17'30"W	692°03'54"
C29	121.20'	67.00'	114.80'	58°02'30"W	119°23'00"
C30	104.22'	67.00'	94.22'	64°29'30"W	693°00'00"
C31	39.32'	50.00'	39.32'	90°00'00"W	180°00'00"
C32	390.80'	1023.00'	388.48'	58°21'30"W	314°02'20"
C33	275.20'	633.00'	273.02'	61°14'30"W	349°42'24"
C34	363.12'	623.00'	375.17'	68°40'30"W	425°02'17"
C35	61.70'	623.00'	61.12'	62°29'30"W	694°11'30"
C36	281.25'	623.00'	278.54'	64°42'30"W	383°12'12"

CURVE TABLE					
CURVE	LENGTH	ADIUS	CHORD	DELTA	
C37	39.32'	50.00'	39.32'	90°00'00"W	180°00'00"
C38	76.64'	67.00'	71.80'	62°28'30"W	642°21'43"
C39	63.27'	67.00'	58.00'	68°33'30"W	70°45'48"
C40	126.70'	67.00'	113.12'	53°28'30"W	158°18'12"
C41	33.22'	67.00'	33.07'	53°28'30"W	32°44'18"
C42	39.32'	50.00'	39.32'	90°00'00"W	180°00'00"
C43	715.20'	407.00'	644.50'	54°51'30"W	694°11'25"
C44	85.81'	1002.00'	82.48'	52°12'30"W	492°11'45"
C45	161.60'	1332.00'	160.64'	62°12'30"W	472°11'25"
C46	24.21'	67.00'	23.80'	64°21'30"W	392°01'17"
C47	39.32'	50.00'	39.32'	90°00'00"W	180°00'00"
C48	39.32'	50.00'	39.32'	90°00'00"W	180°00'00"
C49	39.32'	50.00'	39.32'	90°00'00"W	180°00'00"
C50	39.32'	50.00'	39.32'	90°00'00"W	180°00'00"
C51	39.32'	50.00'	39.32'	90°00'00"W	180°00'00"
C52	39.32'	50.00'	39.32'	90°00'00"W	180°00'00"
C53	39.32'	50.00'	39.32'	90°00'00"W	180°00'00"
C54	39.32'	50.00'	39.32'	90°00'00"W	180°00'00"
C55	39.32'	50.00'	39.32'	90°00'00"W	180°00'00"
C56	39.32'	50.00'	39.32'	90°00'00"W	180°00'00"
C57	39.32'	50.00'	39.32'	90°00'00"W	180°00'00"
C58	39.32'	50.00'	39.32'	90°00'00"W	180°00'00"
C59	44.80'	25.00'	38.14'	58°42'30"W	159°02'43"
C60	34.20'	25.00'	31.74'	67°38'30"W	78°46'54"
C61	39.32'	50.00'	39.32'	90°00'00"W	180°00'00"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S34°14'20"E	88.48'
L2	N00°00'40"W	108.81'
L3	N00°00'40"W	88.48'
L4	N89°17'30"E	46.43'
L5	N42°41'30"E	191.80'
L6	N89°17'30"E	200.23'
L7	N89°17'30"E	58.17'
L8	N00°00'20"W	208.81'
L9	N00°12'10"E	33.00'
L10	N00°00'20"W	33.00'
L11	N00°01'10"W	108.80'
L12	N27°29'00"E	186.50'
L13	N40°02'10"E	108.80'
L14	N19°03'20"E	88.48'
L15	N57°18'20"E	75.00'
L16	N19°23'20"E	128.00'
L17	N44°17'00"E	128.00'
L18	N44°17'10"E	75.00'
L19	N17°01'10"E	108.80'
L20	N22°02'10"E	174.32'
L21	N07°28'00"E	148.00'
L22	N32°27'20"W	88.48'
L23	S89°11'20"W	33.00'
L24	N47°11'20"W	144.00'
L25	N27°28'10"E	200.00'
L26	N00°00'20"W	41.70'





## 7. Public Hearing:

Proposed Marion County Zoning Map Amendment Ordinance 2025-3 to Amend the Zoning District Map of Marion County, Iowa, by Rezoning 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 to be rezoned to M-1; Light Industrial.





## Marion County Zoning Department

Melissa Poffenbarger, Zoning Administrator  
214 East Main St., Suite 2  
Knoxville, IA 50138  
641-828-2231 option 9

The Marion County Board of Supervisors  
Will be holding a public hearing on  
May 13, 2025, at 9:00a.m.  
At Marion County Office Building  
3014 E. Main St., Knoxville, IA 50138

Members of the public are welcome to attend. All meetings are "in person" meetings. Virtual options are available at this time. Marion County Supervisors is inviting you to a scheduled Zoom meeting.

#### ZOOM LINK:

Members of the public are welcome to attend. The online options are available on the Marion County  
Website: [https://marioncountyiowa.gov/board\\_of\\_supervisors/meetings/may\\_13\\_2025](https://marioncountyiowa.gov/board_of_supervisors/meetings/may_13_2025).

Public comments related to any matter on the agenda can be emailed to:  
mpoffenbarger@marioncountyiowa.gov or presented at the meeting. For questions concerning any item on  
the agenda please contact the Marion County Zoning Office (641)828-2231option 9.

A public hearing will be held for the following:

The zoning of the properties owned by Two Rivers Coop 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.

Melissa Poffenbarger  
Marion County Zoning Administrator



**AN ORDINANCE TO AMEND THE ZONING DISTRICT MAP OF MARION COUNTY, IOWA, BY REZONING**

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. to be rezoned to M-1; Light Industrial.

**WHEREAS**, on the 15th day of April, 2025, the Zoning Commission of the County of Marion, Iowa, recommended to the Board of Supervisors that the property documented as: *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. to be rezoned to M-1; Light Industrial.*

**WHEREAS**, on the 13th day of May, 2025, after due notice and public hearing as provided by law, the Board of Supervisors now deems it reasonable and appropriate to rezone said property.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF MARION COUNTY, IOWA:**

**Section 1:** That the Marion County Zoning Ordinance Chapter 55 of the Code of the County of Marion, Iowa, be and it is hereby amended by rezoning the following described property from to **M-1; Light Industrial.**

**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 to be rezoned to M-1; Light Industrial.**

**Section 2:** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**Section 3:** This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

**PASSED AND APPROVED** this 13th day of May, 2025.

\_\_\_\_\_  
Kisha Jahner, Chairman of the Board of Supervisors

ATTEST:

\_\_\_\_\_  
Jake Grandia, County Auditor

First reading: \_\_\_\_\_  
Second reading: \_\_\_\_\_  
Third reading: \_\_\_\_\_  
Publication Date: \_\_\_\_\_



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.



8. Ordinance 2025-3:

Approve 1<sup>st</sup> Reading proposed Marion County Ordinance 2025-3 Zoning Map Amendment – Rezoned to M-1: Light Industrial



**AN ORDINANCE TO AMEND THE ZONING DISTRICT MAP OF MARION COUNTY, IOWA, BY REZONING**

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. to be rezoned to M-1; Light Industrial.

**WHEREAS**, on the 15th day of April, 2025, the Zoning Commission of the County of Marion, Iowa, recommended to the Board of Supervisors that the property documented as: *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. to be rezoned to M-1; Light Industrial.*

**WHEREAS**, on the 13th day of May, 2025, after due notice and public hearing as provided by law, the Board of Supervisors now deems it reasonable and appropriate to rezone said property.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF MARION COUNTY, IOWA:**

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**Section 2:** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**Section 3:** This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

**PASSED AND APPROVED** this 13th day of May, 2025.

\_\_\_\_\_  
Kisha Jahner, Chairman of the Board of Supervisors

ATTEST:

\_\_\_\_\_  
Jake Grandia, County Auditor

First reading: \_\_\_\_\_  
Second reading: \_\_\_\_\_  
Third reading: \_\_\_\_\_  
Publication Date: \_\_\_\_\_



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.



9. Ordinance 2025-3:

Waive 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.



**AN ORDINANCE TO AMEND THE ZONING DISTRICT MAP OF MARION COUNTY, IOWA, BY REZONING**

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. to be rezoned to M-1; Light Industrial.

**WHEREAS**, on the 15th day of April, 2025, the Zoning Commission of the County of Marion, Iowa, recommended to the Board of Supervisors that the property documented as: *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. to be rezoned to M-1; Light Industrial.*

**WHEREAS**, on the 13th day of May, 2025, after due notice and public hearing as provided by law, the Board of Supervisors now deems it reasonable and appropriate to rezone said property.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF MARION COUNTY, IOWA:**

**Section 1:** That the Marion County Zoning Ordinance Chapter 55 of the Code of the County of Marion, Iowa, be and it is hereby amended by rezoning the following described property from to **M-1; Light Industrial**.

**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 to be rezoned to M-1; Light Industrial.**

**Section 2:** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**Section 3:** This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

**PASSED AND APPROVED** this 13th day of May, 2025.

\_\_\_\_\_  
Kisha Jahner, Chairman of the Board of Supervisors

ATTEST:

\_\_\_\_\_  
Jake Grandia, County Auditor

First reading: \_\_\_\_\_  
Second reading: \_\_\_\_\_  
Third reading: \_\_\_\_\_  
Publication Date: \_\_\_\_\_



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.



