

Consent Agenda

February 8, 2022

MET IN REGULAR SESSION

The Board of Supervisors met in regular session at 10:00 A.M. All members present. Chairman Wichman presiding.

PLEDGE OF ALLEGIANCE

1. CONSENT AGENDA

After discussion was held by the Board, a Motion was made by Shea, and second by Schultz, to approve:

- A. February 1, 2022, Minutes as read.
- B. January 2022 Vendor Publication Report
- C. Jail – Employment of Trisha Bernhards as Detention Administrative Coordinator.

UNANIMOUS VOTE. Motion Carried

2. SCHEDULED SESSIONS

Paula Hazelwood and Shalimar Mazetis from Advance Southwest Iowa Corporation appeared before the Board to give a presentation and provide an update on Advance Southwest Iowa Corporation. Discussion only. No action taken.

Rita Dooley appeared before the Board to be sworn in, and take the Official Oath of Office as Pottawattamie County Veterans Affairs Director.

After discussion was held by the Board, a Motion was made by Shea, and second by Schultz, to approve and authorize Chairman to sign CDBG contract expansion request letter addressed to the Economic Development Authority.

UNANIMOUS VOTE. Motion Carried.

After discussion was held by the Board, a Motion was made by Shea, and second by Belt, to approve Unclaimed Body Policy and related fees/expenses.

UNANIMOUS VOTE. Motion Carried.

John Rasmussen, Pottawattamie County Engineer, appeared before the Board for further discussion concerning traffic control for Lewis Township Volunteer Fire Department. Discussion only. No action taken.

3. OTHER BUSINESS

After discussion was held by the Board, a Motion was made by Shea, and second by Grobe, to approve Natural Areas Management Intern, Crew Lead job description.

UNANIMOUS VOTE. Motion Carried.

After discussion was held by the Board, a Motion was made by Schultz, and second by Shea, to approve the following applications made to the Assessor's Office: Homestead (161 recommend allowed, 13 recommend disallowed), Military (9 recommend allowed, 0 recommend disallowed), Disabled Veteran Homestead (4 recommend allowed, 1 recommend disallowed), Business Property Tax Credit (23 recommend allowed, 0 recommend disallowed), Family Farm (10 recommend allowed, 0 recommend disallowed).

UNANIMOUS VOTE. Motion Carried.

4. RECEIVED/FILED

A. Salary Action(s):

- 1) Communications– Payroll Status Change for Logan Brown.

B. Reports

- 1) Recorder Fee Book for January 2022

5. CLOSED SESION

Motion by Shea, second by Schultz, to go into Closed Session pursuant to Iowa Code 20.17 (3) for discussion and/or decision on labor negotiations / collective bargaining matters.

Roll Call Vote: AYES: Wichman, Belt, Grobe, Schultz, Shea. Motion Carried.

Motion by Belt, second by Shea, to go out of Closed Session.

Roll Call Vote: AYES: Wichman, Belt, Grobe, Schultz, Shea. Motion Carried.

7. BUDGET DISCUSSION

Discussion only.

8. ADJOURN

Motion by Belt, second by Shea, to adjourn meeting.

UNANIMOUS VOTE. Motion Carried.

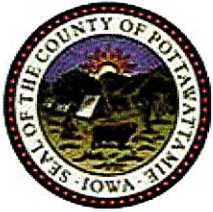
THE BOARD ADJOURNED SUBJECT TO CALL AT 2:52 P.M.

Tim Wichman, Chairman

ATTEST: _____
Becky Lenihan, Finance & Tax Officer

APPROVED: February 14, 2022

PUBLISH: X



Publication Report

Pottawattamie County 2021
For Date Range 01012021-12312021

| Employee Name | Salary |
|-----------------------|-----------|
| ADAMS, LYNN | 67583.82 |
| ADKINS, TANYA | 49735.59 |
| ADLAND, TIMOTHY | 73341.40 |
| ALBERS, FREDRICK | 78591.73 |
| ALBERS, MEGAN | 86758.88 |
| ALIANO, KRISTIN | 2712.50 |
| ALLEN, BRANDON | 72123.19 |
| ALLEN, CORY | 73974.94 |
| ALLEN, NICHOLAS | 48644.91 |
| AMBROSE, ROBIN | 90690.28 |
| AMDOR, BENNETT | 1740.00 |
| AMDOR, NICHOLAS | 82992.81 |
| AMOS, PATRICE | 95442.27 |
| ANDERSEN, JASON | 175.00 |
| ANDERSEN, ROBERT | 99563.03 |
| ARBOGAST, SARAH | 3570.31 |
| ARKFELD, SAMUEL | 93319.57 |
| ARNOLD, KYLE | 65838.60 |
| ARRICK, DOUGLAS | 10826.65 |
| ASHCRAFT, ABBIE | 61202.40 |
| AUSDEMORE, DUSTIN | 67413.28 |
| AUSDEMORE, HEATHER | 73327.65 |
| AUSDEMORE, KEVIN | 56349.82 |
| AUSDEMORE, PEGGY | 53179.16 |
| AVIS, RYAN | 77205.44 |
| AWE, ROBERT | 74042.81 |
| AYOTTE, BRENTON | 82207.28 |
| BANISTER, AKEEM | 3106.39 |
| BATH, STEVEN | 6108.38 |
| BAUER, TRAVIS | 4310.72 |
| BAYER, DAVID | 123841.75 |
| BAYLOR, WILLIAM | 71742.84 |
| BECERRA, CANDY | 43597.67 |
| BECKER, PEGGY | 74557.73 |
| BECKMAN, JODIE | 48337.62 |
| BEEDLE IV, PERRY | 4450.27 |
| BELT, REBECCA | 14276.15 |
| BELT, SCOTT | 48373.01 |
| BENTZINGER, DANIELLE | 78232.59 |
| BIEGLER, RACHEL | 69418.21 |
| BINGHAM, SHELBY | 1243.75 |
| BIODROWSKI, MICHELLE | 53347.75 |
| BLAIR, RHONDA | 52243.14 |
| BLUML, SHAWN | 60102.24 |
| BOCKERT, TAMMY | 36558.78 |
| BOESE, JESS | 35648.05 |
| BOHLIM, MARISA | 7175.00 |
| BONER, BARBARA | 74959.99 |
| BONNET, MICHAEL | 86121.90 |
| BOSE, MICHELL | 60087.22 |
| BOWEN, MICHAEL | 85160.85 |
| BRADFORD, CHRISTOPHER | 72212.79 |
| BRAMMER, ASHLEY | 40529.89 |
| BRANDENBURG, MARK | 71702.81 |
| BRANNAN, ROGER | 83087.63 |
| BRENSEL, NATHAN | 77624.74 |
| BRILES, PATRICIA | 67426.63 |

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|-----------------------|-----------|
| BROCKMAN, DAWN | 52443.19 |
| BROCKMAN, JEFFREY | 8446.31 |
| BROOKS, ASHLEE | 4451.02 |
| BROUGHAM, GREG | 79239.99 |
| BROWN, ANDREW | 164480.69 |
| BROWN, LOGAN | 10163.07 |
| BROWN, MOLLY | 67816.84 |
| BRUMMETT, TORIE | 56265.49 |
| BRUUN, JAMES | 7964.48 |
| BRYSON, TAMMY | 48747.74 |
| BURGER, JAMES | 110335.25 |
| BURHENNE, JASON | 54139.90 |
| BURNS, LINDA | 43494.01 |
| BUTTERBAUGH, TODD | 81476.42 |
| BUTTON, DANA | 23076.33 |
| BUTTON, DAVID | 63911.32 |
| CAHILL, GERALD | 5823.38 |
| CALHOON, RONALD | 15427.11 |
| CAMPBELL, TYLER | 53511.24 |
| CARSTENS, GRANT | 6468.00 |
| CARSTENS, TREY | 65454.98 |
| CASSON, MICHAEL | 4040.00 |
| CASTRO, MELISSA | 43732.74 |
| CEDER, BAILEY | 37939.10 |
| CEDER, DUSTIN | 112955.63 |
| CEDER, TREVOR | 59233.00 |
| CHAPIN, AUDREY | 80775.32 |
| CHAPMAN, JILL | 288.00 |
| CHENEY, BARBARA | 72067.81 |
| CHRISTIANSSEN, ANGELA | 46979.69 |
| CHRISTIE, CHASITY | 82377.26 |
| CIRCO, CHRISTINE | 123207.83 |
| CLARK, DESTINY | 37027.33 |
| CLEAVER, LARRY | 76889.98 |
| CLEVELAND, MILES | 62712.39 |
| COFFMAN, BRAD | 59205.52 |
| COFFMAN, JESSICA | 1083.43 |
| COLEMAN, GARFIELD | 111950.05 |
| COLLINS, JULISA | 8689.76 |
| COLLINS, LUZ | 22761.07 |
| CONTRERAS, FABIOLA | 38837.31 |
| COOK, ZOEY | 2406.25 |
| COOL, JOHN | 86764.14 |
| CORUM, MATTHEW | 58360.60 |
| COTTEN, ALICIA | 53163.98 |
| COTTEN, JAKE | 76240.78 |
| COX, MERISSA | 52952.36 |
| COX, STEPHANIE | 72500.23 |
| CRISLER, DUSTIN | 12090.54 |
| CURRY, TIMOTHY | 60023.67 |
| CURTIS, CHRISTOPHER | 71027.08 |
| DAHLHEIM, CHERI | 68153.26 |
| DANKER, JEFFEREY | 35416.13 |
| DARNELL, NOLAN | 52982.99 |
| DARRINGTON, BRODY | 42695.11 |
| DAU, JOSHUA | 66119.39 |
| DAVIDS, LEWIS | 100991.29 |
| DERRINGTON, JOSHUA | 46220.15 |
| DESANTIAGO, TOMAS | 71942.23 |
| DEWEY, ANDREW | 12753.54 |
| DEYEAGER, BRADY | 66396.78 |
| DOBSON, MALINA | 110515.29 |
| DOBYNS, ANGELA | 86152.41 |
| DOTY, JAMES | 88195.76 |
| DRAKE, MARILYN | 2022.82 |
| DRIVER, RANDALL | 2200.67 |
| DYSART, HUNTER | 10414.13 |

