



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/81231593728?pwd=vx24yMwVKwKoz49aZxsQaWY0Aoz0J9.1>

Meeting ID: 812 3159 3728

Passcode: 111216



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

**North Annex**

**2003 N Lincoln St, Knoxville, Iowa**

**February 24, 2026, 9:00 A.M.**



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

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

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

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



## II. AGENDA

1. February 24, 2026 - 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 2/24/26
2. Marion County Board of Supervisor Regular Minutes: 1/27/26, 2/10/26
3. Marion County Employee Annual Salary Adjustments. Complete list available in the Human Resource Office:
4. Marion County Conservation Board Warrants #262484-262518 through 2/17/2026



## 1. Ordinance 2026-1

Approve 2nd Reading of Proposed Zoning Map Ordinance 2026-1: Request is to rezone the parcel located at 1956 Clemens St, Otley IA 50214 (Parcel 13292-010-00) from A-1, Agricultural to C-A(R) to Commercial Ag (Restricted) to allow for a Commercial Event Venue.



**AN ORDINANCE TO AMEND THE ZONING DISTRICT MAP OF MARION COUNTY, IOWA, BY REZONING (Parcel 1329201000) Parcel F being part of Parcel B and Parcel C of the Northwest Quarter or the Southeast Quarter of Section 18, Township 77, Range 18 West of the 5th P.M. Marion County, IA be rezoned A-1; Agricultural to C-A(R); Commercial Ag (Restricted) to allow for a Commercial Event Venue.**

**WHEREAS, on the 20th day of January, 2026, the Zoning Commission of the County of Marion, Iowa, recommended to the Board of Supervisors that the property documented as: (Parcel 1329201000) Parcel F being part of Parcel B and Parcel C of the Northwest Quarter or the Southeast Quarter of Section 18, Township 77, Range 18 West of the 5th P.M. Marion County, IA be rezoned A-1; Agricultural to C-A(R); Commercial Ag (Restricted) to allow for a Commercial Event Venue.**

**WHEREAS, on the 24th day of February 2026, 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 C-A(R); Commercial Ag (Restricted) to allow for a Commercial Event Venue.

(Parcel 1329201000) Parcel F being part of Parcel B and Parcel C of the Northwest Quarter or the Southeast Quarter of Section 18, Township 77, Range 18 West of the 5th P.M. Marion County, IA.

**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 on this 24th day of February 2026.**

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

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

ATTEST:  
  
\_\_\_\_\_  
Jake Grandia, County Auditor

**PARCEL F**

Parcel F being a part of Parcel B and Parcel C of the Northwest Quarter of the Southeast Quarter of Section 18 – Township 77 North – Range 18 West of the 5<sup>th</sup> P.M., Marion County, Iowa, being more particularly described as follows:

Beginning at the Northwest corner of said Northwest Quarter of the Southeast Quarter, said point also being the Northwest corner of said Parcel B as shown on the Plat of Survey recorded in Book 243 on Page 32 in the Office of the Marion County Recorder; thence North 89°28'40" East 305.77 feet along the North line of said Parcel B and the Northwest Quarter of the Southeast Quarter; thence South 00°31'20" East 200.20 feet; thence South 38°09'40" West 133.85 feet; thence South 74°51'05" West 242.96 feet to the West line of said Parcel C according to the Plat of Survey thereof recorded in Book 2019 on Page 1529; thence North 01°30'30" East 366.27 feet along the West line of said Parcel C and the West line of said Parcel B to the Point of Beginning, containing 2.24 acres subject to 0.23 acres of right-of-way.



## 2. Ordinance 2026-1

Waive 3<sup>rd</sup> Reading and Authorize Final Approval including Publication and Zoning Map Amendment rezoning the parcel located at 1956 Clemens St, Otley IA 50214 (Parcel 13292-010-00) from A-1, Agricultural to C-A (R) to Commercial Ag (Restricted) to allow for a Commercial Event Venue.