10. Resolution 2025-51:

Adopt New Load Limits on Certain Bridges Located in Marion County,  
Iowa on the Secondary Road System





**RESOLUTION NO. 2025-51**

**RESOLUTION ADOPTING NEW LOAD LIMITS ON CERTAIN BRIDGES LOCATED IN MARION COUNTY, IOWA ON THE SECONDARY ROAD SYSTEM**

**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

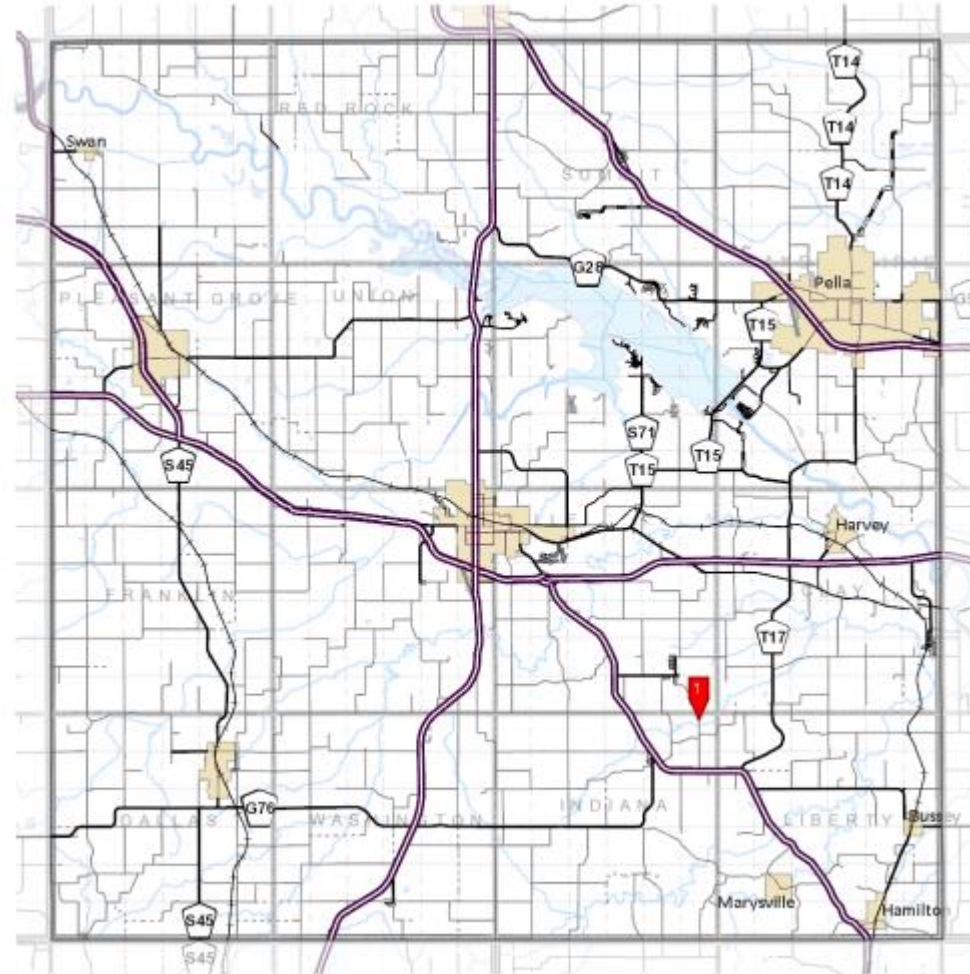
**NOW THEREFORE, BE IT RESOLEVED**, this \_\_\_\_ day of \_\_\_\_\_, 2025, that the above recommended safe operating load limits be adopted for the corresponding bridges, and that proper signage shall be erected and maintained that indicates the safe operating load until the posted bridge is repaired,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

Adopted this \_\_\_\_\_ day of May, 2025

\_\_\_\_\_  
Kisha Jahner  
Marion County Board Chair

Attest:

\_\_\_\_\_  
Jake Grandia  
Auditor



## 11. Public Hearing:

### Proposed: Attica Alley ROW Vacation

Prepared by Tyler R. Christian, P.E., Marion County Engineer, 402 Willetts Drive, Knoxville, Iowa 50138 Phone: (641) 828-2225

#### NOTICE TO VACATE

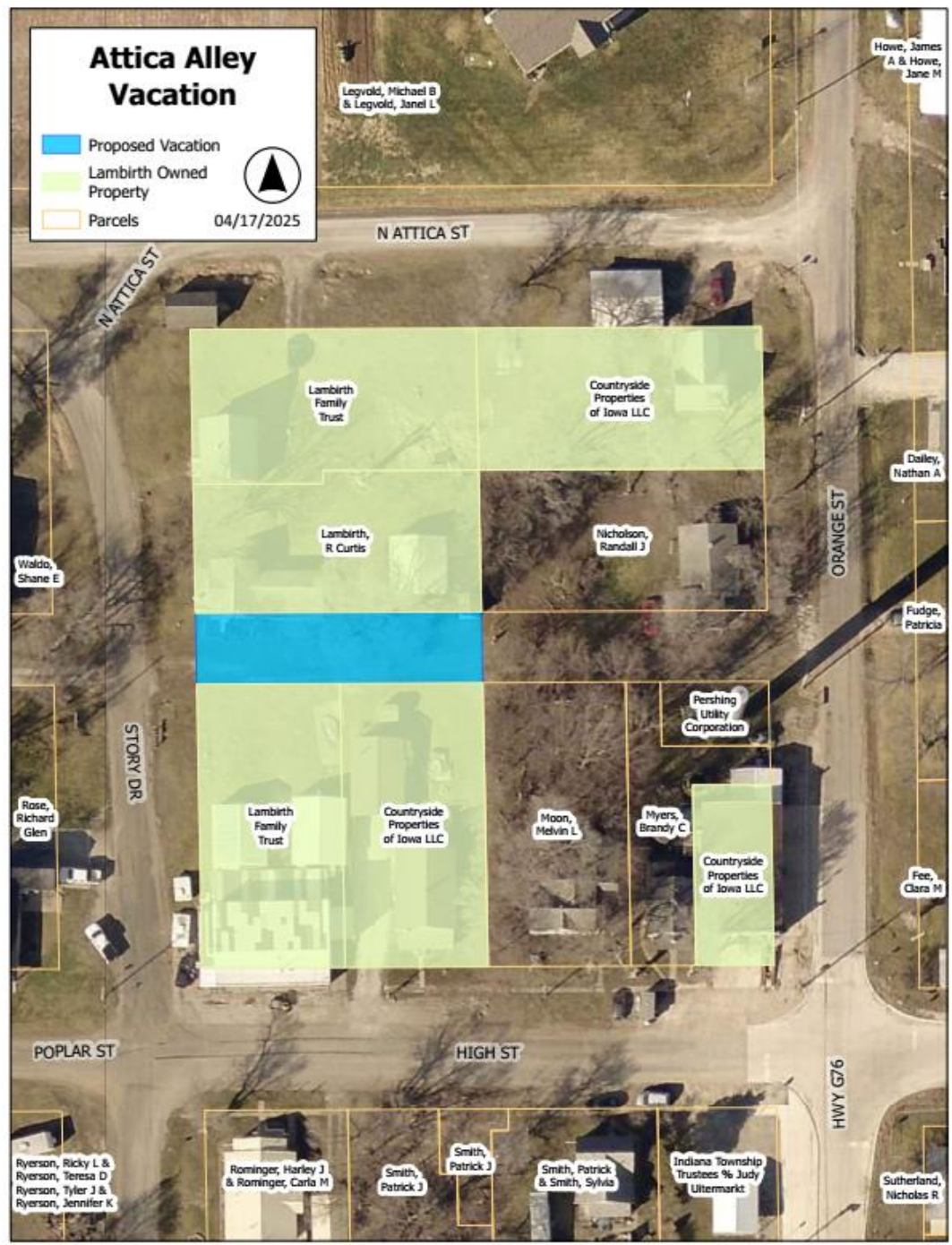
Be it resolved by the Marion County Board of Supervisors that the matter of vacating all or part of certain road rights-of-way as existing, in Marion County, Iowa and subject to the rights of ingress and egress of any and all existing utilities, being more particularly described as:

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.

shall come on for hearing before the Marion County Board of Supervisors, 3014 E. Main Street in Knoxville, Iowa at 9:00 AM on the 13th day of May, 2025, and that notice of said hearing shall be given by Marion County not less than four (4) nor more than twenty (20) days prior to said hearing by one publication in an official newspaper of general circulation in Marion County, Iowa. You shall have the right to file in writing, per Iowa Code 306.14, any objections as well as the right to claim damages at any time on or before the date fixed for hearing and if not so filed the right to claim damages will be lost. If no objections are filed on or before the above named date, said road will be hereby closed and vacated. Please, do not hesitate to call the Marion County Engineers Office at (641) 828-2225 with any questions.

Chair, Marion County Board of Supervisors







## 12. Resolution 2025-50: Attica Alley ROW Vacation

### RESOLUTION NO. 2025-50

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

Adopted this 13th day of May, 2025|

---

Marion County Board Chair

Attest:

---

Jake Grandia  
Auditor

13. Resolution 2025-47:

Award of Contract for S45 Resurfacing STP-S-CO63(150)-5E-63  
– Norris Asphalt Paving Co.