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|---------------------|-----------|
| EASTON, DANNIELLE | 4006.25 |
| EBERTOWSKI, DALTON | 37527.08 |
| ECKER, STEPHEN | 71492.50 |
| ECKMANN, MICHAEL | 74026.79 |
| EHRENS, JOHN | 57326.34 |
| ELLIOTT, WILLIAM | 769.80 |
| ELONICH, CORY | 57286.02 |
| ELWOOD, RANDALL | 72049.05 |
| ENG, WEI KAY | 62460.07 |
| ENGEL, DOUGLAS | 57762.13 |
| EPP, WARREN | 255.00 |
| EPPLER, PATRICK | 110095.21 |
| ESTRADA, ROBERTO | 50194.26 |
| EVERETT, KRISTIN | 75752.57 |
| FAUBLE, BRENT | 60200.05 |
| FEIGENBUTZ, DEVAN | 56924.97 |
| FEIGENBUTZ, GARY | 62720.12 |
| FENNER, JONATHAN | 66068.41 |
| FERGUSON, KURT | 83013.51 |
| FERRO, JACOB | 56837.64 |
| FIELDS, ADAM | 70136.58 |
| FISCHER, DAVID | 67168.15 |
| FLEENOR, SARAH | 5759.00 |
| FOOTE, CHARLES | 52523.89 |
| FORD, STEPHANIE | 79304.13 |
| FOREMAN, KAREN | 2927.58 |
| FORNEY, PAUL | 110035.22 |
| FRAIN, AUSTIN | 88663.72 |
| FRAIN, TANNER | 77685.69 |
| FRANCO, JEFFREY | 84465.65 |
| FREDRICH, ABBY | 65976.63 |
| FREEBERG, CHAD | 78646.15 |
| FREEMAN, MARC | 100760.92 |
| FREEMAN, RICHARD | 21368.76 |
| FROHARDT, MATTHEW | 90910.58 |
| GAMMEL, KELLY | 72498.90 |
| GARDNER, KRISTINE | 61119.16 |
| GARREAN, VALERIE | 42314.46 |
| GEHRMANN, ALICIA | 65454.75 |
| GEHRMANN, HANNAH | 38658.77 |
| GENEREUX, ANDREA | 5996.60 |
| GENEREUX, MICHAEL | 80.00 |
| GENTLEMAN, DAVID | 85563.45 |
| GERONIMO, JENNIFER | 62757.19 |
| GIFFORD, LEANNE | 111387.29 |
| GILLESPIE, THEODORE | 76194.19 |
| GILLIAM, GRANT | 80320.26 |
| GLENN, ELIZABETH | 3746.26 |
| GOOD, PAULA | 21783.48 |
| GOODELL, CAMERON | 26764.76 |
| GRAEVE, CHAD | 68125.88 |
| GRAHAM, MARIA | 87303.50 |
| GRAY, ASHLEY | 61517.49 |
| GREEN, CASSANDRA | 44204.27 |
| GREER, KELLY | 78367.53 |
| GRESS, JEFFREY | 60143.65 |
| GROBE, LYNN | 48373.01 |
| GROBE, THOMAS | 57312.95 |
| GROSS, DALTON | 10498.83 |
| GROTHER, EMILY | 85357.49 |
| GROTHER, JACOB | 15293.90 |
| GUMPERT, KYLIE | 24068.65 |
| GUYER, VINCE | 78961.23 |
| HACKETT, KYLE | 64925.63 |
| HADFIELD, ALLEN | 95374.93 |
| HANSEN, STEVEN | 38704.57 |
| HARDIMAN, JACOB | 49239.43 |

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|-----------------------|-----------|
| HARDIMAN, RANDIE | 50816.49 |
| HARKER, JEREMY | 66932.46 |
| HARKER, JOSHUA | 71488.28 |
| HARLEY, GEORGIA | 85776.72 |
| HARRIS, SHELBI | 8010.86 |
| HARRIS, TANI | 47136.65 |
| HARRISON, THEA | 17524.98 |
| HARRYMAN, KENNETH | 67552.93 |
| HART, DAVID | 64818.33 |
| HARVEY, JAMES | 80517.73 |
| HASSAY, BOBBI | 120.64 |
| HASSAY, KRISTY | 59710.87 |
| HATCHER, VIRGINIA | 80642.43 |
| HAWKINS, CHERYL | 62572.29 |
| HAYNES, TARALEE | 52102.58 |
| HEAD, JACOB | 107259.46 |
| HEALY, TRAVIS | 41047.70 |
| HEATH, BENJAMIN | 71435.20 |
| HEBING, MARILYN | 82210.91 |
| HEDEGAARD, SHAWNA | 65918.52 |
| HEILMAN, ISAAC | 4944.00 |
| HEMPEL, ERIC | 79904.23 |
| HENDERSON, PATRICIA | 165.00 |
| HENNINGSSEN, DARYL | 59828.23 |
| HENNINGSSEN, DONALD | 83339.43 |
| HENSLEY, CAROL | 16169.96 |
| HENSLEY, LINDA | 77472.65 |
| HERMANSON, BECKY | 60375.51 |
| HERRING, TAMMY | 37795.60 |
| HERRINGTON, LYNN | 75752.58 |
| HESS, DOUGLAS | 60876.10 |
| HEYER, CANDY | 61725.67 |
| HIATT, RICHARD | 79642.97 |
| HILLER, CHAD | 63349.24 |
| HILZ, JONATHAN | 78700.45 |
| HITCHCOCK, TRAVIS | 54299.09 |
| HLADIK, ROBERT | 759.00 |
| HOANG, NINA | 66528.12 |
| HODGES, KENT | 60334.94 |
| HOGG, MAKENNA | 317.19 |
| HOLMAN, SHANNON | 77700.51 |
| HOLT, RACHELLE | 27601.36 |
| HOOPER, DAVID | 73345.59 |
| HOUGH, JASON | 63420.56 |
| HOUGH, RONALD | 62991.15 |
| HOUSER, MELVYN | 89053.01 |
| HOVEY, SHELLY | 73046.86 |
| HUBBARD, KALEY | 4300.00 |
| HUEBNER, GINA | 72660.03 |
| HUEBSCHER, JOHN | 1420.00 |
| HUERTA, JOLENE | 52179.16 |
| HUSZ, JANE | 40248.79 |
| HUSZ, RYAN | 60497.05 |
| HUTCHESON, JEFFREY | 4240.73 |
| ISAACSON, MONTE | 6812.00 |
| JACOBMEIER, JON | 130478.16 |
| JEDLICKA, NICHOLAS | 104506.96 |
| JENSEN, CRAIG | 98294.80 |
| JENSEN, SHAWN | 83531.17 |
| JENSEN, SUSAN | 105.00 |
| JOBE, AMY | 65730.91 |
| JOHANNSEN, CLAY | 61611.03 |
| JOHNSON, JEANNETTE | 1093.32 |
| JOHNSON, JONATHAN | 59098.16 |
| JOHNSON-CAMPAGNA, AMY | 54701.17 |
| JONAS, ASHLEY | 5461.75 |
| JONES, RILEY | 58045.83 |

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|---------------------|-----------|
| JONES, TRICIA | 91268.10 |
| JUSTESEN, DARRELL | 65454.80 |
| JUSTESEN, MARY | 11131.98 |
| KALLAS, KATHIE | 44933.01 |
| KALSTRUP, PAMELA | 127840.69 |
| KARNS, JASON | 56729.73 |
| KARNS, TODD | 64095.12 |
| KAVA, ANTHONY | 113047.12 |
| KAY, MITCHELL | 74331.73 |
| KELSEY, DOUGLAS | 70581.08 |
| KENNEDY, MARILYN | 68701.00 |
| KEPHART, CHASITY | 57539.30 |
| KEPHART, TRAVIS | 60763.39 |
| KILLPACK, REBECCA | 34288.00 |
| KIRLIN, JOSHUA | 84698.37 |
| KLAUSNER, MIRANDA | 4245.93 |
| KLEIN, ADAM | 85111.11 |
| KNIGHT, KALEN | 2831.25 |
| KOHL, JOSHUA | 57956.42 |
| KONZ, SCOTT | 63587.95 |
| KRAMER, MARY | 120.00 |
| KRUSE, DANA | 10247.90 |
| KUEHNHOLD, JASON | 45097.26 |
| KUNZE, CHAD | 66975.10 |
| LAFAVE, RYAN | 54181.97 |
| LAIRMORE, ZACH | 58026.78 |
| LAKE, TERI | 43630.06 |
| LARSEN, VICTORIA | 73425.29 |
| LEICK, ANTHONY | 79840.59 |
| LEMASTER, JASON | 84698.40 |
| LEMBKE, GARRETT | 69471.37 |
| LEMRICK, JANA | 99799.15 |
| LENIHAN, BECKY | 78203.15 |
| LINDGREN, CHRISTINA | 39763.19 |
| LISTON, REBECCA | 62471.24 |
| LITTLE, COREY | 75882.05 |
| LOGHRY, KENNY | 71188.03 |
| LOOMIS, BRIAN | 77233.44 |
| LORENZ, JAMIE | 48331.82 |
| MAGNUSON, KRISTINE | 53179.17 |
| MAGUIRE, STEVEN | 77705.29 |
| MAHER, BRENNNA | 11045.53 |
| MANHART, BRIAN | 64567.62 |
| MANTELL, MICHAEL | 79030.61 |
| MANZ, SCOTT | 59351.24 |
| MARKEL, RANDALL | 3262.16 |
| MARSH, JODY | 80329.68 |
| MARTIN, MARLYS | 49735.55 |
| MASS, ALEC | 5044.00 |
| MASS, JAMELYN | 70932.22 |
| MASS, TIFFANY | 102166.37 |
| MCCARTNEY, ANTHONY | 104442.31 |
| MCCOID, NICHOLAS | 56235.73 |
| MCCOY, CHRISTOPHER | 11612.63 |
| MCDERMOTT, KADEN | 5094.50 |
| MCGEE, ALEXANDER | 47650.74 |
| MCGEE, BRITTANY | 53556.14 |
| MCINTIRE, WYLIE | 47840.76 |
| MEFFERD, THOMAS | 52243.14 |
| MELBY, LOGAN | 12349.10 |
| MEYER, JACOB | 54115.67 |
| MEYERS, JEREMY | 55349.12 |
| MIKOVEC, HADLEY | 63518.80 |
| MILES, MICHELE | 65099.27 |
| MILLER, BRIAN | 96950.22 |
| MILLER, DEBORAH | 69811.89 |
| MILLER, JEFFREY | 79901.27 |