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

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

ATTEST:  
  
\_\_\_\_\_  
Jake Grandia, County Auditor

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### 3. Zoning –

Site Plan: SBC Enterprise, 1956 Clemens St, Otley IA



## Staff Report

SBS Enterprises LLC (DED) Scott Bailey

### Site Plan Information

The site plan is being submitted based on:

#### 55.30 SITE PLAN REGULATIONS.

- The site plan meets all of the requirements of 55.30 Marion County Site Plan Regulations.
- Conversion of the current barn to an event space with an upstairs loft for overnight guests.
- The current barn is 30' x 40' (1,200 sq. ft.). The space being added will be bathrooms, prep areas, kitchen, utility areas and covered porch; measuring approximately 45' x 46'.
- 55.21 Off Street Parking Area Required would require 12 spots based on the 1,200 sq. ft. Currently there are 21 parking spots with 1 paved ADA spot. Open space for overflow parking if needed.
- The venue will have a food prep kitchen and eventually have a catering service.
- All other State and County permits and licenses apply.
- Upon the approval of the rezoning and splitting of the parcel the event space will be assigned a separate 911 address.
- The property owner is working with Marion County Environmental Health on the placement of the septic system. A preliminary site has been documented on the site plan. The final septic system site may be subject to change. All septic requirements must meet both County and State Code.
- A sign will be placed later in accordance with the Marion County Outdoor Sign Ordinance.
- Additional lighting is to be determined.