**RESOLUTION NO. 2025-47**

**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;

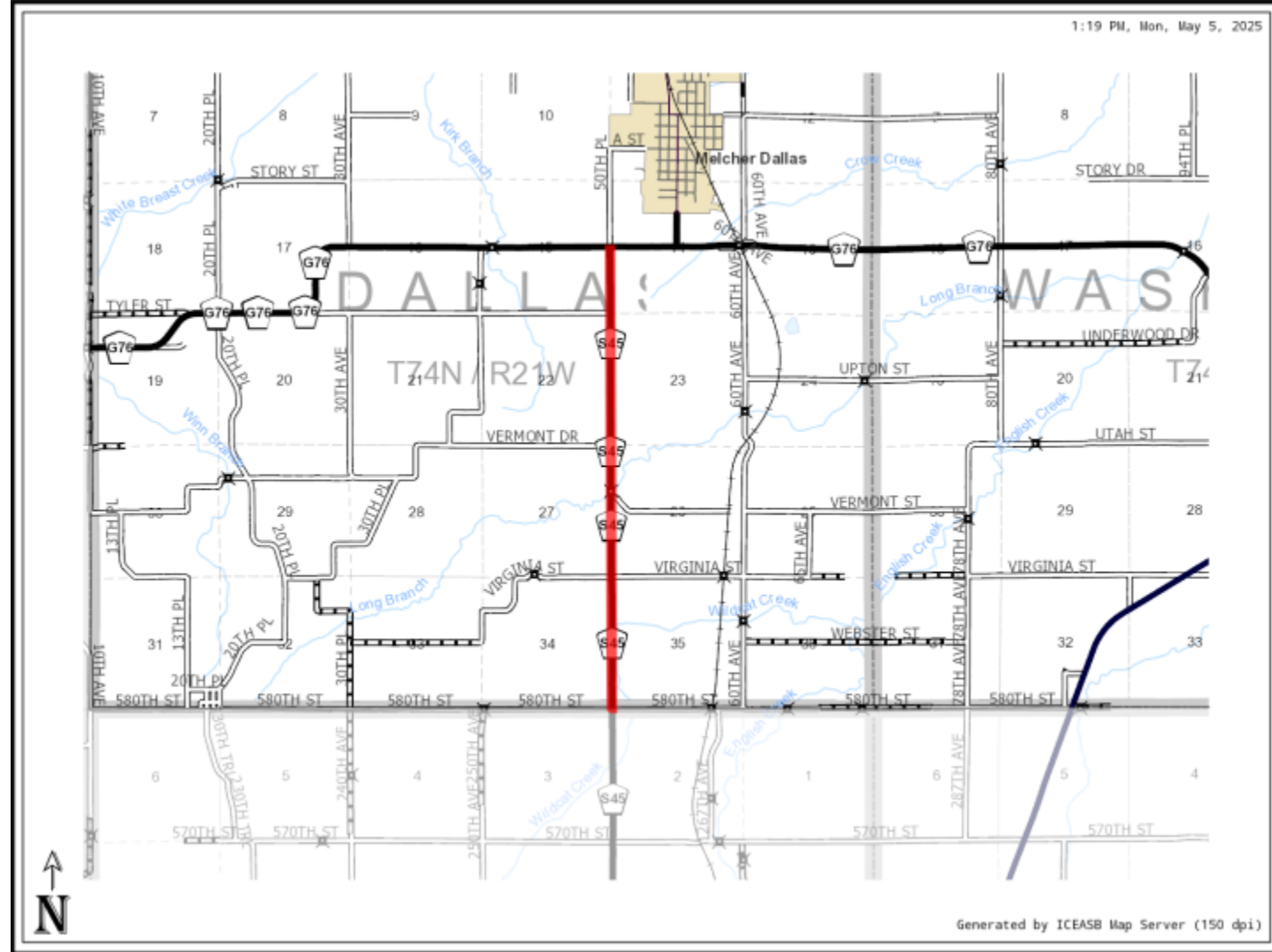
**NOW THEREFORE, BE IT RESOLVED;** that Marion County approve the award of a construction contract and bonds for project STP-S-CO63(150)—5E-63 with; Norris Asphalt Paving Co., LC in the amount of \$1,350,045.78 for HMA Resurfacing on S45 in Marion County, IA.

Adopted this \_\_\_\_\_ day of May, 2025

\_\_\_\_\_  
Kisha Jahner  
Marion County Board Chair

Attest:

\_\_\_\_\_  
Jake Grandia  
Auditor



14. Resolution 2025-55:

Road Department Junction 92 Shop Project Change Order #4



**Change Order**

<b>PROJECT:</b> <i>(Name and address)</i> #1075 Marion County Maintenance Facility Knoxville, IA	<b>CONTRACT INFORMATION:</b> Contract For: General Construction including Electrical and Mechanical Date: December 12, 2023	<b>CHANGE ORDER INFORMATION:</b> Change Order Number: 004 Revised  Date: May 2, 2025
<b>OWNER:</b> <i>(Name and address)</i> Marion County  214 East Main St. Knoxville, IA 50138	<b>ARCHITECT:</b> <i>(Name and address)</i> Frevort-Ramsey-Kobes Architects-Engineers, P.C. 2600 Westown Parkway, Suite 340 West Des Moines, IA 50266	<b>CONTRACTOR:</b> <i>(Name and address)</i> Breiholz Construction Company  1527 Maine St. Des Moines, Iowa 50314

**RESOLUTION NO. 2025-55**

**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 -\$12,000.00 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.

Adopted this \_\_\_\_\_ day of May, 2025

\_\_\_\_\_  
Kisha Jahner  
Marion County Board Chair

Attest:

\_\_\_\_\_  
Jake Grandia  
Auditor

**THE CONTRACT IS CHANGED AS FOLLOWS:**

*(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)*

- |  |                                   |
|--|-----------------------------------|
| 1. Per RFI Item #31 and Change Request #12, replace 60 psi rated underslab insulation with 25 psi rated underslab insulation in the deduct amount of | DEDUCT (\$14,000.00)              |
| 2. Per Change Request #14 and Owner request, remove fire rated windows from the project in the deduct amount of                                      | DEDUCT (\$ 7,000.00)              |
|  | <b>TOTAL DEDUCT (\$21,000.00)</b> |



**CREDIT THE CONTRACT**

The original Contract Sum was	\$ 5,837,000.00
The net change by previously authorized Change Orders	\$ -198,474.97
The Contract Sum prior to this Change Order was	\$ 5,638,525.03
The Contract Sum will be decreased by this Change Order in the amount of	\$ 21,000.00
The new Contract Sum including this Change Order will be	\$ 5,617,525.03

The Contract Time will be unchanged by Zero (0) days.  
The new date of Substantial Completion will be unchanged.

**NOTE:** This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

**NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.**

Frevort-Ramsey-Kobes Architects-Engineers, P.C.	Breiholz Construction Company	Marion County
_____ <b>ARCHITECT</b> <i>(Firm name)</i>	_____ <b>CONTRACTOR</b> <i>(Firm name)</i>	_____ <b>OWNER</b> <i>(Firm name)</i>
 _____ <b>SIGNATURE</b>	 _____ <b>SIGNATURE</b>	_____ <b>SIGNATURE</b>
Thomas C. Wollan, AIA, LEED AP _____ <b>PRINTED NAME AND TITLE</b>	Mitch Zeman V.P. _____ <b>PRINTED NAME AND TITLE</b>	_____ <b>PRINTED NAME AND TITLE</b>
5.2.2025 _____ <b>DATE</b>	5/2/25 _____ <b>DATE</b>	_____ <b>DATE</b>



15. Resolution 2025-48:

Award of Contract for the Wabash Railroad Bridge Demolition (Dollar Bridge)



**RESOLUTION NO. 2025-48**

**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.

Adopted this \_\_\_\_\_ day of May, 2025

\_\_\_\_\_  
Kisha Jahner  
Marion County Board Chair

Attest:

\_\_\_\_\_  
Jake Grandia  
Auditor



M-DOLLAR26-4 Bid Tabulation Marion County Work Type: Bridge Removal Letting Date: 5/6/2025 10:00 AM		Addendum Acknowledged	X		X		X		X		X		X		X			
		Acceptable Bid Bond	X		X		X		X		X		X		X			
		Apparent Low Bid	BOULDER CONTRACTING, LLC. PO BOX 310 GRUNDY CENTER, IA 50638		DW Zinser Demolition 1775 Commercial Drive Walford, IA 52351		Van Gorp Trucking 366 240th Place Peella, IA 50219		MINTURN, INC. 144 W. FRONT ST. BROOKLYN, IA 52211		Ram Development , LLC 2507 E 21st St DesMoines, IA 50317		UNITED CONTRACTORS INC. AND SUBSIDIARIES 6678 NW 62ND AVENUE (UPS ONLY)		VEIT & COMPANY, INC. 14000 VEIT PLACE ROGERS, MN 55374			
Item Number	Description	Units	Quantity	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	
1	2401-6745625	REMOVAL OF EXISTING BRIDGE	LS	1.00	\$221,000.00	\$221,000.00	\$257,950.00	\$257,950.00	\$558,000.00	\$558,000.00	\$764,200.00	\$764,200.00	\$829,900.00	\$829,900.00	\$1,436,000.00	\$1,436,000.00	\$1,627,865.83	\$1,627,865.83
2	2528-8445110	TRAFFIC CONTROL	LS	1.00	\$7,500.00	\$7,500.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$10,000.00	\$10,000.00	\$7,500.00	\$7,500.00	\$10,000.00	\$10,000.00	\$13,495.44	\$13,495.44
3	2533-4980005	MOBILIZATION	LS	1.00	\$40,000.00	\$40,000.00	\$25,000.00	\$25,000.00	\$100,000.00	\$100,000.00	\$86,000.00	\$86,000.00	\$50,000.00	\$50,000.00	\$105,000.00	\$105,000.00	\$494,306.62	\$494,306.62
<b>Contract Totals</b>					<b>\$268,500.00</b>	<b>\$268,500.00</b>	<b>\$287,950.00</b>	<b>\$287,950.00</b>	<b>\$663,000.00</b>	<b>\$663,000.00</b>	<b>\$860,200.00</b>	<b>\$860,200.00</b>	<b>\$887,400.00</b>	<b>\$887,400.00</b>	<b>\$1,551,000.00</b>	<b>\$1,551,000.00</b>	<b>\$2,135,667.89</b>	<b>\$2,135,667.89</b>



# CONTRACT

## MARION County -- Bridge Removal

**Project Number: M-DOLLAR26-4**

**Letting Date: Tuesday, May 6, 2025**

THIS AGREEMENT made and entered by and between MARION County, Iowa, by its Board of Supervisors consisting of: Kisha Jahner (Chairperson), Jim Mueller, Steve McCombs, Contracting Authority, and BOULDER CONTRACTING, LLC. of, GRUNDY CENTER, IA 50638, Contractor.

WITNESSETH: That the contractor, for and in consideration of Two Hundred Sixty Eight Thousand Five Hundred Dollars and No Cents (\$268,500.00) payable as set forth in the specifications constituting a part of this contract, hereby agrees to construct in accordance with the plans and specification therefore, and in the locations designated in the notice to bidders, the various items of work as listed in the quantity and unit price tabulation

Said specifications and plans are hereby made a part of and the basis of this agreement, and a true copy of said plans and specifications are now on file in the office of the County Auditor under the date of 3/28/2025

That in consideration of the foregoing, the Contracting Authority hereby agrees to pay the Contractor, promptly and according to the requirements of the specifications the amounts set forth, subject to the conditions as set forth in the specifications

That it is mutually understood and agreed by the parties hereto that the notice to bidders, the proposal, the specifications for Project No. M-DOLLAR26-4 in MARION County, Iowa, the within contract, the contractor's bond and the general and detailed plans are and constitute the basis of the contract between the parties hereto.