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|-------------------------|-----------|
| MILLS, BRIAN | 4258.47 |
| MINCHEW, JENNIFER | 68175.04 |
| MOATS, ANDREW | 58702.92 |
| MOLGAARD, DANE | 48603.97 |
| MOORE, NOLAN | 4625.25 |
| MOORE, TISHA | 53944.81 |
| MORDESON, BRIGID | 28779.07 |
| MORGAL, CALEE | 32695.70 |
| MORONEY, SCOTT | 64769.32 |
| MORSE, JORDAN | 48557.60 |
| NEIGHBORS, JASON | 58958.55 |
| NELSEN, LISA | 76205.24 |
| NELSON, JENNIFER | 3163.98 |
| NELSON, PAUL | 47555.72 |
| NELSON, TREVOR | 74346.08 |
| NEUMANN, JARON | 56859.70 |
| NEWELL, KELLIE | 50164.96 |
| NEWTON, SEAN | 49655.26 |
| NIELSEN, NOLAN | 57818.23 |
| NIEMEYER, KAEDYN | 1931.00 |
| NIXON, MYRA | 42959.87 |
| NOBILING, JENNIFER | 37009.91 |
| NOECKER, STEVEN | 69438.74 |
| NORMAN, ZACHARIE | 82449.75 |
| NOSEKABEL, TRACY | 66699.23 |
| NOWATZKE, BRITTANY | 13824.44 |
| ODONNELL, MATTHEW | 89514.05 |
| OLDEROG, RYAN | 84457.44 |
| OLIVER, RODNEY | 48909.42 |
| OLSEN, BRANDY | 24126.49 |
| OLSEN, THOMAS | 69738.22 |
| PANE, CODY | 5935.83 |
| PATTERSON, AARON | 4374.66 |
| PAULEY, DANIEL | 5278.00 |
| PENNEY, RYAN | 63065.11 |
| PERDUE, BRADLEY | 76065.98 |
| PEREGRINE, DUSTIN | 59860.99 |
| PETERSEN, JAMIE | 105109.99 |
| PETERSEN, JEREMY | 64625.51 |
| PETERSON, JEFFRY | 7243.31 |
| PETTIT, LAURA | 22336.21 |
| PETTIT, SAMUEL | 7244.85 |
| PFEIFFER, JEANNE | 28693.91 |
| PING, ARIC | 51080.66 |
| PLOEN, KANDI | 68806.56 |
| PONCE-DOMINGUEZ, BLANCA | 41726.08 |
| POORE, JONATHAN | 95139.79 |
| PORTER, JILLIAN | 84646.72 |
| PROCTOR, AMBERLEY | 1917.31 |
| PRZYBOROWSKI, CATHARINE | 53790.36 |
| PUTNAM, KYLE | 78133.59 |
| PUTNAM, SCOTT | 67399.19 |
| QUINN, ARIEL | 317.19 |
| RAMSEY, BRANDON | 76366.09 |
| RASMUSSEN, DONNA | 48747.72 |
| RASMUSSEN, JOHN | 131497.99 |
| RASMUSSEN, TALLIN | 11442.91 |
| RATHBUN, ANGELA | 43575.62 |
| RAYMENT, JESSICA | 36647.52 |
| REDDING, RIKAYLA | 57290.85 |
| REDMON, DEBRA | 82888.71 |
| REED, CAMBER | 23894.37 |
| REED, DOUGLAS | 82209.46 |
| REEVES, MATTHEW | 72034.34 |
| REILICH, REBEKKAH | 74681.69 |
| REINKEN, SANDRA | 1162.50 |
| REINSCH, DIANA | 97309.44 |

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|--------------------------|-----------|
| RETHMEIER, CHRISTINE | 92200.93 |
| REYNOLDS, JOSHUA | 57892.77 |
| RHINEHART, CORY | 11700.00 |
| RIDDER, ABIGAIL | 3500.00 |
| RING, ADAM | 80826.10 |
| RISO, ROBIN | 52243.14 |
| RIVERA, ISRAEL | 5926.90 |
| ROACH, CLAIRE | 24324.63 |
| ROBERTS, AMBER | 80836.36 |
| ROBINSON, ABBY | 3725.98 |
| RODARTE, HOPE | 51411.18 |
| RODRIGUEZ, RAFAEL | 86364.57 |
| ROGERS, ERIC | 736.38 |
| ROLLINS, MITCHELL | 56409.16 |
| ROOT, SCOTT | 43284.80 |
| ROSENBERG, PAUL | 44129.71 |
| ROSKENS, MARY-BETH | 80642.35 |
| ROSS, VERONICA | 66065.55 |
| ROUSH, GREGORY | 64551.75 |
| RUBEK, ANGELA | 73179.07 |
| RUBEK, ANTHONY | 76023.87 |
| RUBY, STEVEN | 52088.14 |
| RUGGLES, JOEL | 18379.67 |
| RUNGE, TODD | 49593.66 |
| RUSSMANN, PATRICIA | 76003.20 |
| RUTLEDGE, ADAM | 73764.57 |
| SAMPSON, DANIEL | 54329.63 |
| SAMPSON, KEVIN | 63869.23 |
| SANDERS, ELIZABETH | 62562.72 |
| SANDS, DAVID | 83959.45 |
| SCHLEIMER, MICHEAL | 75197.41 |
| SCHLINES, TODD | 82997.15 |
| SCHNECKLOTH, THOMAS | 62835.46 |
| SCHNEPP, MANDI | 38837.37 |
| SCHRODER, BRADY | 50544.52 |
| SCHROEDER, KYLE | 51419.79 |
| SCHULTZ, ALISHA | 58708.84 |
| SCHULTZ, JUSTIN | 48373.01 |
| SCHULTZ, TERESA | 64048.06 |
| SEIBEL, ERIC | 74407.45 |
| SERRATO, ELIZABETH | 317.19 |
| SHAFER, HEATHER | 38184.17 |
| SHAW, NATALIE | 275.00 |
| SHEA, BRIAN | 46534.08 |
| SHEA, ERIC | 79809.61 |
| SHEA-KAMMERER, STEPHANIE | 51686.57 |
| SHOEMAKER, MARK | 98554.28 |
| SHRADER, WILLIAM | 79191.53 |
| SHUDAK, BENJAMIN | 69727.93 |
| SHUTTERS, MICHAEL | 11694.48 |
| SIECK, MARIA | 149178.62 |
| SILKNITTER, THOMAS | 2198.99 |
| SIMMONS, KATHERINE | 18335.30 |
| SISO, JASON | 17485.66 |
| SLACK, JASON | 79855.83 |
| SLIGER, CLARENCE | 12840.00 |
| SMEAL, KAYLA | 75851.89 |
| SMITH, ANDREW | 66708.02 |
| SMITH, ANDREW | 56677.97 |
| SMITH, CYNTHIA | 48747.75 |
| SMITH, DANELL | 11409.01 |
| SMITH, MARK | 76237.35 |
| SMITH, PENNIE | 85166.30 |
| SMITH, THOMAS | 79985.22 |
| SMOTHERS, JAMIE | 75569.71 |
| SNYDER, BRIAN | 98820.98 |
| SNYDER, KERRIE | 111131.28 |

| | |
|---------------------|-----------|
| SONDAG, PATRICK | 110035.23 |
| SORENSEN, GERALD | 937.58 |
| SORTINO, MARY | 14097.05 |
| SOUKIE, AARON | 88522.15 |
| SOWERS, JEFFREY | 61252.82 |
| SPITZNAGLE, MATTHEW | 17966.52 |
| STACY, KATHRYN | 47420.76 |
| STANE, DILLON | 400.00 |
| STANGE, HUNTER | 4578.34 |
| STANGE, TYLER | 6845.20 |
| STANSEL, JAYDE | 7536.51 |
| STEFFENS, TRAVIS | 83183.54 |
| STEVENS, SHAWN | 92727.89 |
| STEWART, JEROME | 76309.37 |
| STOBER, JULIE | 4976.72 |
| STONE, SAMANTHA | 67790.58 |
| STOTTS, BRENDA | 48747.79 |
| STRAND, CALEB | 5612.75 |
| STROUD, RENE | 59351.20 |
| STROVERS, ERIC | 111387.33 |
| STUDY, JASON | 87031.67 |
| SUNDEEN, ALLISON | 2644.12 |
| SUNDERMANN, JOHN | 10625.20 |
| SWOLLEY, LINDA | 71296.57 |
| SYLVIS, COLLEEN | 28710.66 |
| TEMEYER, DANIEL | 78381.75 |
| THEULEN, JEFFREY | 113698.46 |
| THOMAS, CORY | 60194.56 |
| THOMAS, CRAIG | 98946.54 |
| THOMAS, TAYLOR | 73272.22 |
| THOMPSON, LYNDEE | 88474.00 |
| THOMPSON, RANDALL | 91750.40 |
| THOMPSON, RYAN | 56499.65 |
| THOMSEN, SARA | 50891.15 |
| TIMM, CAROL | 41460.00 |
| TODD, TIMOTHY | 59765.13 |
| TOLL, GERALD | 5352.00 |
| TORRES, MARIA | 54982.40 |
| TOTUSEK, MALLORY | 51686.62 |
| TOWNSEND, DANIEL | 62895.15 |
| TOWNSEND, HEATHER | 76967.92 |
| TRANMER, ANTHONY | 70375.63 |
| TRANMER, WHITNEY | 68550.49 |
| TRAYLOR, JAMES | 22105.56 |
| TREANTOS, KRISTINA | 88789.58 |
| TRUJILLO, LUIS | 59332.33 |
| TURPEN, MARY JO | 46774.99 |
| UNRUH, JOSHUA | 62229.70 |
| VANDERVORT, SCOTT | 65695.08 |
| VANSOELEN, THOMAS | 57513.49 |
| VOLKENS, LEE | 81345.27 |
| VOSS, LEA | 89053.01 |
| VOVOLKA, ALAN | 315.00 |
| WACHTER, JOY | 62672.25 |
| WACHTER, MIRANDA | 54758.23 |
| WAGNER, BRIAN | 61184.51 |
| WALKER, ANGELA | 89506.38 |
| WALKER, JEFFREY | 62265.38 |
| WALKER, JOHN | 61484.25 |
| WALLNER, ERIC | 88605.18 |
| WALLNER, JENNIFER | 43741.35 |
| WALTON, TIMOTHY | 3962.97 |
| WARNKE, JANICE | 44753.39 |
| WARREN, JEREMY | 66363.73 |
| WATSON, SUZANNE | 99312.12 |
| WATTS, JAMIE | 71449.13 |
| WEATHERILL, DANIEL | 72132.93 |

| | |
|-------------------------|-----------|
| WEBER, CHRISTOPHER | 88977.13 |
| WELCH, JOSEPH | 73832.58 |
| WERNEBURG, KAYLA | 31713.57 |
| WESSELS, BRETT | 91019.50 |
| WHEELDON, MICHAEL | 450.00 |
| WHITE, MATTHEW | 77113.44 |
| WHITE, ORAL | 122627.49 |
| WHITE, ROSS | 80.00 |
| WHITTINGTON, DOUGLAS | 70060.00 |
| WICHMAN, TIMOTHY | 48373.01 |
| WICKERSHAM, KIMBERLY | 45518.03 |
| WICKMAN, JOHN | 260.00 |
| WIESE, CARL | 16660.36 |
| WIESE, MATTHEW | 49015.92 |
| WIESE, NATASHA | 867.39 |
| WILBER, JEREMY | 2095.41 |
| WILBER, MATTHEW | 144614.89 |
| WILCOX, KENNETH | 60334.90 |
| WILCOXON, NATHAN | 76419.37 |
| WILKE, PAMELA | 56496.74 |
| WILLIAMS, CONNOR | 6630.00 |
| WILSON, BILLY | 61329.34 |
| WILSON, DANIEL | 59497.38 |
| WILSON, DIXIE | 56717.93 |
| WILSON, JAY | 71763.40 |
| WILSON, JOHN | 76623.77 |
| WINCHELL, STEPHEN | 92148.78 |
| WINDHAM, JESSE | 67452.62 |
| WIRT, MEGAN | 67247.56 |
| WITTE, PHILIP | 30242.54 |
| WOHLERS, KODY | 18939.99 |
| WOOD, KRISTINE | 84293.09 |
| WOODBURY, REX | 80097.40 |
| WOODS, KENA | 61460.56 |
| WRIGHT, JONI | 40892.89 |
| WYANT, MATTHEW | 191661.19 |
| WYANT, MATTHEW | 73093.69 |
| YBARRA, ALLYSON | 38750.29 |
| YOST, JEREMY | 31744.50 |
| ZELAYA HERNANDEZ, JESSY | 1099.03 |