**PICTURES OF PROPERTY FROM THE WEST**



**ENTERING THE DRIVEWAY**

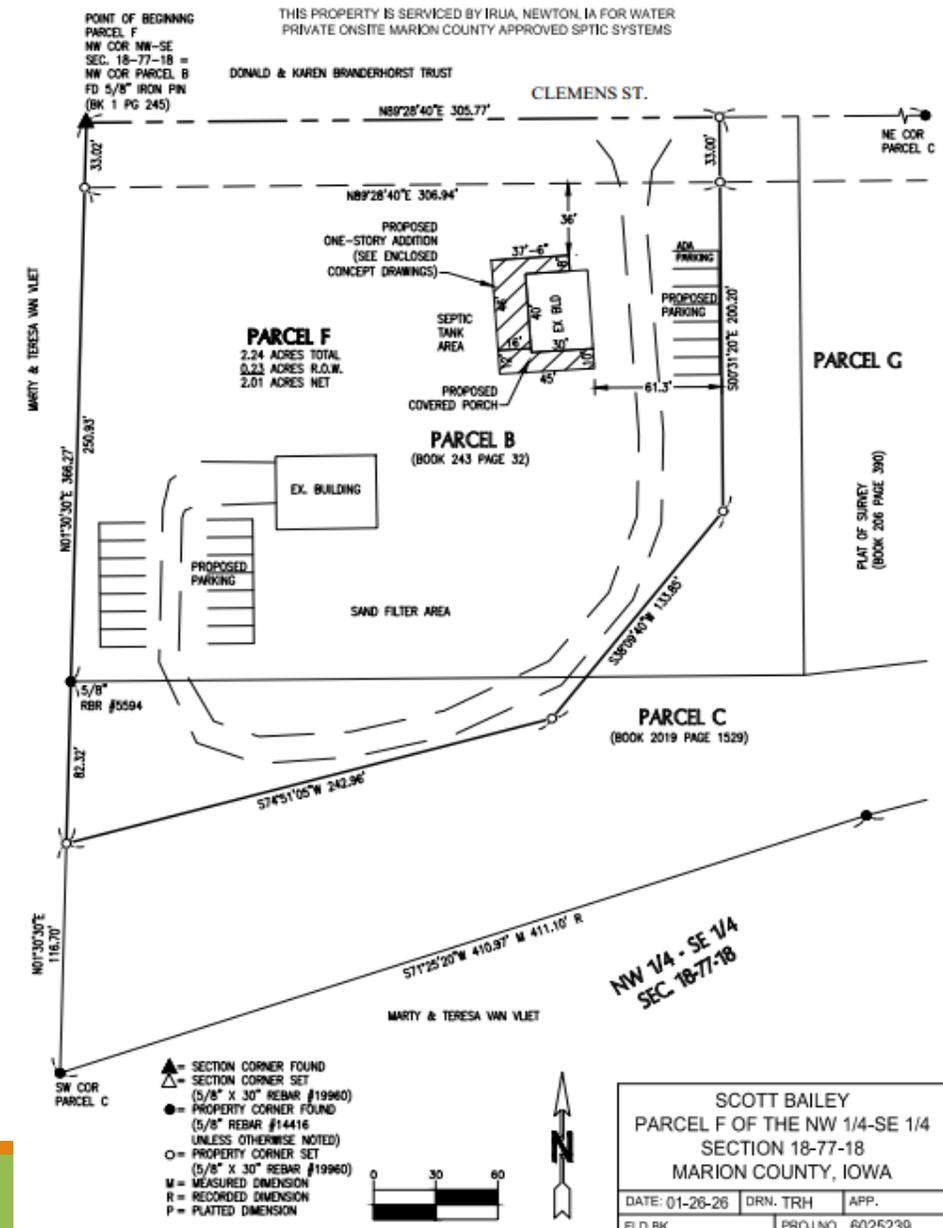


**SITE PLAN**

1966 CLEMENS STREET  
OTLEY, IOWA  
  
SBS ENTERPRISES LLC  
SCOTT BAILEY  
641-230-1272

C-A: COMMERCIAL AG RESTRICTED FOR COMMERCIAL EVENT CENTER ONLY

THIS PROPERTY IS SERVICED BY IRUA, NEWTON, IA FOR WATER  
PRIVATE ONSITE MARION COUNTY APPROVED SPTIC SYSTEMS



# BARN TO GUEST HOUSE CONVERSION

## CONCEPT DRAWINGS ISSUED FOR BUDGET PRICING

**PROJECT ADDRESS:**  
1956 CLEMENS STREET  
OTLEY, IA 50214

**USE OF THESE DRAWINGS:**  
The intent of these documents is to provide the Contractor with basic information to assist in the construction of the Bailey Guest House. The drawings are conceptual in nature, showing the general design intent, and do not include the detailed drawing and specification information required to construct the project. The information provided in these documents should be used as a general reference and guide to the owner's intended layout and appearance of the guest house, not as construction documents.

**GENERAL SCOPE:**  
OWNER INTENDS TO INITIATE A CONTRACT TO PROVIDE ADDITIONS TO AN EXISTING BARN FOR CONVERSION TO A GUEST HOUSE.

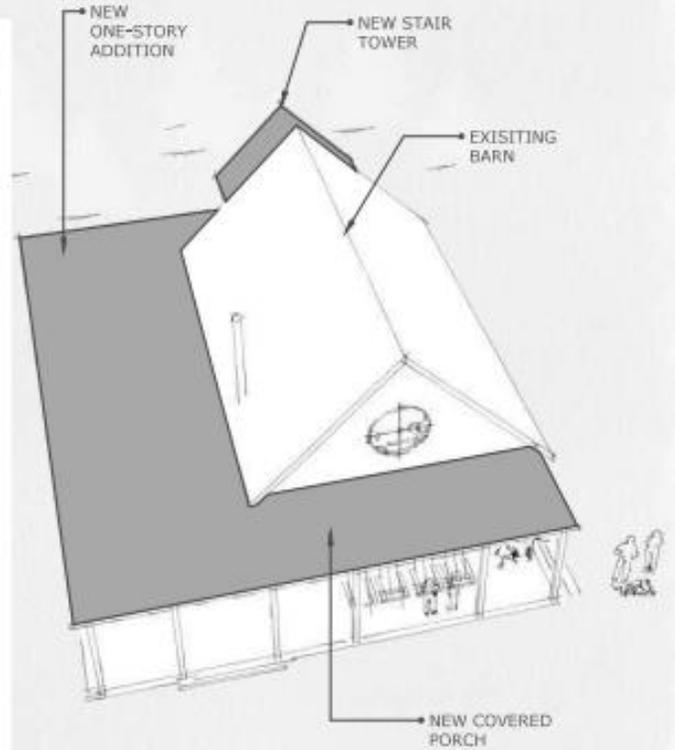
- GENERAL SCOPE INCLUDES:**
- ONE-STORY ADDITION ON THE NORTH AND WEST TO INCLUDE A KITCHEN, STORAGE AND UTILITY ROOM, FULL BATHROOM, POWDER ROOM, AND ENTRY FOYER (SOUTH).
  - COVERED PORCH ON THE SOUTH
  - STAIR TOWER TO EXISTING LOFT ON THE NORTH
  - REMODELING OF THE EXISTING BARN TO ACCOMMODATE THE NEW USE CASE. GENERAL FINISH LEVEL TO REMAIN AS EXISTING.
  - NEW HVAC AND PLUMBING
  - NEW ELECTRICAL AND LIGHTING
  - UTILITY CONNECTIONS