That it is further understood and agreed by the parties of this contract that the above work shall be commenced and completed on or before:

Work Days	Date Type	Date	Liquidated Damages Per Day
40	Late Start Date	6/9/2025	\$1,000.00

That time is the essence of this contract and that said contract contains all of the terms and conditions agreed upon the parties hereto.

It is further understood that the Contractor consents to the jurisdiction of the courts of Iowa to hear, determine and render judgment as to any controversy arising hereunder.

IN WITNESS WHEREOF the parties hereto have set their hands for the purposes herein expressed to this and three other instruments of like tenor, as of the \_\_\_\_ Day of \_\_\_\_\_, 2025

MARION County Iowa Contracting Authority

\_\_\_\_\_  
Chairperson, County Board of Supervisors

\_\_\_\_\_  
Date

**BOULDER CONTRACTING, LLC., Contractor**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Federal ID

# SCHEDULE OF PRICES -- CONTRACT

## MARION County, Iowa -- Project M-DOLLAR26-4

Type of work : Bridge Removal

Item Number	Description	Units	Quantity	Unit Price	Total	
1.	2401-6745625	REMOVAL OF EXISTING BRIDGE	LS	1.00	\$221,000.00	\$221,000.00
2.	2528-8445110	TRAFFIC CONTROL	LS	1.00	\$7,500.00	\$7,500.00
3.	2533-4980005	MOBILIZATION	LS	1.00	\$40,000.00	\$40,000.00
				<b>Contract Total</b>		<b>\$268,500.00</b>

STANDARD SPECIFICATIONS OF THE IDOT, SERIES 2023, AND CURRENT SUPPLEMENTAL SPECIFICATIONS SHALL APPLY.

The County, in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation issued pursuant to such Act, hereby notifies all bidders that it will affirmatively insure that in any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

16. Resolution 2025-49:

Compensation Study Request for Proposal



**RESOLUTION NO. 2025-49**

**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.

Adopted this \_\_\_\_\_ day of May, 2025

\_\_\_\_\_  
Kisha Jahner  
Marion County Board Chair

Attest:

\_\_\_\_\_  
Jake Grandia  
Auditor





**REQUEST FOR PROPOSAL  
COMPENSATION, JOB CLASSIFICATION STUDY  
May 13, 2025**

Marion County is accepting proposals for the purpose of selecting a professional consulting firm to review and update its current compensation and job classification program, review of exempt and non-exempt status, as well as an update of all job descriptions. Previous experience with public sector agencies is preferred. The scope of required services is outlined in this document.

Please submit electronic proposals no later than 4:00 p.m. on Wednesday, June 13, 2025. Confirmation of receipt can be verified by emailing [kjahner@marioncountyiowa.gov](mailto:kjahner@marioncountyiowa.gov). Please mail or deliver five (5) hard copies also by this date and time to the mailing address below.

Final proposal to Project Contact:  
Kisha Jahner  
Board of Supervisor Chair  
214 E. Main St.  
Knoxville, IA 50138  
[kjahner@marioncountyiowa.gov](mailto:kjahner@marioncountyiowa.gov)

Both electronic and hard copies need to be submitted. Electronic copies shall be submitted for official receipt by the date and time listed above, however, five hard copies shall immediately follow and be submitted as supplementary to the official electronic copies. Any party submitting a proposal is responsible for ensuring their proposal is received by Marion County at the stated email on or prior to the due date. Late submittals at 4:01 p.m. will not be considered. Marion County is not responsible for delays, technical problems or other issues preventing the delivery of proposal before the deadline. It is the consultant's responsibility to ensure the timely delivery of their proposal.

Proposals must include the information as specified in this document. Proposals that do not meet the criteria and conditions as outlined will not be considered. Marion County reserves the right to reject any and all proposals, to waive any informality, to accept any proposal that it believes to be in the County's best interest, or to negotiate with any one or more respondents or other parties for the performance of all or some components of the request. Marion County reserves the right to award, complete, or accept the proposal as presented.

Evaluations will be conducted upon receipt of proposal and may include interviews and additional questions for those submitting proposals, with final award of the contract anticipated on June 24, 2025.

**INTRODUCTION**

Marion County is in south central Iowa immediately southeast of Polk County and the Des Moines metropolitan area. Marion County encompasses 571 square miles and is home to approximately 33,414 residents (2020 Census), making it Iowa's 21<sup>st</sup> most populated county. Marion County has a very robust manufacturing presence and is home to Lake Red Rock, Iowa's Largest Lake. The County's annual operating budget is around \$36 million.

The County has a three-member Board of Supervisors. The County government is made up of 16 departments, five of which are elected offices. The County employs approximately 147 permanent employees, 19 part-time employees and five temporary employees on an annual basis. There are 86 unique non-represented salaried and hourly positions (which include 11 department heads) and 5 unique represented positions. The study will not include elected officials.

**GENERAL DESCRIPTION OF PROJECT**

The RFP should specifically address the County Departments as follows:

Elected Office's Staff (not to include Elected Officials):

- Attorney
- Auditor
- Recorder
- Sheriff
- Treasurer

County Departments, including both Department Heads and Staff:

- Assessors
- Conservation
- Development Commission
- Emergency Management/911 (EMA)
- Human Resources
- Information Technology (IT)
- Maintenance
- Public Health
- Road Department
- Veterans Affairs
- Zoning

The project consists of a review of hourly and salaried positions, wages, and benefits of both exempt/non-exempt status. Each employee has a current rate of pay documented. Currently, Marion County has no pay scale and would like one proposed for each title as part of this study. New wage scale systems or methods shall include education to HR Director, Department Heads, and Board of Supervisors.

Additionally, a review of both hourly and salaried job descriptions and classifications using comparable market information. Provide final report with salary grade/step matrix recommendations by position and implementation plan alternatives.

Desired outcome will be a creation of a job evaluation system that:

1. Provides clear distinctions in different job levels
2. Promotes internal equity
3. Provides legally defensible classification specifications (Americans with Disabilities Act (ADA), Fair Labor Standards Act (FLSA) especially exempt / non-exempt classifications)
4. Assigns classifications within recommended system that are labor market appropriate

#### SCOPE OF SERVICES:

1. Project planning, consultations, and progress reports with the Human Resource Director. Assistance with management and employee communication throughout project phases.
2. Review and analyze Marion County's current job descriptions and classification structure. Assist with updating and revising job descriptions as needed to be ADA/EEO compliant.
3. Gather the necessary information using questionnaires, job audits, personal interview or other accepted methods, to develop and/or revise job descriptions related to positions, tasks, and responsibilities.
4. Recommend title modifications and reclassifications for consideration.
5. Conduct marketplace research to determine appropriate competitive compensation (base pay) relationships and benefit package so the County can successfully recruit/retain highly qualified employees. Solicit comparable employers for participation and data from published surveys. Consolidate data and calculate prevailing rates for benchmark jobs.
6. Recommend pay range options for all titles, including department head positions.
7. Recommend assignment of each position to an appropriate scale based on appropriate marketplace considerations and internal equity. Identify any potential pay compression issues and provide alternative solutions and/or transition plan.
8. Meet with County's Board of Supervisor Chair and HR Director to recommend any structural changes or training necessary to continue process.
9. Provide fiscal impact estimates for implementing recommended adjustments. Provide a 5-year proposal for implementation of wage adjustments.
10. Prepare and present a final report with plan for implementation of classification and compensation plan. Assist with communicating to employees.

#### PROPOSAL FORMAT

Consultants should provide a concise proposal to satisfy the requirements of this request. The proposal should be written clearly and thoroughly according to the following guidelines:

1. Work Plan - A full description of the Consultant's planned approach and methodology/procedures for each component of this project. Methodology descriptions that will enable the County to assess the Consultant's capability to conduct this assignment in a structured and efficient manner.
2. Qualifications - Identify experience associated with the local governments that have prepared the consultant for taking on this project. Information regarding the qualifications of those individuals working on the project. Consultant shall not reassign key personnel on the project without prior approval of the County.
3. Schedule - Project schedule shall detail milestones that reflect Consultant's experience on similar projects while identifying proposed meetings, deadlines, and data submittals desired.
4. References - Provide at minimum two client references of similar sized local governments for the compensation study. Include contact information for each client reference.
5. RFP Response - Regarding the conditions and requirements outlined in the RFP, any reservations or exceptions to the RFP should be fully explained, as the County fully intends to incorporate the RFP and proposal into the final contract by reference.
  - a. It is anticipated that trips to Marion County may be required during this project. One trip will be at the beginning of the project to meet with the Project team and gather information and return trips to interview various employees. Proposal prices shall identify separately the cost of these trips and other out-of-pocket expenses. Benefits study may need to be done at a later date if cost prohibitive. \*Trips may be limited if consultant believes web-based meetings would be as effective. Final presentation and management education will be done onsite.
  - b. Any additional services not referenced within this specification but necessary to provide for a complete study and recommendations shall be identified and included in the Consultant's proposal.
6. Specific items to address:
  - a. Job classification, exempt – nonexempt status, and job descriptions.
  - b. Compensation study for hourly and salaried positions.
  - c. Performing benchmarking study of fringe benefit costs, including insurance, paid time off or other benefits identified.
7. Deliverables to the County upon completion of study:
  - a. Recommendation of Job Classifications of hourly and salaried positions.
    - i. Provide a Summary of employee interviews, manager analysis, and other factors used to determine any recommended job classification changes.
    - ii. Included recommendation for exempt and nonexempt status for each job classification.
    - iii. Update job description for each classification recommended.
  - b. Compensation study recommendation of grade/step matrix for each position with analysis of Hourly and Salaried positions comparing and documenting current competitive market rates based on survey data.





- c. Benefits benchmarking study and high-level review of current benefits that may need adjusted to remain competitive and be able to meet ongoing attraction and retention needs.
- d. Provide final report in electronic format for County utilization in implementing the program.
- e. County reserves the right for a presentation of the consultant's proposal to groups as determined by the County.
- f. Training of recommended pay and classification system to HR Director, Board of Supervisors, and Department Heads.

#### COMPENSATION

Consultant shall submit a proposed fee structure with an estimated cost and a not to exceed maximum total cost. An itemized breakdown of the cost to perform the tasks outlined shall be included in the estimated cost. Additionally, please provide hourly billable rates detailed, as well as travel and expense items detailed.