I, Melvyn J Houser , Auditor of Pottawattamie County, verify wages listed have been paid by Pottawattamie County for 2021 year,



TO: BOARD OF SUPERVISORS

FROM: Gina Hatcher

Request for County Department Comments

DATE: January 31, 2022

ESTABLISHMENT: Ownership update- Kum & Go #23

OWNER: see attached

LEGAL DESCRIPTION: See attached property record.



State of Iowa

Alcoholic Beverages Division

Applicant

| NAME OF LEGAL ENTITY | NAME OF BUSINESS(DBA) | BUSINESS |
|----------------------|-----------------------|----------------|
| Kum & Go LC | Kum & Go # 23 | (712) 485-2153 |

| ADDRESS OF PREMISES | CITY | COUNTY | ZIP |
|---------------------|-------|---------------|-------|
| 29356 298th St | Neola | Pottawattamie | 51559 |

| MAILING ADDRESS | CITY | STATE | ZIP |
|-------------------|------------|-------|-------|
| 1459 Grand Avenue | Des Moines | Iowa | 50309 |

Contact Person

| NAME | PHONE | EMAIL |
|-------------|----------------|-----------------------|
| Jody Deiter | (515) 457-6249 | licenses@kumandgo.com |

License Information

| LICENSE NUMBER | LICENSE/PERMIT TYPE | TERM | STATUS |
|----------------|------------------------|----------|------------------------------|
| LE0001859 | Class E Liquor License | 12 Month | Submitted to Local Authority |

| EFFECTIVE DATE | EXPIRATION DATE | LAST DAY OF BUSINESS |
|----------------|-----------------|----------------------|
| July 1, 2021 | June 30, 2022 | |

SUB-PERMITS

Class E Liquor License, Class C Beer Permit, Class B Wine Permit



State of Iowa

Alcoholic Beverages Division

PRIVILEGES

Sunday Service

Status of Business

BUSINESS TYPE

Limited Liability Company

Ownership

• Individual Owners

| NAME | CITY | STATE | ZIP | POSITION | % OF OWNERSHIP | U.S. CITIZEN |
|------------------|------------|-------|-------|-------------|----------------|--------------|
| Charles Campbell | Des Moines | Iowa | 50309 | Secretary | 0.00 | Yes |
| Krause Group LTD | Des Moines | Iowa | 50309 | Shareholder | 100.00 | Yes |
| Reed Rainey | Des Moines | Iowa | 50309 | COO | 0.00 | Yes |
| Brian Beckett | Des Moines | Iowa | 50309 | CFO | 0.00 | Yes |
| Tanner Krause | Des Moines | Iowa | 50309 | CEO | 0.00 | Yes |

Insurance Company Information

INSURANCE COMPANY

POLICY EFFECTIVE DATE

POLICY EXPIRATION DATE

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE



ALCOHOLIC
BEVERAGES
DIVISION
State of Iowa

State of Iowa

Alcoholic Beverages Division

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE
DATE

TEMP TRANSFER EXPIRATION
DATE

TO: Lea Voss, County Treasurer
 Andrew Brown, County Sheriff
 Matt Wyant, County Planning Director

FROM: Gina Hatcher

Request for County Department Comments

DATE: February 2nd, 2022

ESTABLISHMENT: RENEWAL- Prairie Crossing Vineyard

OWNER: see attached

LEGAL DESCRIPTION: See attached property record.

The Auditor has received the attached request for the above class permits/sales/services. Please supply the following information for the Board of Supervisors within five (5) working days. Additional explanation may be given in the form of comments below and/or attachments.

| DEPARTMENT | COMMENTS | YES | NO |
|------------|---|-----|----|
| TREASURER | Free from certified taxes and special assessments | | |
| PLANNING | Properly zoned | | |
| | Nuisance violations | | |
| | Septic system violations | | |
| SHERIFF | Complaints received | | X |
| | Citations issued at this establishment | | X |
| | Owner convicted of a felony within the last 5 years | | X |
| | | | |

COMMENTS _____ **Signature** AB 28-1

TO: Lea Voss, County Treasurer
Andrew Brown, County Sheriff
Matt Wyant, County Planning Director

FROM: Gina Hatcher

Request for County Department Comments

DATE: February 2nd, 2022

ESTABLISHMENT: RENEWAL- Prairie Crossing Vineyard

OWNER: see attached

LEGAL DESCRIPTION: See attached property record.

The Auditor has received the attached request for the above class permits/sales/services. Please supply the following information for the Board of Supervisors within five (5) working days. Additional explanation may be given in the form of comments below and/or attachments.

| DEPARTMENT | COMMENTS | YES | NO |
|-------------------|---|------------|-----------|
| TREASURER | Free from certified taxes and special assessments | ✓ | |
| PLANNING | Properly zoned | | |
| | Nuisance violations | | |
| | Septic system violations | | |
| SHERIFF | Complaints received | | |
| | Citations issued at this establishment | | |
| | Owner convicted of a felony within the last 5 years | | |
| | | | |

COMMENTS

Signature

Lea A Voss

TO: Lea Voss, County Treasurer
Andrew Brown, County Sheriff
Matt Wyant, County Planning Director

FROM: Gina Hatcher

Request for County Department Comments

DATE: February 2nd, 2022

ESTABLISHMENT: RENEWAL- Prairie Crossing Vineyard

OWNER: see attached

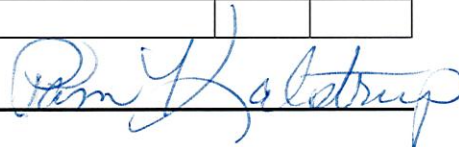
LEGAL DESCRIPTION: See attached property record.

The Auditor has received the attached request for the above class permits/sales/services. Please supply the following information for the Board of Supervisors within five (5) working days. Additional explanation may be given in the form of comments below and/or attachments.

| DEPARTMENT | COMMENTS | YES | NO |
|-------------------|---|------------|-----------|
| TREASURER | Free from certified taxes and special assessments | | |
| PLANNING | Properly zoned | ✓ | |
| | Nuisance violations | | ✓ |
| | Septic system violations | | ✓ |
| SHERIFF | Complaints received | | |
| | Citations issued at this establishment | | |
| | Owner convicted of a felony within the last 5 years | | |
| | | | |

COMMENTS

Signature





Applicant

| NAME OF LEGAL ENTITY | NAME OF BUSINESS(DBA) | BUSINESS | |
|---|--------------------------------------|----------------|-------|
| Prairie Crossing Vineyard and Winery, LLC | Prairie Crossing Vineyard and Winery | (712) 487-3812 | |
| ADDRESS OF PREMISES | CITY | COUNTY | ZIP |
| 31506 Pioneer Trail | Treynor | Pottawattamie | 51575 |
| MAILING ADDRESS | CITY | STATE | ZIP |
| 31506 Pioneer Trl | Treynor | Iowa | 51575 |

Contact Person

| NAME | PHONE | EMAIL |
|-----------------|----------------|----------------------------------|
| Julianna Hrasky | (402) 250-0746 | julianna@prairiecrossingwine.com |

License Information

| LICENSE NUMBER | LICENSE/PERMIT TYPE | TERM | STATUS |
|----------------|----------------------------|----------|--------|
| WCN000032 | Class C Native Wine Permit | 12 Month | Active |

| EFFECTIVE DATE | EXPIRATION DATE | LAST DAY OF BUSINESS |
|----------------|-----------------|----------------------|
| Apr 14, 2021 | Apr 13, 2022 | |

| SUB-PERMITS |
|----------------------------|
| Class C Native Wine Permit |



State of Iowa

Alcoholic Beverages Division

PRIVILEGES

Outdoor Service, Sunday Service

Status of Business

BUSINESS TYPE

Limited Liability Company

Ownership

• Individual Owners

| NAME | CITY | STATE | ZIP | POSITION | % OF OWNERSHIP | U.S. CITIZEN |
|-----------------|---------|-------|-------|----------|----------------|--------------|
| Andrew Hrasky | Treynor | Iowa | 51575 | co-owner | 50.00 | Yes |
| Julianna Hrasky | Treynor | Iowa | 51575 | Co-owner | 50.00 | Yes |

Insurance Company Information

INSURANCE COMPANY

Nationwide Insurance Company

POLICY EFFECTIVE DATE

Apr 14, 2021

POLICY EXPIRATION DATE

Apr 14, 2022

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE DATE

TEMP TRANSFER EXPIRATION DATE

[Find Property](#) [Res Sales](#) [Comm/Ind Sales](#)

7441 20 300 005

| | |
|------------------------------------|-----------------------------|
| --- Permanent Property Address --- | ----- Mailing Address ----- |
| HRASKY, ANDREW-JULIANNA | HRASKY, ANDREW-JULIANNA |
| 31506 PIONEER TRL | 31506 PIONEER TRL |
| TREYNOR, IA 51575 | TREYNOR, IA 51575 |

District: 073 SILVER CREEK TWP/TREYNOR
District: 073 SILVER CREEK TWP/TREYNOR

=====
REAL ESTATE TAXES ON TREASURER'S WEBPAGE
Go to: <https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/744120300005>