LOCATION MAPS



SCOPE (PLAN)



SCOPE (OVERVIEW)



#### 4. Resolution 2026-26

Set Public Hearing Date for Maximum Property Tax Levy for FY27 Budget



**RESOLUTION 2026-26**

**SETTING PUBLIC HEARING ON THE PROPOSED MAXIMUM PROPERTY TAX  
LEVY FOR FISCAL YEAR 2026-2027**

**WHEREAS**, the Marion County Board of Supervisors is preparing the proposed budget for the fiscal year beginning July 1, 2026, and ending June 30, 2027; and

**WHEREAS**, Iowa law (SF 634 / HF 718) requires a public hearing to be held on the maximum proposed property tax levy for certain, specific, affected levies for the upcoming fiscal year; and

**WHEREAS**, the Board of Supervisors has reviewed the proposed maximum property tax dollars (including general county services, rural services, etc.) and wishes to set a date for the public hearing.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Supervisors of Marion County, Iowa, that:

1. A public hearing on the Proposed Maximum Property Tax Levy for the fiscal year 2026-2027 is hereby set for:
2. **Date:** March 24, 2026
3. **Time:** 8:45 a.m.
4. **Location:** Marion County North Annex, 2003 N Lincoln, Knoxville Iowa

The County Auditor is directed to publish a notice of this hearing in the official county newspapers and on the county website not less than 10 nor more than 20 days prior to the hearing date.



## 5. Resolution 2026-27:

Knoxville Area Pavement Rehabilitation project to Authorize Bids and set Public Hearing date

**RESOLUTION NO. 2026-27**

**RESOLUTION AUTHORIZING BIDS AND SETTING A DATE FOR A PUBLIC HEARING FOR THE KNOXVILLE AREA PAVEMENT REHABILITATION PROJECT**

**WHEREAS**, the Marion County, Iowa Board of Supervisors desires to complete a joint project with the City of Knoxville authorized under a 28E agreement previously approved for various area service and farm-to-market roads, including McKimber St. (W. Pleasant), S. Attica Road and 110<sup>th</sup> Pl. and,

**WHEREAS**, the Board of Supervisors of Marion County, Iowa has heretofore authorized the preparation of plans, specifications, and bid documents for the construction of the Knoxville Area Pavement Rehabilitation – Marion County, Iowa, said plans and specifications having been filed with the Marion County Auditor on or about February 19, 2026.

**NOW, THEREFORE BE IT RESOLVED**, by the Board of Supervisors of Marion County, Iowa, that said construction is hereby ordered, and that the notice of date of letting to be published for Thursday, March 19, 2026, at which time the Engineer will receive bids for said work up until 9:00 a.m., subsequently, all bids will be opened and read publicly immediately. Action to be taken on said bids shall be at the Board of Supervisors meeting at 9:00 a.m. on March 24, 2026, in accordance with Iowa Code Chapters, 309, 314, and 331.

**BE IT FURTHER RESOLVED**, that a public hearing be held on March 24, 2026 at 9:00 a.m. for consideration of the adoption by the Board of Supervisor, at their regularly scheduled meeting, of the proposed, plans, specification, and proposed form of contract for said construction, per IAC 309. The notice of said hearing shall be in accordance with Iowa Code Section 331.305.



## 6. Resolution 2026-28:

FY27 Employee Benefit Plans of Marion County effective  
7/1/26 through 6/30/27



RESOLUTION NO. 2026-28

RESOLUTION AUTHORIZING THE  
"EMPLOYEE BENEFIT PLANS OF MARION COUNTY, IOWA, JULY 1, 2026"

WHEREAS, the proposed "EMPLOYEE BENEFIT PLANS OF MARION COUNTY, IOWA, JULY 1, 2026," has been carefully reviewed by the Board of Supervisors, and

WHEREAS, all comments and suggestions relative to the proposed "EMPLOYEE BENEFIT PLANS OF MARION COUNTY, IOWA, JULY 1, 2026," have been carefully considered, and

NOW THEREFORE BE IT RESOLVED, that the proposed "EMPLOYEE BENEFIT PLANS OF MARION COUNTY, IOWA, JULY 1, 2026," be approved as follows:

MEDICAL: WELLMARK BLUE CROSS BLUE SHIELD (MONTHLY)			
	Total Premium	Marion County Pays	Employee Pays
Alliance Select PPO			
Employee	\$869.59	\$750.06	\$119.53
Family	\$2,147.38	\$1,576.65	\$570.73
Blue Advantage HMO			
Employee	\$786.11	\$753.13	\$32.98
Family	\$1,938.68	\$1,565.32	\$373.36
High-Deductible Health Plan			
Employee	\$701.26	\$701.26	\$0.00
Family	\$1,726.56	\$1,542.50	\$184.06

DENTAL: DELTA DENTAL (MONTHLY)			
	Total Premium	Marion County Pays	Employee Pays
Employee	\$28.59	\$28.59	\$0.00
Family	\$91.79	\$28.59	\$63.20

VISION: RELIANCE STANDARD (MONTHLY)							
	Total Premium	Marion County Pays	Employee Pays		Total Premium	Marion County Pays	Employee Pays
Materials Only Plan				Fully Insured Plan			
Employee	\$5.76	\$5.76	\$0.00	Employee	\$8.48	\$5.76	\$2.72
EE+SP	\$13.56	\$5.76	\$7.80	EE+SP	\$17.44	\$5.76	\$11.68
EE+CH	\$11.28	\$5.76	\$5.52	EE+CH	\$14.88	\$5.76	\$9.12
Family	\$19.04	\$5.76	\$13.28	Family	\$23.84	\$5.76	\$18.08

## 7. Opioid Committee Proposal Consideration



# Grant Proposal: Peer Recovery Support Services Program- Jail Based

## 1. Executive Summary

The Marion County Sheriff's Department seeks funding of **\$6,000** to implement a **Peer Recovery Support Services (PRSS)** program for individuals impacted by Opioid Use Disorder. This program empowers individuals in recovery by connecting them with trained **peer support specialist**—people with lived experience of addiction and recovery—who provide guidance, emotional support, and linkage to essential community resources.

Our goal is to reduce relapse rates, improve recovery outcomes, and promote long-term wellness by providing holistic, trauma-informed, and person-centered peer support across Marion County. Funding will allow us to partner with Full Circle Recovery Peer Support Program for jail-based peer support services.

## 2. Statement of Need

Substance use disorder continues to devastate communities across Iowa. According to SAMSHA traditional treatment alone often fails to address the social, emotional, and environmental challenges individuals face after discharge.

Peer Recovery Support Services are proven to fill this gap. Studies show that individuals who engage with peer recovery specialists are more likely to remain in treatment, maintain sobriety, and reintegrate successfully into their communities. Despite this evidence, access to peer-based services in Marion County remain limited, especially in rural and marginalized communities.

## 3. Program Description

### A. Program Goals

1. Improve sustained recovery outcomes for individuals with SUD.
2. Reduce relapse and overdose incidents upon release from incarceration.

3. Promote community reintegration through peer mentorship and support networks.

### B. Program Objectives

- Serve **25-40** individuals annually with one-on-one peer recovery coaching inside the Marion County Jail.
- Provide these services weekly for those wishing to participate.
- Track and report measurable improvements including participation and recidivism rates for those participating.

### C. Core Services

- **Peer Recovery Coaching:** Certified peers offer personalized recovery planning, goal setting, and accountability.
- **Resource Navigation:** Assistance accessing housing, employment, healthcare, and treatment.
- **Service Coordination:** Peer coaches will work with jail based behavioral health service coordinator when preparing for re-entry for any follow up appointments needed or resources outside of the jail.

### D. Target Population

Adults aged 18+ currently incarcerated at the Marion County Jail and diagnosed with Opioid Use Disorder.

## 4. Implementation Plan

Activity	Timeline	Responsible Staff
Meet with Full Circle Recovery to develop referral process and visit schedule.	Month 1	Full Circle Recovery staff- JBBHS staff.
Launch peer recovery services	Month 2	Peer Team – JBBHS Service Coordinator
Data collection, evaluation, and reporting	Ongoing	JBBHS Service Coordinator

## 5. Evaluation Plan

Success will be measured through both quantitative and qualitative methods:

- **Client outcomes:** Recidivism rates during the program year.

- **Engagement metrics:** Number of clients served, service hours provided, referrals completed.
- **Satisfaction surveys:** Client-reported satisfaction and perceived peer impact.

## 8. Board of Supervisor Updates



## VII. BOARD OF SUPERVISOR ADJOURNMENT