#### PROPOSAL EVALUATION

1. It is the County's intent to engage the most qualified Consultant available for this project. Therefore, it is imperative that Consultant's proposal fully addresses all aspects of the request. The proposal must provide the County with definitive information concerning the Consultant's understanding of the project requirements and qualifications to conduct this project in a thorough, timely, and efficient manner. The following criteria will be used in evaluation of the proposals:
  - a. Consultant's experience in providing services of this scope.
  - b. Individual personnel's experience in conducting assignments of this scope.
  - c. Methodology to be utilized in performing the services.
  - d. Consultant's access to comprehensive market and industry data.
  - e. Consultant's support organization and methods for optimizing manpower utilization.
  - f. Proposal clarity in expressing the understanding of the County's needs and ability to define methodology for satisfying them.
  - g. Schedule compatibility with the County's requirements. The County would like the study to be completed prior to December 1, 2025, which may be modified dependent on scope. Consultant should indicate on their proposals when they plan to begin their study, their required time to complete, and their flexibility in working with the County regarding additional work.
  - h. Cost of services as defined.
  - i. Prior client references.
2. The County reserves the right to accept or reject any or all proposals at their discretion based upon the previously defined evaluation criteria.

#### PROPOSAL INFORMATION IS PUBLIC

All documents submitted with any proposal or proposal shall become public documents and subject to Iowa Code Chapter 22, which is otherwise known as the "Iowa Open Records Law". By submitting any document to the County of Marion, Iowa in connection with a proposal or proposal, the submitting party recognized this and waives any claim against the County of Marion County and any of its officers and employees relating to the release of any document or information submitted.

#### PAYMENT

1. Consultant shall submit a proposed payment schedule based on project milestones.
2. Invoices shall be submitted to the County's Human Resources Director for verification and approval prior to payment. Payments will be made within 30 days of approval.

Sincerely,

Kisha Jahner  
Marion County  
Board of Supervisor Chair



17. Audit Services Agreement FY25 – FY27:

Terpstra Hoke and Associates P.C.



# TERPSTRA HOKE and ASSOCIATES P.C.

CERTIFIED PUBLIC ACCOUNTANTS

RUSSELL S. TERPSTRA, CPA  
DEE A. A. HOKE, CPA  
MICHAEL G. STANLEY, CPA

317 EAST ROBINSON  
KNOXVILLE, IA 50138  
641-842-3184 Fax 641-828-7404

Mr. Jake Grandia, County Auditor  
Marion County Courthouse

Dear Mr. Grandia:

We are submitting the following proposal for performing the annual audit of the County's financial statements for the years ending June 30, 2025, 2026, and 2027.

Our audit will be conducted in accordance with U. S. generally accepted auditing standards, the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States, and Chapter 11 of the Code of Iowa, and will include tests of the accounting records and other audit procedures as we consider necessary to enable us to render opinions on the fair presentation of your financial statements in accordance with U. S. generally accepted accounting principles. It should be understood that these financial statements are the responsibility of County officials. Our responsibility is to express opinions on the County's basic financial statements based on our audit. It should also be understood that management is responsible for adjusting the financial statements to correct material misstatements and for affirming to us (the auditor) in a representation letter that the effects of any uncorrected misstatements aggregated by the auditor during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. It is not contemplated that we will make a detailed audit of all transactions nor that we will necessarily discover all irregularities or fraud should any exist; however, we will inform you promptly of any findings that appear unusual or abnormal.

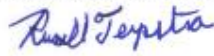
At the conclusion of the audit, we will submit a report in accordance with governmental reporting requirements which will include our opinions and comments on your basic financial statements. This report could be presented to your Board if you so desire, however this service is optional and is not included in the proposed fee.

The fee for the performance of the work indicated above is on a time expended basis; however, for a three year proposal, our fees would not exceed: 2025, \$47,000; 2026, \$48,500; 2027 \$50,000. If a Single Audit is required, there will be an additional fee not to exceed \$3,000 for each year. If desired, we will present the audit to the Board for an additional fee. If we are required to perform additional work, we will bill our additional work separately. We will discuss this with you before proceeding with the work. To assist in coordinating the work to be done, we will provide a list of items for you to prepare before we commence the fieldwork.

If this proposal meets with your approval, will you kindly acknowledge by signing this proposal and returning it to us.

Respectfully,

Terpstra Hoke and Associates, P.C.



Russell S. Terpstra, President

ACCEPTED:

Signature \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_



## 18. Marion County Special Event Application:

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



# SPECIAL EVENT PERMIT APPLICATION FORM

1. SPONSOR DAR (Daughters of the American Revolution) Henry Knox Chapter

ADDRESS 913 W. Montgomery St. Knoxville, 37913

PHONE 641-820-0694

2. EVENT TYPE: (description) Flag Day Celebration. The DAR plans to collaborate with the Legion, Brent Hannah Freedom for Youth, and the Marion County Fair Queen to do a short Flag Day event on the gazebo on the courthouse lawn

Flags will be there, possibly a microphone and speaker, there will be a prayer, and short presentation.

3. EVENT CONTACT PERSON(S) Anna Humeston PHONE 641-820-0694

ADDRESS 913 W. Montgomery St. Knoxville, IA E-MAIL ahumestonevents@gmail.com

4. ON-SITE CONTACT PERSON(S) Anna Humeston PHONE 641-820-0694

5. EVENT LOCATION gazebo on the south west corner

6. EVENT DATE June 14 EVENT START TIME 10:00am EVENT END TIME 10:30am

7. SET UP TIME 9:30 pm TAKE DOWN TIME 10:45pm

8. RAIN DATE/TIME n/a

9. RESTROOMS: NUMBER OF TOILETS BEING PROVIDED n/a

LOCATION(S) OF TOILETS - N/A

USE OF COURTHOUSE RESTROOMS REQUESTED? no

10. UTILITIES TO BE USED (LIST EQUIPMENT TYPES)(attach additional pages if necessary)

n/a

10a. ELECTRICAL SOURCE electric located on pole in gazebo

10b. WATER SOURCE n/a

11. SECURITY n/a

12. SITE PLAN ATTACHED.  YES  NO

13. INDEMNITY AGREEMENT SIGNED AND ATTACHED.  YES  NO

14. INSURANCE CERTIFICATE ATTACHED.  YES  NO

15. DAMAGE DEPOSIT INCLUDED (AMOUNT \$ \_\_\_\_\_)  YES  NO

*I have read this Special Event Agreement and Application packet and have accurately and truthfully completed the Application. I agree that I will obtain any other permits necessary and will follow the guidelines and requirements set forth in the packet.*

Anna Humeston  
Signature

5/6/2025  
Date

## INDEMNITY AGREEMENT

In consideration for the granting of permission by the County of Marion, Iowa to the undersigned for the use of the following described property:

For the following purpose only: Flag Day Celebration

On the following date(s): June 14, 2015

The undersigned agrees to defend, indemnify and hold harmless the County of Marion, its agents, officers and employees, from and against any and all claims for injury or damages to persons or property arising out of or caused by the use of such property.

The undersigned further agrees upon receipt of notice from the County of Marion to defend at its own expense the County of Marion, its agents, officers and employees from any action or proceeding against the County of Marion, its agents, officers or employees arising out of or caused by the use of such property. The undersigned agrees that a judgment obtained in any such action or proceeding shall be conclusive in any action by the County, its agents, officers or employees against the undersigned, when so notified as to the undersigned's cause of the injury or damage, as to the liability of the County, its agents, officers and employees to the plaintiff in the first named action, and as to the amount of the damage or injury. The County of Marion, its agents, officers and employees may maintain an action against the undersigned to recover the amount of the judgment together with all the expenses incurred by the County, its agents, officers and employees in the action.

I HAVE READ THIS INDEMNITY AGREEMENT, I UNDERSTAND THE EFFECT OF THIS INDEMNITY AGREEMENT, I AM AUTHORIZED TO SIGN THIS INDEMNITY AGREEMENT, AND I AM SIGNING THIS INDEMNITY AGREEMENT VOLUNTARILY.

Dated this 6th day of May, 2025.

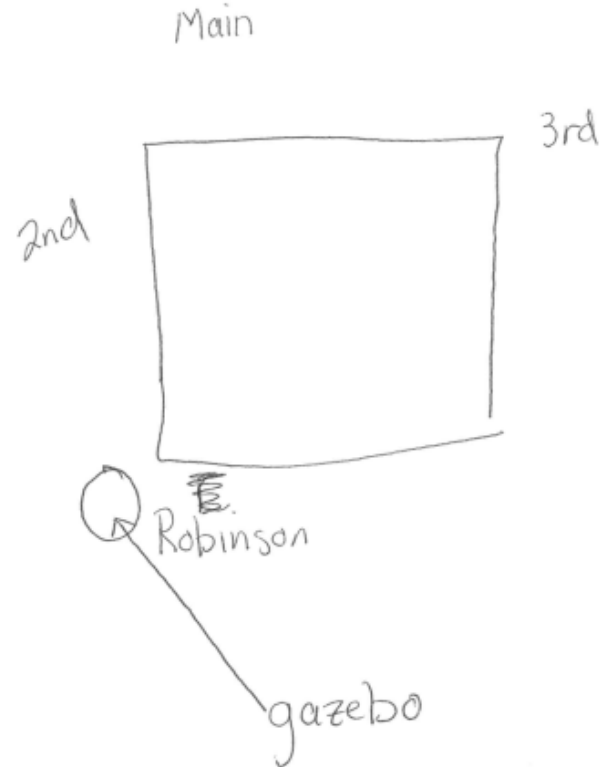
Organization: Henry Knox Chapter DAR

By: Anna Humeston

Title: Event Coordinator

## SITE PLAN

Attach site plan here.