=====
TAX DESCRIPTION*
* Not to be used on legal documents

SILVER CREEK TWP 20-74-41 PT SE SW & PT SW SE COMM S1/4 COR TH W390.8' N416.54' E275.1'N15.97' E197.24'S94.12' E178.83'S334.94' W274.1' TO POB (INCLUDES PARCELA)

=====
ASSESSED VALUE
* Class is for Assessment purposes only - Not Zoning

| Current Value | | | | | | |
|---------------|------------|-----------|-------------|-----------|----------|-------|
| 2021 | Agri. Land | Dwelling | Improvement | Total | Ag Acres | Class |
| Full Value | \$5,500 | \$350,000 | \$62,500 | \$418,000 | 5.550 | A/AD |
| Exempt | \$0 | \$0 | \$0 | \$0 | 0 | A/AD |
| Net Total | \$5,500 | \$350,000 | \$62,500 | \$418,000 | 5.550 | A/AD |

| Prior Year Value | | | | | | |
|------------------|------------|-----------|-------------|-----------|----------|-------|
| 2020 | Agri. Land | Dwelling | Improvement | Total | Ag Acres | Class |
| Full Value | \$5,500 | \$350,000 | \$62,500 | \$418,000 | 5.550 | A/AD |
| Exempt | \$0 | \$0 | \$0 | \$0 | 0 | A/AD |
| Net Total | \$5,500 | \$350,000 | \$62,500 | \$418,000 | 5.550 | A/AD |

=====
EXEMPTIONS/CREDITS APPLIED

2020 HOMESTEAD
2021 HOMESTEAD

=====
OWNERS
* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D HRASKY, ANDREW-JULIANNA book/page: [2012/5558](#) D

=====
SALES HISTORY

| Sale Date | Amount | Code | Book/Page |
|------------|--------|----------------------|---|
| 04/14/2012 | 0 | D1 | 2012/05558 |
| 03/03/2012 | 5000 | D1 | 2012/05323 |
| 06/07/2001 | 210000 | D000 | 0101/69190 |
| 09/08/1993 | 80000 | D022 | 0094/08840 |
| 09/10/1984 | 80000 | C000 | 0085/05581 |
| 05/14/1982 | 0 | D017 | 0082/14779 multiple parcel sale |

=====
ASSESSMENT DATA

PDF: 27 MAP: SILVER CREEK TWP

Date Reviewed: 07/31/17 KK

LAND.....241758 sqFt 5.55 acres

Residence 1 of 1 -- Single-Family

BUILDING.....2 Story Frame 12/0 Rooms Above/Below 5/0 Bedrooms Above/Below 896 SF Base AC
Built:1910 Excellent Bsmt: Full Bsmt Finish: None Attic Finish: Floor & Stairs

FINISH.....Foundation: C Blk Exterior: Vinyl Roof: Asph / Hip
Interior: Drwl Flooring: Carpet / Hdwd / Tile

ADDITIONS....Addition 1: 384 SF 1 1/2 Story Frame Built: 1910 AC Bsmt SF: 384
Addition 2: 14 SF 1 Story Frame Built: 1910 AC Bsmt SF: 0

FIREPLACE.... 1 Gas/Elec-Side

PLUMBING.....1 Full Bath 2 Shower Stall Bath 1 Lavatory

BUILT INS:....1 Dishwasher

PORCHES.....120 SF 1S Frame Enclosed No Bsmt
168 SF 1S Frame Open No Bsmt

DECK/PATIOS..1005 SF Concrete Patio-Med

GARAGES(2)...1 Attached 1 Detached
Garage 1: 720 SF Det Frame 20x36 Built: 1980
Garage 2: 2030 SF Att Frame Built: 2016 (1598 SF Frame Qtrs Over w/AC)

Commercial Building 1 of 2 -- Metal Retail Store - Pole Frame (613)

STRUCTURE....1 story 2400 base SF 0 bsmt SF 3400 gross SF
Year Built: 2004 Eff Year: 2004 Condition: Normal

VERTICALS....Ext Wall: Metal/ Frm/ Insul (<50' Wide)
Int Wall: Drywall or Equiv.
Glassboard Paneling

Front/Doors: Average Cost Front
Windows: Aluminum Casement

HORIZONTALS..Roof: Mtl/ Frm/ Insul.
Ceiling: Suspended Blk-Fiber
Unfinished

Struc Floor: Earth
Partitions: Incl. w / Base
Framing: Pole Construction
HVAC: Geo-Thermal/ Well

PLUMBING.....Toilet Room (2)
Sink-Kitchen (2)

ADJUSTMENTS..Ceiling - none (1000)

BLDG EXTRAS..1 Door: O.H. Door - Power, 10 Ft Wide, 10 Ft High
1 Cold Storage: 80 SF, Cooler, 0 SFSA Door, No Door
1 Door: Steel Roll - Manual, 8 Ft Wide, 8 Ft High
1 Porch (Commercial): 480 SF, Patio - Conc / Brick
1 Porch (Commercial): 56 SF, Porch

Commercial Building 1 of 2 Addition 1 -- Metal Warehouse - Milled Wood Frame (602)

STRUCTURE....1 story 1000 base SF 0 bsmt SF
Year Built: 2009 Eff Year: 2009 Condition: Normal

VERTICALS....Ext Wall: Metal/ Frm/ Insul (<50' Wide)
Int Wall: Unfinished

HORIZONTALS..Roof: Metal/ Frame
Ceiling: Unfinished
Struc Floor: Earth
Partitions: Incl. w / Base
Framing: Wood - Average

ADJUSTMENTS..Heat - none (1000)

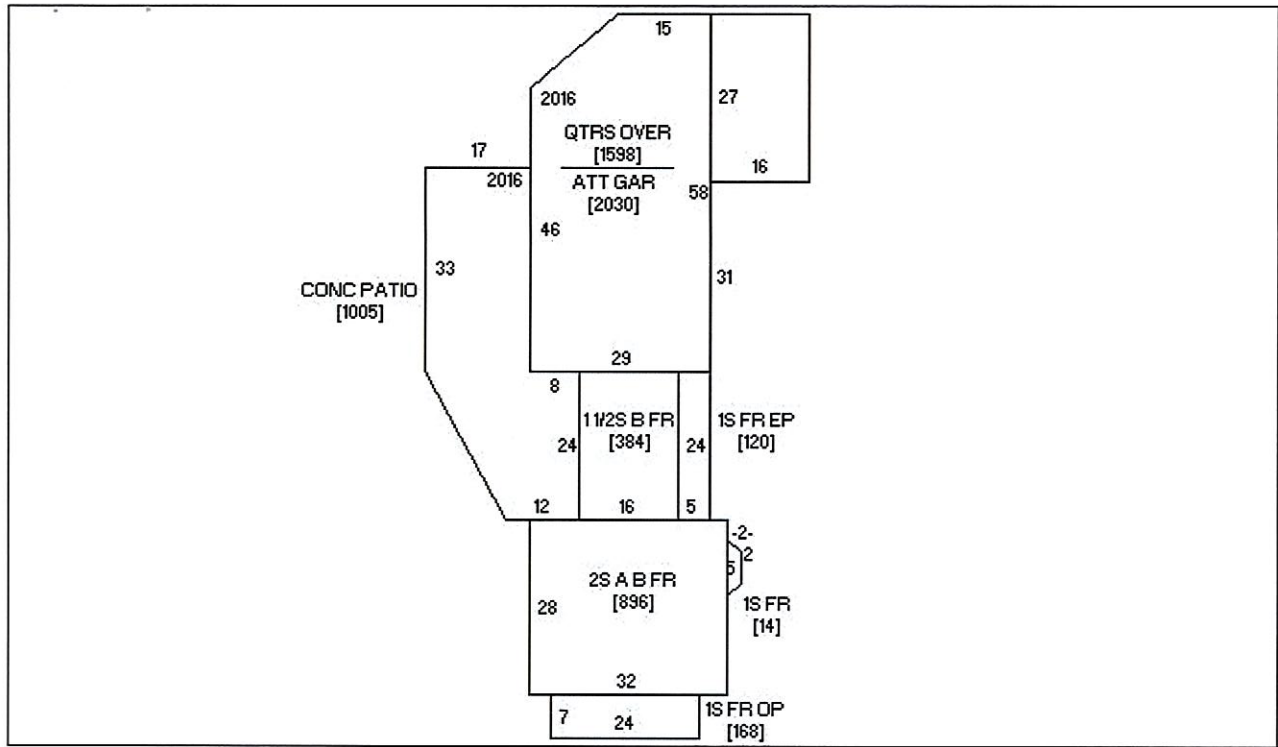
BLDG EXTRAS..1 Door: O.H. Door - Power, 10 Ft Wide, 10 Ft High

Commercial Building 2 of 2 -- Metal Retail Store - Pole Frame (613)

STRUCTURE....1 story 4500 base SF 0 bsmt SF 4500 gross SF
Year Built: 2014 Eff Year: 2014 Condition: Below Normal

PLUMBING.....Toilet Room (2)
Sink-Kitchen (1)

BLDG EXTRAS..1 Canopy: 1,100 SF, Concrete
1 Porch (Commercial): 1,100 SF, Patio - Conc / Brick

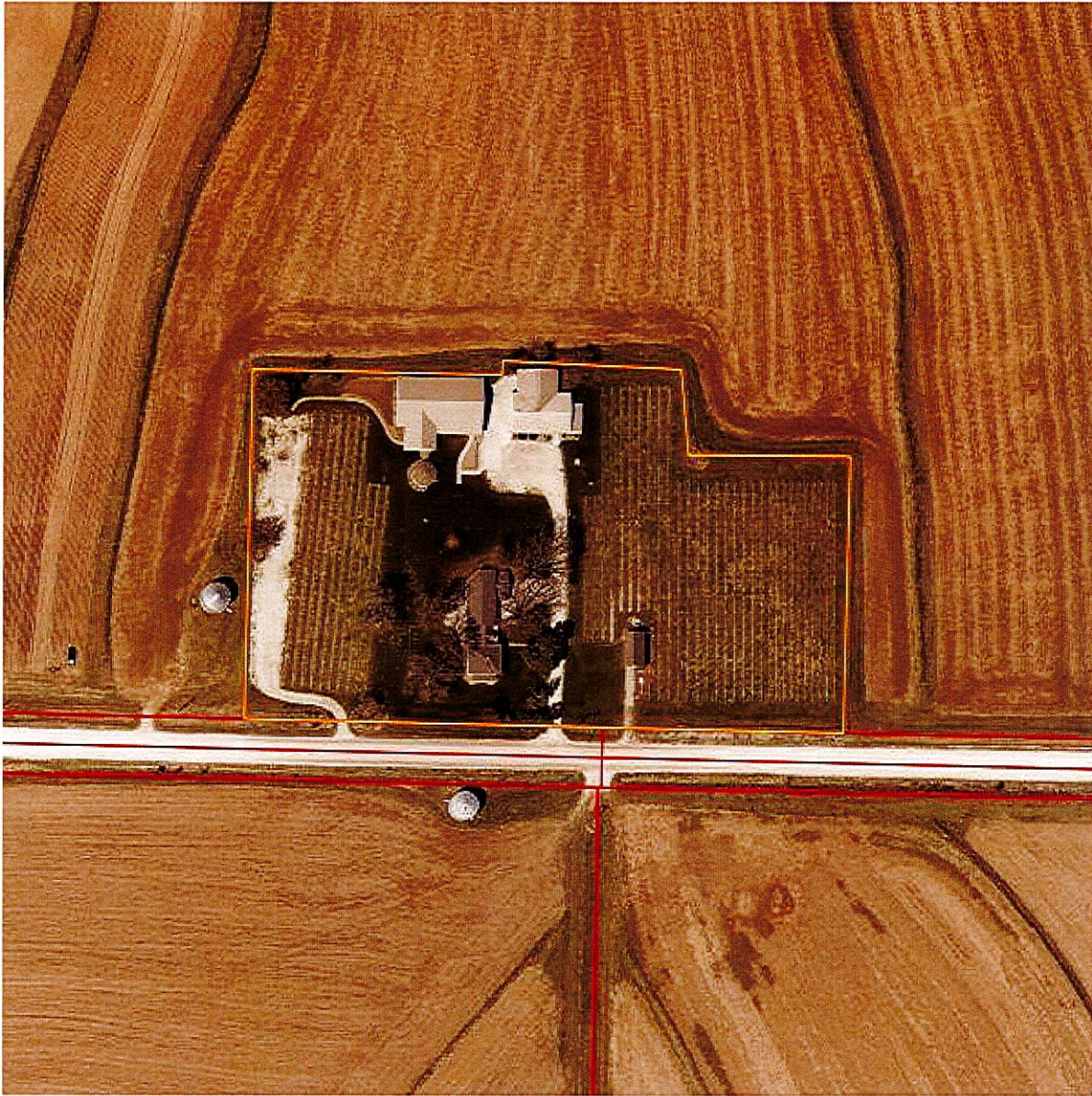


31506 PIONEER TRL, HRASKY, ANDREW-JULIANNA



31506 PIONEER TRL, HRASKY, ANDREW-JULIANNA, 1 07/31/2017

[Zoom Out](#) [Zoom In](#)



1200ft x 1200ft

Click any parcel to go to its web page
See [more maps](#) at the [County GIS Department](#).

As of:

[Find Property](#) [Res Sales](#) [Comm/Ind Sales](#)

TO: Lea Voss, County Treasurer
Andrew Brown, County Sheriff
Matt Wyant, County Planning Director

FROM: Gina Hatcher

Request for County Department Comments

DATE: January 31, 2022

ESTABLISHMENT: RENEWAL- Quail Run Country Club

OWNER: see attached

LEGAL DESCRIPTION: See attached property record.

The Auditor has received the attached request for the above class permits/sales/services. Please supply the following information for the Board of Supervisors within five (5) working days. Additional explanation may be given in the form of comments below and/or attachments.

| DEPARTMENT | COMMENTS | YES | NO |
|-------------------|---|------------|-----------|
| TREASURER | Free from certified taxes and special assessments | ✓ | |
| PLANNING | Properly zoned | | |
| | Nuisance violations | | |
| | Septic system violations | | |
| SHERIFF | Complaints received | | |
| | Citations issued at this establishment | | |
| | Owner convicted of a felony within the last 5 years | | |
| | | | |

COMMENTS

Signature

Lea A Voss

TO: Lea Voss, County Treasurer
Andrew Brown, County Sheriff
Matt Wyant, County Planning Director

FROM: Gina Hatcher

Request for County Department Comments

DATE: January 31, 2022

ESTABLISHMENT: RENEWAL- Quail Run Country Club

OWNER: see attached

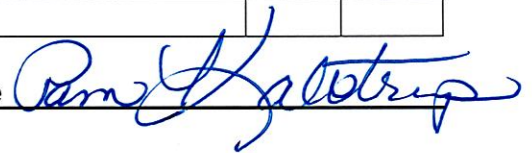
LEGAL DESCRIPTION: See attached property record.

The Auditor has received the attached request for the above class permits/sales/services. Please supply the following information for the Board of Supervisors within five (5) working days. Additional explanation may be given in the form of comments below and/or attachments.

| DEPARTMENT | COMMENTS | YES | NO |
|------------|---|-----|----|
| TREASURER | Free from certified taxes and special assessments | | |
| PLANNING | Properly zoned | ✓ | |
| | Nuisance violations | | ✓ |
| | Septic system violations | | ✓ |
| SHERIFF | Complaints received | | |
| | Citations issued at this establishment | | |
| | Owner convicted of a felony within the last 5 years | | |
| | | | |

COMMENTS

Signature



TO: Lea Voss, County Treasurer
 Andrew Brown, County Sheriff
 Matt Wyant, County Planning Director

FROM: Gina Hatcher

Request for County Department Comments

DATE: January 31, 2022

ESTABLISHMENT: RENEWAL- Quail Run Country Club

OWNER: see attached

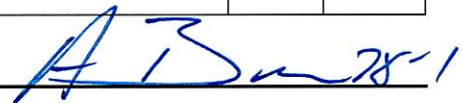
LEGAL DESCRIPTION: See attached property record.

The Auditor has received the attached request for the above class permits/sales/services. Please supply the following information for the Board of Supervisors within five (5) working days. Additional explanation may be given in the form of comments below and/or attachments.

| DEPARTMENT | COMMENTS | YES | NO |
|------------|---|-----|----|
| TREASURER | Free from certified taxes and special assessments | | |
| PLANNING | Properly zoned | | |
| | Nuisance violations | | |
| | Septic system violations | | |
| | | | |
| SHERIFF | Complaints received | | X |
| | Citations issued at this establishment | | X |
| | Owner convicted of a felony within the last 5 years | | X |
| | | | |

COMMENTS

Signature





Applicant

| NAME OF LEGAL ENTITY | NAME OF BUSINESS(DBA) | BUSINESS |
|---|------------------------|----------------|
| NORTHWEST POTTAWATTAMIE COUNTY GOLF ASSOCIATION, INC. | Quail Run Country Club | (712) 485-2266 |

| ADDRESS OF PREMISES | CITY | COUNTY | ZIP |
|---------------------|-------|---------------|------------|
| 29512 285th St | Neola | Pottawattamie | 51559-0000 |

| MAILING ADDRESS | CITY | STATE | ZIP |
|-----------------|-------|-------|-------|
| PO Box 103 | Neola | Iowa | 51559 |

Contact Person

| NAME | PHONE | EMAIL |
|-------------|----------------|-----------------------|
| Melissa Way | (402) 699-0682 | quailrun.ia@gmail.com |

License Information

| LICENSE NUMBER | LICENSE/PERMIT TYPE | TERM | STATUS |
|----------------|------------------------|----------|------------------------------|
| LC0028443 | Class C Liquor License | 12 Month | Submitted to Local Authority |

| EFFECTIVE DATE | EXPIRATION DATE | LAST DAY OF BUSINESS |
|----------------|-----------------|----------------------|
| Apr 1, 2022 | Mar 31, 2022 | |

SUB-PERMITS
Class C Liquor License



PRIVILEGES

Status of Business

BUSINESS TYPE

Privately Held Corporation

Ownership

• Individual Owners

| NAME | CITY | STATE | ZIP | POSITION | % OF OWNERSHIP | U.S. CITIZEN |
|---------------|-------|-------|-------|---------------------------|----------------|--------------|
| Michael Tighe | Neola | Iowa | 51559 | Treasurer | 0.00 | Yes |
| Melissa Way | Neola | Iowa | 51559 | Board Member Secretary | 0.00 | Yes |

Insurance Company Information

INSURANCE COMPANY

Illinois Casualty Co

POLICY EFFECTIVE DATE

Apr 1, 2021

POLICY EXPIRATION DATE

Apr 1, 2022

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE
DATE

OUTDOOR SERVICE EXPIRATION
DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE
DATE

TEMP TRANSFER EXPIRATION
DATE

[Find Property](#) [Res Sales](#) [Comm/Ind Sales](#)

7742 26 200 005

| | |
|------------------------------------|------------------------------|
| --- Permanent Property Address --- | ----- Mailing Address ----- |
| NORTHWEST POTT CO GOLF ASSOC | NORTHWEST POTT CO GOLF ASSOC |
| 29512 285TH ST | 29512 285TH ST |
| NEOLA, IA 51559 | PO BOX 103 |
| | NEOLA, IA 51559-9441 |

District: 064 NEOLA TWP/TRI-CENTER SCH

===== REAL ESTATE TAXES ON TREASURER'S WEBPAGE =====

Go to: <https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/774226200005>

===== TAX DESCRIPTION* =====

* Not to be used on legal documents

NEOLA TWP 26-77-42 S1/2 NE & PT SE NW COMM NE COR TH S443.69' NWLY574.47' E317.50' TO POB

===== ASSESSED VALUE =====

* Class is for Assessment purposes only - Not Zoning

| Current Value | | | | |
|---------------|------------|-------------|-----------|-------|
| 2021 | Comm. Land | Improvement | Total | Class |
| Full Value | \$330,600 | \$270,900 | \$601,500 | C |
| Exempt | \$0 | \$0 | \$0 | C |
| Net Total | \$330,600 | \$270,900 | \$601,500 | C |

| Prior Year Value | | | | |
|------------------|------------|-------------|-----------|-------|
| 2020 | Comm. Land | Improvement | Total | Class |
| Full Value | \$330,600 | \$270,900 | \$601,500 | C |
| Exempt | \$0 | \$0 | \$0 | C |
| Net Total | \$330,600 | \$270,900 | \$601,500 | C |

===== EXEMPTIONS/CREDITS APPLIED =====

2020 BPTC

===== OWNERS =====

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D NORTHWEST POTT CO GOLF ASSOC book/page: 93/22994 D

Date Reviewed: 10/25/19 MEC

LAND.....3425994 sqFt 78.65 acres

Commercial Building 1 of 6 -- Golf Course (801) 9 Holes

DBA: QUAIL RUN COUNTRY CLUB

STRUCTURE....0 story 0 base SF 0 bsmt SF 0 gross SF

Year Built: 1994 Eff Year: 1994 Condition: Normal

VERTICALS....Ext Wall: Incl. w / Base

Int Wall: Unfinished

WallFace: Incl. w / Walls

Front/Doors: Incl. w / Base

Windows: Incl. w / Base

HORIZONTALS..Basement: Incl. w / Base

Roof: Incl. w / Base

Ceiling: Unfinished

Partitions: Incl. w / Base

Framing: Incl. w / Base

HVAC: No HVAC

Commercial Building 2 of 6 -- Clubhouse (305)

DBA: QUAIL RUN COUNTRY CLUB

STRUCTURE....1 story 2464 base SF 2464 bsmt SF 2572 gross SF

Year Built: 1995 Eff Year: 1995 Condition: Normal

VERTICALS....Ext Wall: Vinyl - Frame

Int Wall: Drywall or Equiv.