19. Marion County Special Event Application:

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



# SPECIAL EVENT PERMIT APPLICATION FORM

1. SPONSOR Freedom for Youth - Knoxville

ADDRESS 107 S. 3rd St, Knoxville

PHONE 641-820-0694

2. EVENT TYPE: (description) Back to Program Bash- a carnival type event open to the community. We hold this annually

\_\_\_\_\_

3. EVENT CONTACT PERSON(s) Anna Humeston PHONE 641-820-0694

ADDRESS 107 S. 3rd St E-MAIL ahumeston@freedomforyouth.org

4. ON-SITE CONTACT PERSON(s) Anna Humeston PHONE 641-820-0694

5. EVENT LOCATION 3rd street between Robinson and Main

6. EVENT DATE August 28 EVENT START TIME 5:00pm EVENT END TIME 7:00pm

7. SET UP TIME 3:30 pm TAKE DOWN TIME 8:00pm

8. RAIN DATE/TIME n/a

9. RESTROOMS: NUMBER OF TOILETS BEING PROVIDED n/a

LOCATION(S) OF TOILETS - our facility

USE OF COURTHOUSE RESTROOMS REQUESTED? no

10. UTILITIES TO BE USED (LIST EQUIPMENT TYPES)(attach additional pages if necessary)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

10a. ELECTRICAL SOURCE electric located on pole in alley between Robinson and Main.

Alley location shown on map provided.

10b. WATER SOURCE our building

\_\_\_\_\_

11. SECURITY n/a

12. SITE PLAN ATTACHED.  YES  NO

13. INDEMNITY AGREEMENT SIGNED AND ATTACHED.  YES  NO

14. INSURANCE CERTIFICATE ATTACHED.  YES  NO

15. DAMAGE DEPOSIT INCLUDED (AMOUNT \$ \_\_\_\_\_)  YES  NO

*I have read this Special Event Agreement and Application packet and have accurately and truthfully completed the Application. I agree that I will obtain any other permits necessary and will follow the guidelines and requirements set forth in the packet.*

Anna Humeston  
Signature

5/6/2025  
Date





## INDEMNITY AGREEMENT

In consideration for the granting of permission by the County of Marion, Iowa to the undersigned for the use of the following described property:

For the following purpose only: Back to Program Bash

On the following date(s): August 28, 2025

The undersigned agrees to defend, indemnify and hold harmless the County of Marion, its agents, officers and employees, from and against any and all claims for injury or damages to persons or property arising out of or caused by the use of such property.

The undersigned further agrees upon receipt of notice from the County of Marion to defend at its own expense the County of Marion, its agents, officers and employees from any action or proceeding against the County of Marion, its agents, officers or employees arising out of or caused by the use of such property. The undersigned agrees that a judgment obtained in any such action or proceeding shall be conclusive in any action by the County, its agents, officers or employees against the undersigned, when so notified as to the undersigned's cause of the injury or damage, as to the liability of the County, its agents, officers and employees to the plaintiff in the first named action, and as to the amount of the damage or injury. The County of Marion, its agents, officers and employees may maintain an action against the undersigned to recover the amount of the judgment together with all the expenses incurred by the County, its agents, officers and employees in the action.

I HAVE READ THIS INDEMNITY AGREEMENT, I UNDERSTAND THE EFFECT OF THIS INDEMNITY AGREEMENT, I AM AUTHORIZED TO SIGN THIS INDEMNITY AGREEMENT, AND I AM SIGNING THIS INDEMNITY AGREEMENT VOLUNTARILY.

Dated this 6<sup>th</sup> day of May, 2025.

Organization: Freedom for Youth - Knoxville

By: Anna Humeston

Title: Event Coordinator



## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
3/25/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER The Glienke Agency, LLC 3737 Woodland Ave. Suite 510 West Des Moines IA 50266	CONTACT NAME: PHONE (A/C, No. Ext): 515-267-8555 FAX (A/C, No.): 515-222-5999 E-MAIL: ADDRESS:
INSURED Freedom for Youth Ministries 2301 Hickman Rd. Des Moines IA 50310-6126	INSURER(S) AFFORDING COVERAGE INSURER A: West Bend Mutual INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES      CERTIFICATE NUMBER: 1504457574      REVISION NUMBER:

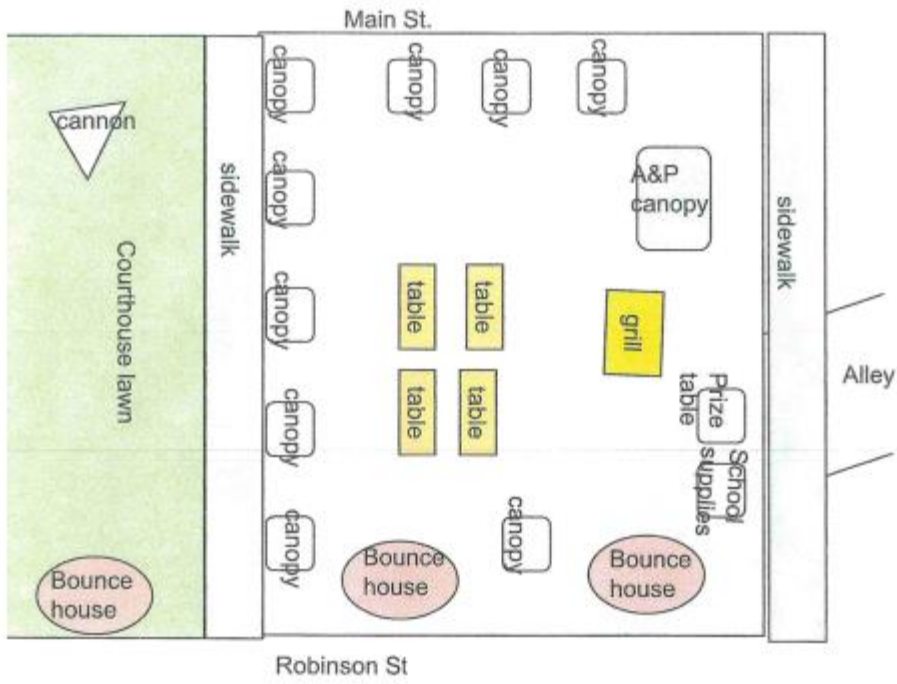
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADRL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR		A446456-07	4/20/2025	4/20/2026	EACH OCCURRENCE	\$ 1,000,000
						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
						MED EXP (Any one person)	\$
						PERSONAL & ADV INJURY	\$ 1,000,000
						GENERAL AGGREGATE	\$ 3,000,000
						PRODUCTS - COMP/OP AGG	\$ 3,000,000
							\$
	GENL AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJ <input type="checkbox"/> LOC <input type="checkbox"/> OTHER						
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE		A446456-07	4/20/2025	4/20/2026	EACH OCCURRENCE	\$ 1,000,000
						AGGREGATE	\$ 1,000,000
							\$
							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in WA) If yes, describe under DESCRIPTION OF OPERATIONS below						<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
							\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER  Marion County 214 E Main Knoxville IA 50138	CANCELLATION  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
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## 19. Board of Supervisors: City of Knoxville – VA Campus





Veterans District  
Future Development Area

# Marion County – City of Knoxville 28 E Agreement

**City and County act as joint developers of the 152-acre VA**

## **County commits to:**

- Acquiring the property
- Demolishing the buildings
- Removing the abandoned infrastructure
  
- \$11+ M spent to date

## **City commits to:**

- Facilitating the land development, or
- Acting as the land developer
  
- \$5.5 M+ spent to date on Phase I

# Marion County – City of Knoxville 28 E Agreement

## Process

## Proceeds

Joint Development Committee reviews projects and purchase offers.

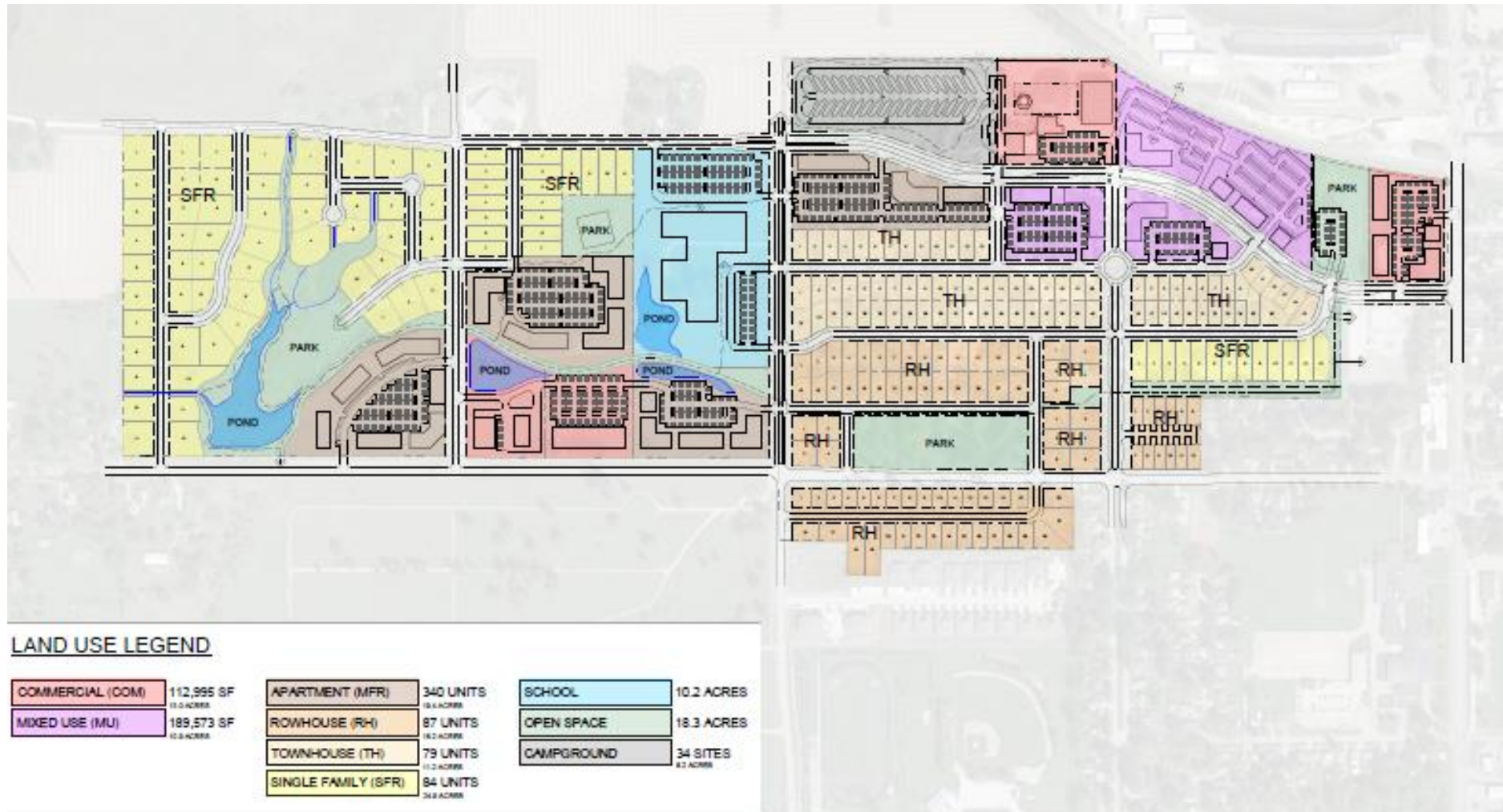
County receives net proceeds from the sale of land.