WallFace: Incl. w / Walls

Front/Doors: Average Cost Front
 Windows: Aluminum Casement
 HORIZONTALS..Basement: Excavation, Floor, Lighting
 Roof: Asph. Shingle/ Wood Dk
 Ceiling: Drywall
 Struc Floor: Concrete
 Floor Cover: Carpet
 Partitions: Incl. w / Base
 Framing: Wood - Light
 HVAC: Combination FHA - AC
 PLUMBING.....Toilet Room (4)
 Sink-Kitchen (3)
 Lavatory (4)
 Stainless Stl Triple Sinks - 6' (1)
 ADJUSTMENTS..Bsmt Fin - office (2000)
 BLDG EXTRAS..1 PORCH: 840 SF, Patio - Conc / Brick
 1 Porch (Commercial): 560 SF, Wood Deck

Commercial Building 2 of 6 Addition 1 -- Clubhouse (305)

DBA: QUAIL RUN COUNTRY CLUB

STRUCTURE....1 story 108 base SF 0 bsmt SF
 Year Built: 1995 Eff Year: 1995 Condition: Normal

VERTICALS....Ext Wall: Vinyl - Frame
 Int Wall: Drywall or Equiv.
 WallFace: Incl. w / Walls
 Front/Doors: Average Cost Front
 Windows: Aluminum Casement

HORIZONTALS..Roof: Asph. Shingle/ Wood Dk
 Ceiling: Drywall
 Floor Cover: Carpet
 Partitions: Incl. w / Base
 Framing: Wood - Light
 HVAC: Combination FHA - AC

Commercial Building 3 of 6 -- Metal Warehouse - Pole Frame (603)

DBA: QUAIL RUN COUNTRY CLUB

STRUCTURE....1 story 4200 base SF 0 bsmt SF 4200 gross SF
 Year Built: 1994 Eff Year: 1994 Condition: Normal

VERTICALS....Ext Wall: Metal/ Frm/ Insul (<50' Wide)
 Int Wall: Unfinished
 Front/Doors: Incl. w / Base
 Windows: Incl. w / Base

HORIZONTALS..Basement: Incl. w / Base
 Roof: Metal/ Frame
 Ceiling: Unfinished
 Struc Floor: Concrete 4"
 Partitions: Incl. w / Base
 Framing: Pole Construction
 HVAC: No HVAC

ADJUSTMENTS..Heat - none (4200)
 Insulation - none/roll (7600)
 BLDG EXTRAS..2 DOOR: O.H. Door - Manual, 9 Ft Wide, 7 Ft High

Commercial Building 4 of 6 -- Metal Warehouse - Pole Frame (603)

DBA: QUAIL RUN COUNTRY CLUB

STRUCTURE....1 story 960 base SF 0 bsmt SF 960 gross SF
 Year Built: 1995 Eff Year: 1995 Condition: Normal

VERTICALS....Ext Wall: Metal/ Frm/ Insul (<50' Wide)
 Int Wall: Unfinished
 Front/Doors: Incl. w / Base
 Windows: Incl. w / Base

HORIZONTALS..Basement: Incl. w / Base
 Roof: Metal/ Frame
 Ceiling: Unfinished
 Struc Floor: Concrete 4"

Partitions: Incl. w / Base
 Framing: Pole Construction
 HVAC: No HVAC

ADJUSTMENTS..Heat - none (960)

Insulation - none/roll (1952)

BLDG EXTRAS..1 DOOR: O.H. Door - Manual, 16 Ft Wide, 10 Ft High

Commercial Building 5 of 6 -- Metal Warehouse - Pole Frame (603)

DBA: QUAIL RUN COUNTRY CLUB

STRUCTURE....1 story 4200 base SF 0 bsmt SF 4200 gross SF
 Year Built: 1996 Eff Year: 1996 Condition: Normal

VERTICALS....Ext Wall: Metal/ Frm/ Insul (<50' Wide)

Int Wall: Unfinished

Front/Doors: Incl. w / Base

Windows: Incl. w / Base

HORIZONTALS..Basement: Incl. w / Base

Roof: Mtl/ Frm/ Insul.

Ceiling: Unfinished

Struc Floor: Concrete 4"

Partitions: Incl. w / Base

Framing: Pole Construction

HVAC: No HVAC

ADJUSTMENTS..Heat - none (4200)

Insulation - none/roll (7600)

BLDG EXTRAS..2 DOOR: O.H. Door - Manual, 7 Ft Wide, 9 Ft High

Commercial Building 6 of 6 -- Metal Warehouse - Pole Frame (603)

DBA: QUAIL RUN COUNTRY CLUB

STRUCTURE....1 story 4200 base SF 0 bsmt SF 4200 gross SF
 Year Built: 1998 Eff Year: 1998 Condition: Normal

VERTICALS....Ext Wall: Metal/ Frm/ Insul (<50' Wide)

Int Wall: Unfinished

Front/Doors: Incl. w / Base

Windows: Incl. w / Base

HORIZONTALS..Basement: Incl. w / Base

Roof: Mtl/ Frm/ Insul.

Ceiling: Unfinished

Struc Floor: Concrete 4"

Partitions: Incl. w / Base

Framing: Pole Construction

HVAC: No HVAC

ADJUSTMENTS..Heat - none (4200)

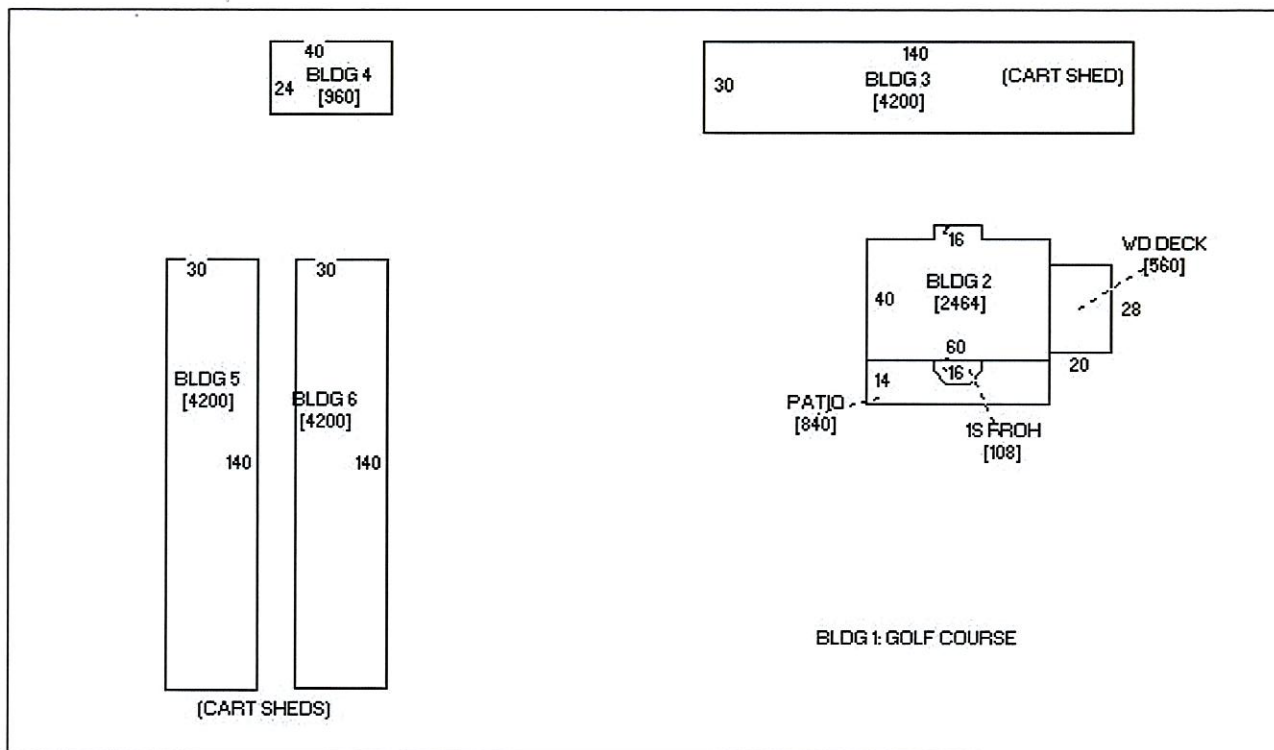
Insulation - none/roll (7600)

BLDG EXTRAS..2 DOOR: O.H. Door - Manual, 7 Ft Wide, 9 Ft High

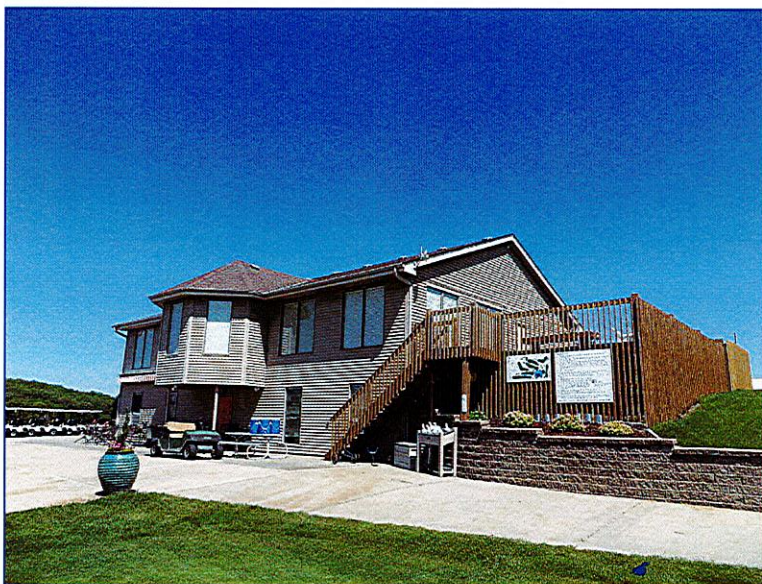
YARD EXTRAS..YARD LIGHTING-MERCURY 1 Poles, 30 Pole Ht, 2 Lights, 400 Watts