County transfers lands to City for disposition in increments as development program advances

City and County share the TIF proceeds on a 50/50 basis over time.

City approves the formal sale of the land.

# VA Master Plan



# Phase I – Results to Date

## Amenities

- Veterans Park & Splash Pad
- Veterans Trail

## Multi-Residential

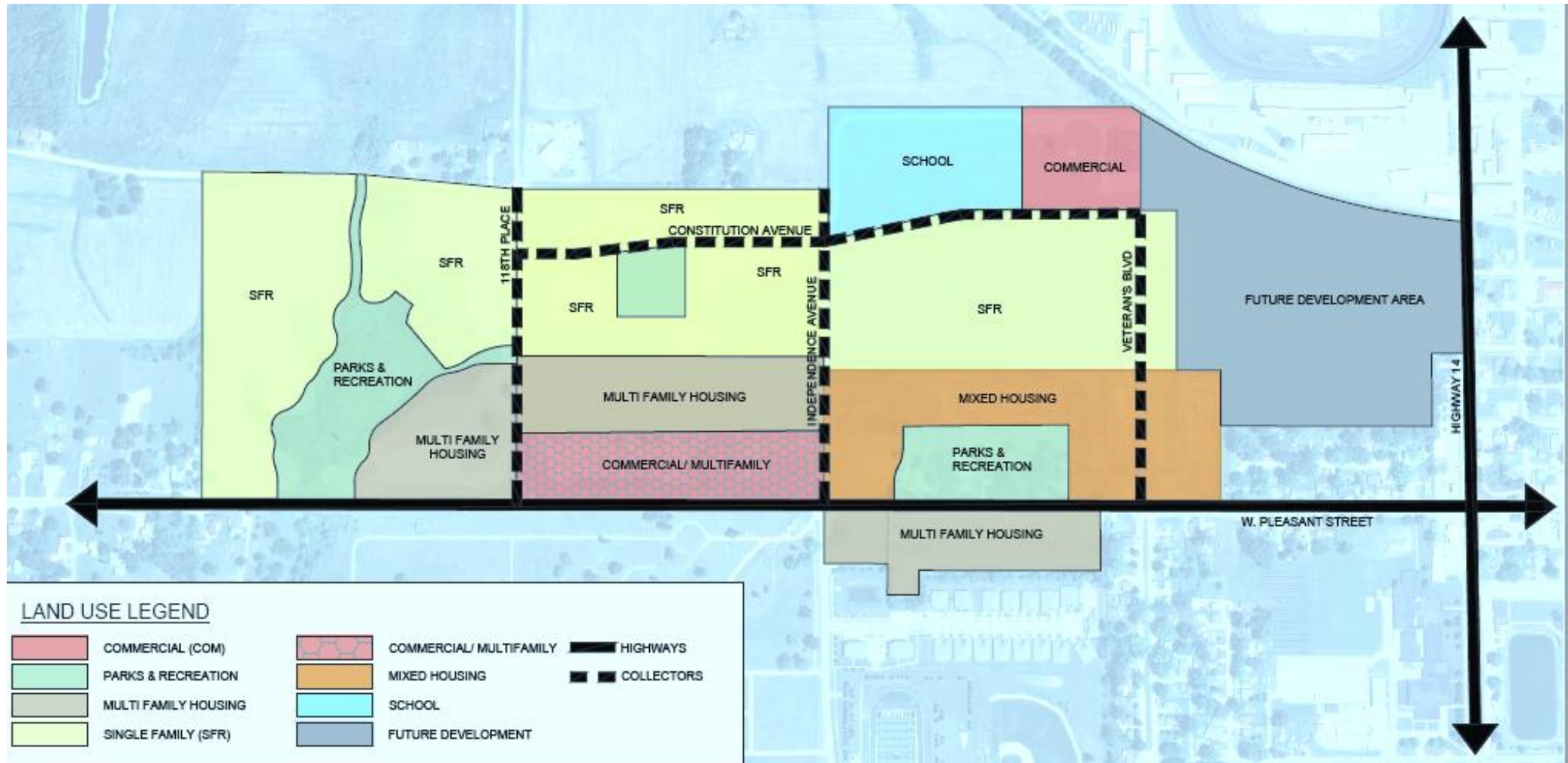
- Overland – 48 Affordable Seniors Units (Apts)
- Huegerich – 56 Market Rental Units (Apts & Townhouses)

## Single Family

- 34 lots developed
- 20 sold
- 10 in sale process
- 4 available for sale
  
- 9 homes completed (all sold)
- 7 under construction (5 presold)
- 10 proposed for construction



# Veterans District Concept Plan – Land Use Plan



# Veterans District Concept Plan - Alternate Land Use Plan

## Commercial

- Laundry Bldg. (5-acre site/24,000 SF building)
- Existing Ballfield (3.25-acre site/can accommodate 20,000 SF building)

## Multi-Residential

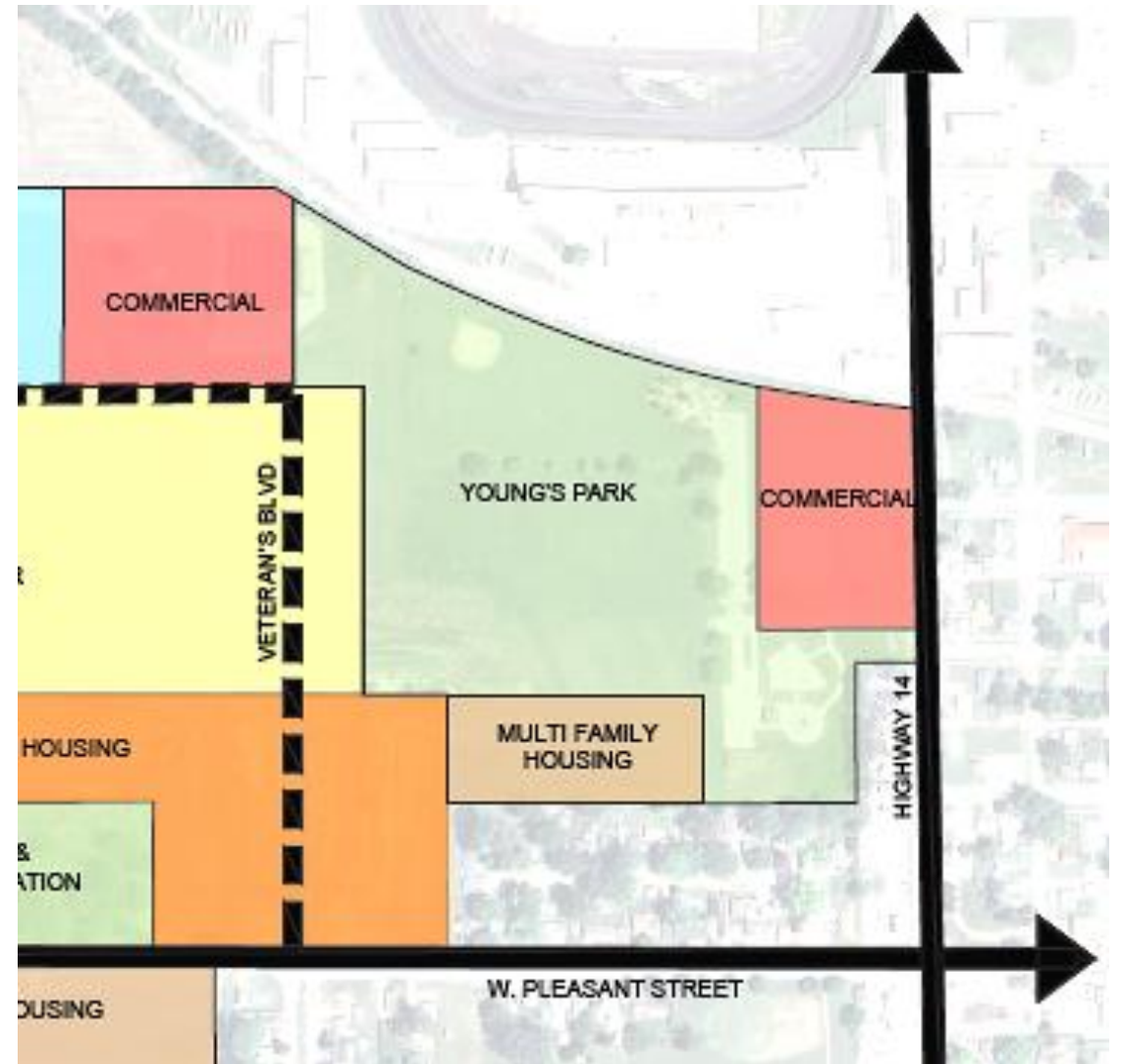
- 1.25-acre site (potential for 14-28+ units)

## Single Family

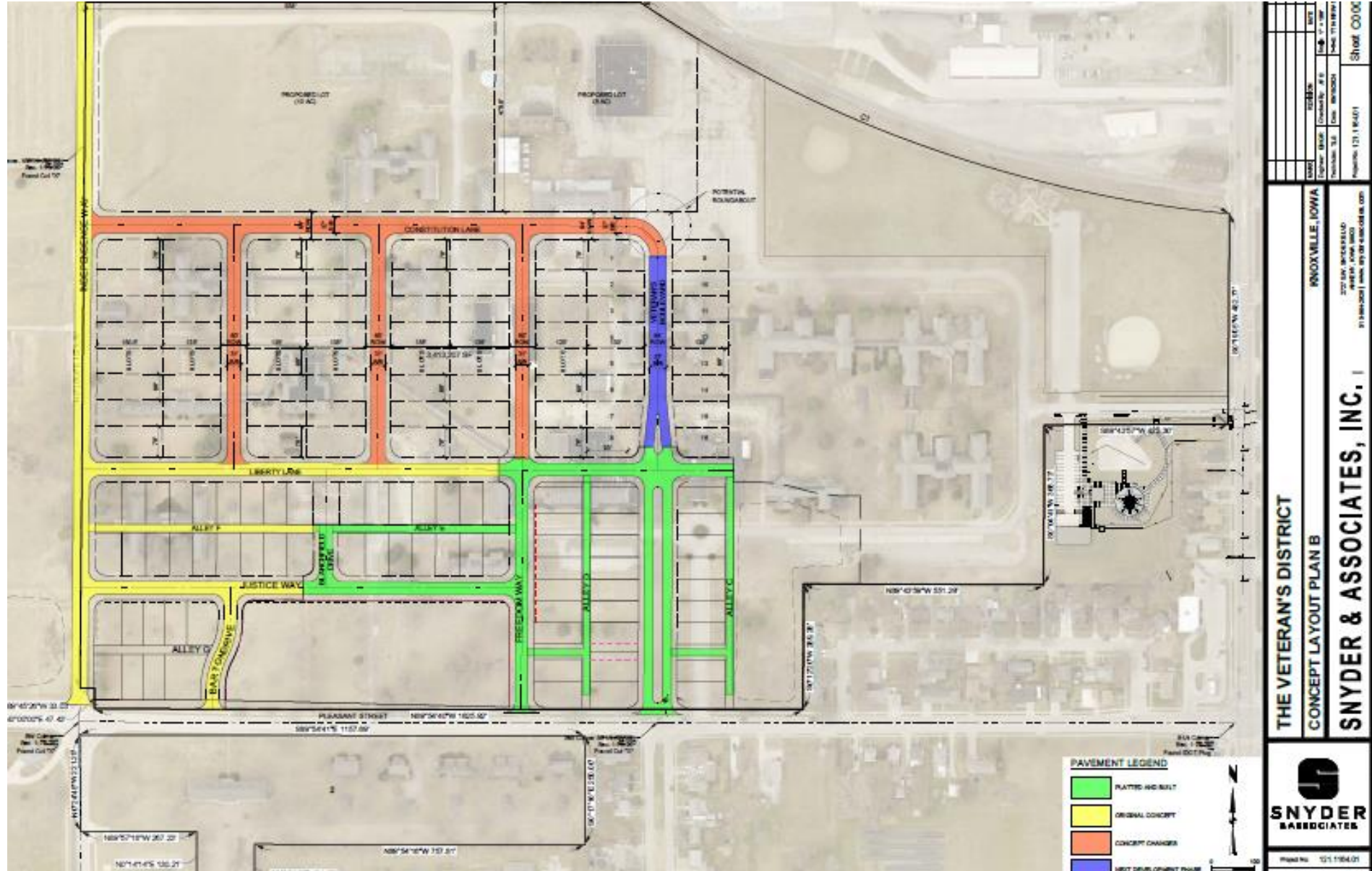
- 8 lots (on west side of Vets Blvd.)

## Parks/Rec

- Transfer of Federal Park Dedication
- Expanded Park and Facilities



# Phase 1 & 2 – Street Layout



<b>THE VETERAN'S DISTRICT</b>		<b>CONCEPT LAYOUT PLAN B</b>		<b>SNYDER &amp; ASSOCIATES, INC.</b>	
KNOXVILLE, IOWA		227 SW WOODFIELD WASLEY, IOWA 50453		21 544-0001   www.snyderandassociates.com	
DATE	ISSUES	SCALE	DATE	PROJECT	SHEET
01/11/2024	01/11/2024	1" = 100'	01/11/2024	121.1184.01	Sheet 0006
DESIGNED BY	CHECKED BY	DATE	DATE	PROJECT	SHEET
J. SNYDER	J. SNYDER	01/11/2024	01/11/2024	121.1184.01	Sheet 0006

# Laundry Bldg. – Access & Servicing to Property Line

## Estimated Costs

- Street
- Water, Sanitary, Storm

\$1 Million (pre-design estimate)



# Commercial Development on Hwy 14

- 3.25 Acre Site
- Aldi Offered - \$419,000; City accepted (later withdrawn)
- Proposed 20,000+ SF Grocery Store
- Site is subject to Federal parks dedication & must be transferred



# Potential Multi-Residential Site

1.25 Acre Development Site

Can accommodate:

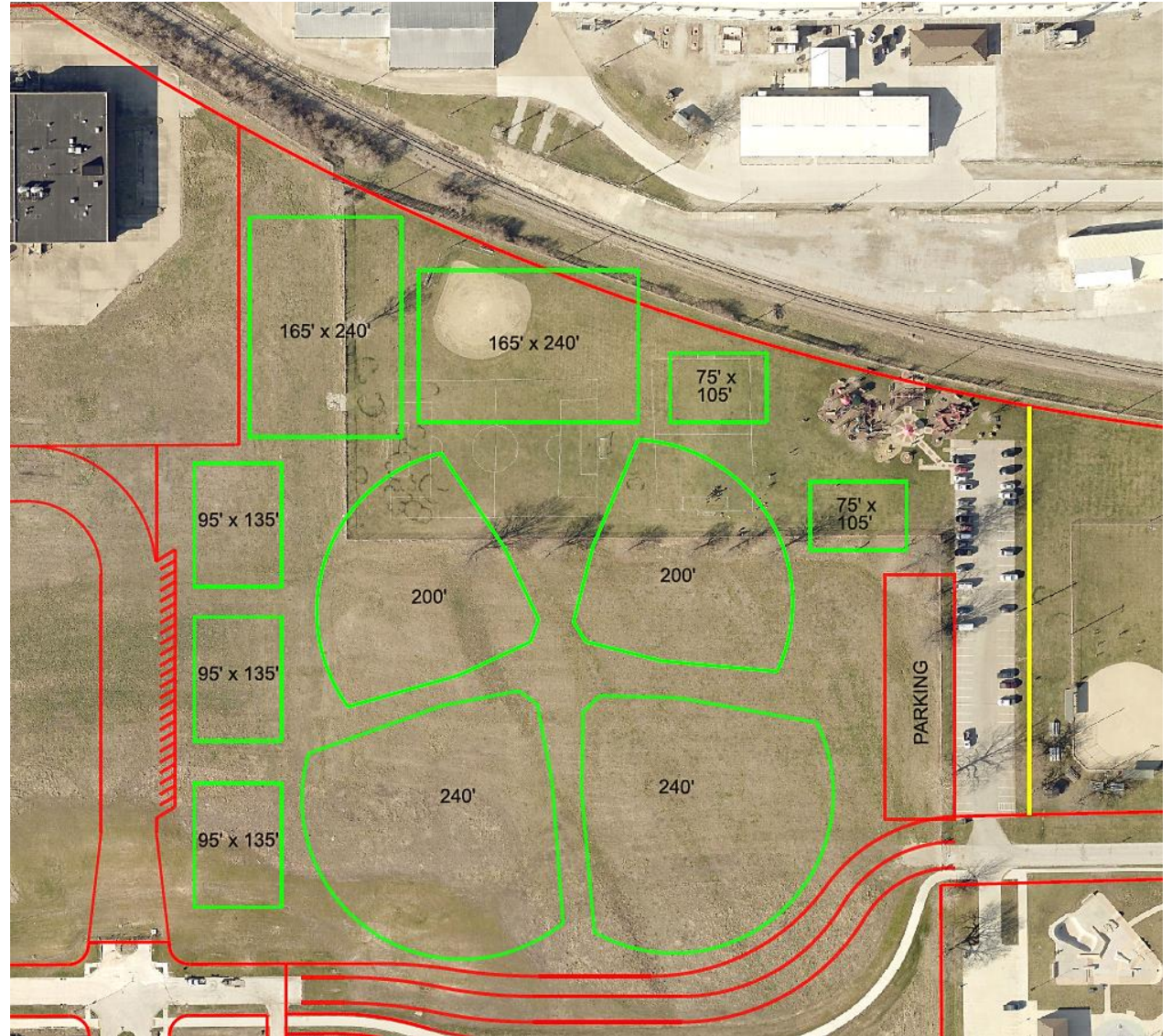
- 28 +/- apartment units, or
- 14 row houses

Involves extending Liberty Lane east to dev. site & providing a turnaround (no cost estimate available)



# Expanded Youngs Park

- Includes existing skatepark, playground, parking, & facilities
- Can accommodate 4 youth ballfields, at least 4 youth soccer pitches, & additional parking
- \$2 M preliminary cost estimate
- To be paid for by City with some local contributions



# Investment Benefits

## County receives proceeds from sales of:

- Laundry Building
- Multi-Residential Site & SF Lots

## City receives proceeds from sale of:

- Existing Ballfield for Commercial Development
- And reinvests into the new facilities in Youngs Park

## County & City Share TIF from the:

- Laundry
- Multi-Res Project

## City & County Share Regular Tax Proceeds from the:

- Hwy 14 Commercial Project

## Both receive sales taxes generated from the:

Laundry, Hwy 14 Commercial Development, & Tournament spending

## County has the freedom to repurpose:

- the existing ball diamonds at the County Campground.



# Investment Costs

## City

- \$1 M for Veterans Boulevard Extension
- \$2 M for Park Facilities
- Extension of Liberty Lane (costs N/A)

## County

- 9 acres of land for Park Expansion



# Additional Remarks

- Quality of Life
- Location
- Economic Impact
- User Groups
- Capital Campaign

# Next Steps

## Immediate

- Laundry Building Sale and Veterans Boulevard Extension
- Youngs Park Expansion Agreement & Application for Transfer of Parks Dedication

## Next 2 Years

- Sale of Commercial and Multi-Residential Sites for Development
- Park design, fund raising, and construction.

## 21. Board of Supervisor Updates



## VII. BOARD OF SUPERVISOR ADJOURNMENT