PAVING 320 SF, Concrete Parking

2 Shed W10.00 x L12.00 120 SF, Block



29512 285TH ST, NORTHWEST POTT CO GOLF ASSOC

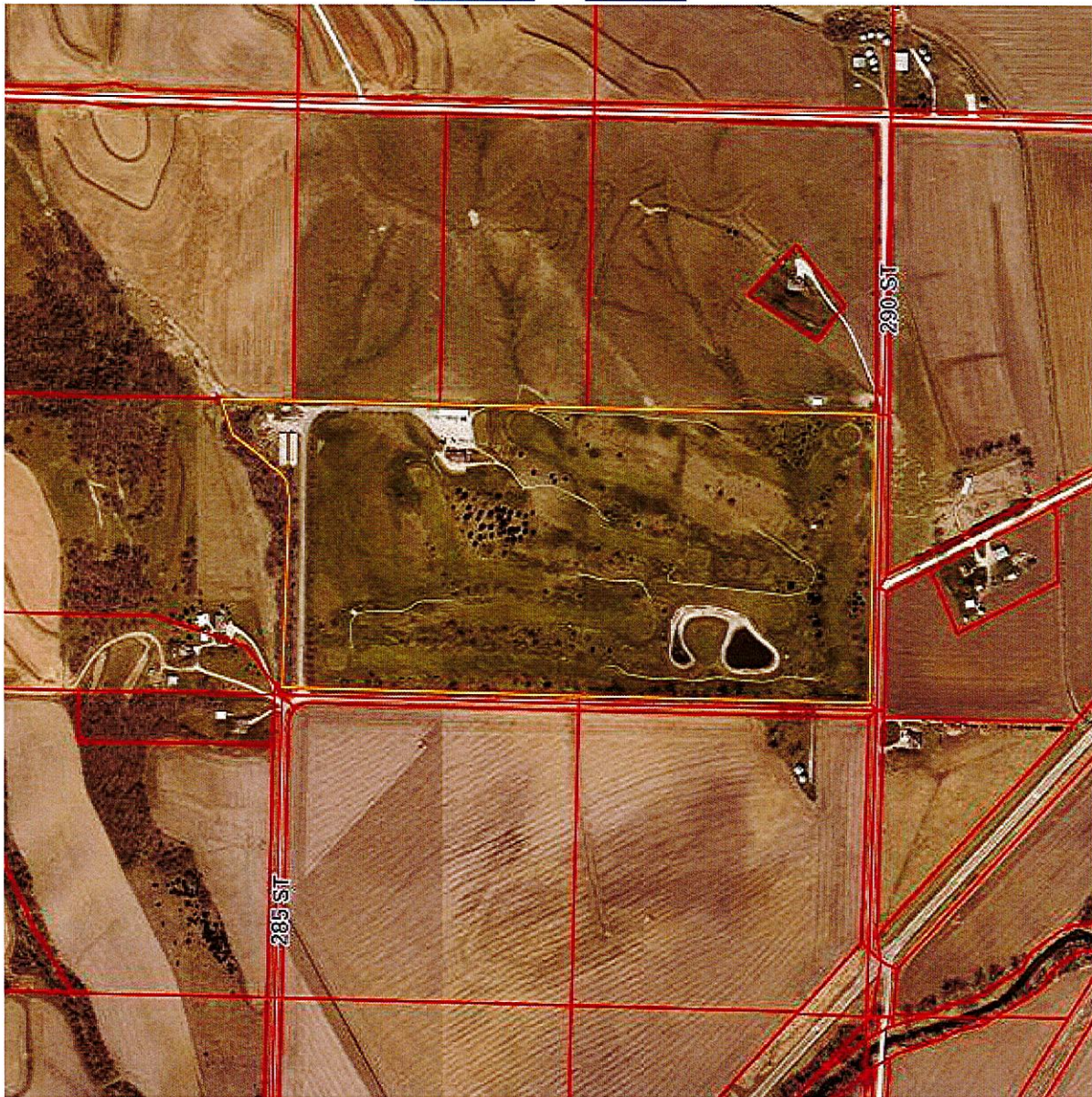


29512 285TH ST, NORTHWEST POTT CO GOLF ASSOC, 1 06/09/2015



29512 285TH ST, NORTHWEST POTT CO GOLF ASSOC, 7 06/09/2015

[Zoom Out](#) [Zoom In](#)



4800ft x 4800ft

Click any parcel to go to its web page
See [more maps](#) at the [County GIS Department](#).

As of:

[Find Property](#) [Res Sales](#) [Comm/Ind Sales](#)

Scheduled Sessions

**Matt Wyant/Director, Planning and
Development**

**Public Hearing on proposed preliminary plat
of Schmidt's Creek Phase 1 and Phase 2,
subdivisions situated in Hazel Dell Township;
and to approve and authorize Board to sign
Planning and Zoning Resolution No. 2022-03.**

RECORDER'S COVER SHEET

Prepared by:

Pottawattamie County Office of Planning and Development
223 South 6th Street, Suite 4
Council Bluffs, IA 51501-4245
(712) 328-5792

Return Document to:

Pottawattamie County Office of Planning and Development
223 South 6th Street, Suite 4
Council Bluffs, IA 51501-4245
(712) 328-5792

Document Title:

Pottawattamie County
Planning and Zoning Resolution #2022-03

**PLANNING AND ZONING
RESOLUTION NO. 2022-03**

WHEREAS, the proposed preliminary plat and supporting documents for **Schmidt's Creek Phase 1 and Phase 2**, a subdivision situated in **Hazel Dell Township**, has been filed with the Pottawattamie County Planning and Zoning Commission for its study and recommendation under **Case #SUB-2021-04**; and

WHEREAS, said Commission conducted a public hearing on **January 24, 2022**, in accordance with Chapter 9.04 of the Pottawattamie County, Iowa, Code and Chapter 354, Code of Iowa, and has given all parties an opportunity to be heard; and

WHEREAS, after careful study and being thoroughly familiar with the involved real estate and the surrounding area, said Commission has submitted its written recommendation to this Board to approve the preliminary plat; and

WHEREAS, this Board conducted a public hearing on **February 14, 2022** in accordance with the above-noted Ordinance and Statute, and has examined the proposed preliminary plat; and

WHEREAS, after careful study, and due consideration this Board has determined that the proposed preliminary plat conforms to the requirements of Chapter 9.01-9.30. Subdivision Ordinance of the Pottawattamie County, Iowa, Code; the Pottawattamie County, Iowa, Land Use Plan and Chapter 354, Code of Iowa, and has deemed it to be in the best interest of Pottawattamie County, Iowa, to concur with the County's Planning and Zoning Commission's recommendation:

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF POTTAWATTAMIE COUNTY, IOWA: That the proposed preliminary plat of **Schmidt's Creek Phase 1 and Phase 2**, be, and the same is hereby approved as the preliminary plat of said subdivision.

Provided however, that this Resolution shall not be construed as being a final acceptance or approval of said Plat with the meaning of Chapter 9.01-9.30, Subdivision Ordinance, of the Pottawattamie County, Iowa, Code and Chapter 354, Code of Iowa; that after completion of all improvements and satisfaction of all requirements for final plats required by the State and County Ordinances and this Resolution, the final plat shall be submitted to this Board for its consideration.

PASSED AND APPROVED February 14, 2022.

| | AYE | ROLL NAY | CALL ABSTAIN | VOTE ABSENT |
|--------------------------------|-----------------------|-----------------------|-------------------------|------------------------|
| _____ Tim Wichman, Chairman | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| _____ Scott Belt | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| _____ Lynn Grobe | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| _____ Brian Shea | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |
| _____ Justin Schultz | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> |

Attest: _____
Melvyn Houser, County Auditor
Pottawattamie County, Iowa

RECORD: After Passage

TO: Board of Supervisors
FROM: Pam Kalstrup
DATE: February 3, 2022

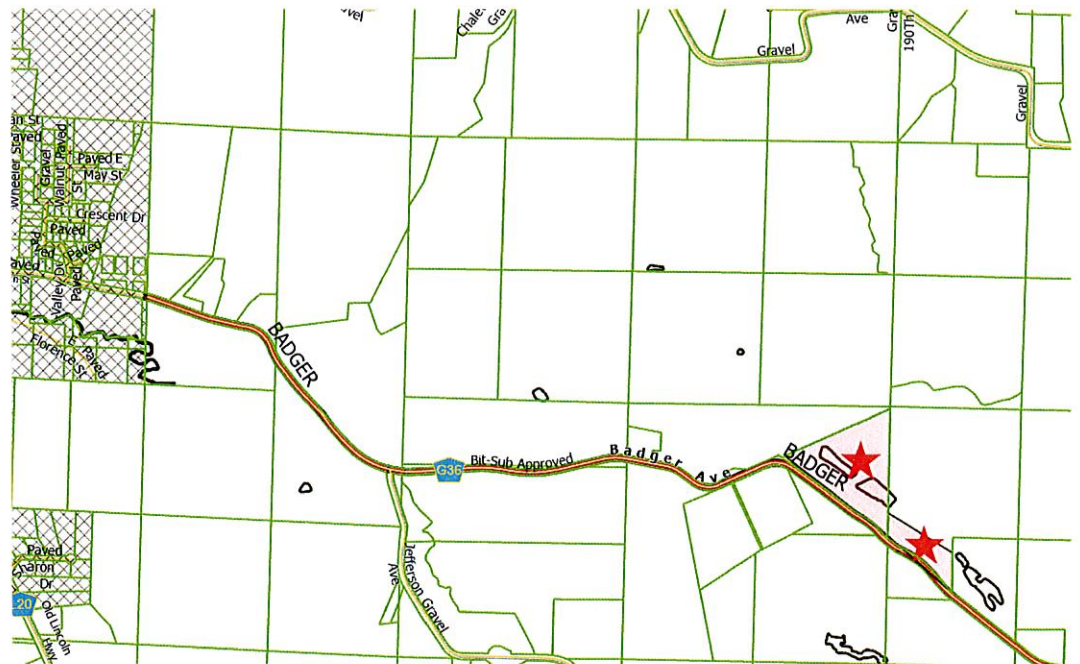
RE: Case #SUB-2021-04

REQUEST: Preliminary plat approval of Schmidt's Creek Phase 1 and Phase 2

LOCATION: Hazel Dell Township

LEGAL DESCRIPTION: Parcel 21267 NW SW NW N OF RD 29-76-43 and 30-76-43-NE NE N OF RD LT 2

The subject property is located approximately 1 ½ miles to the east of the city limits of Crescent on Badger Avenue.

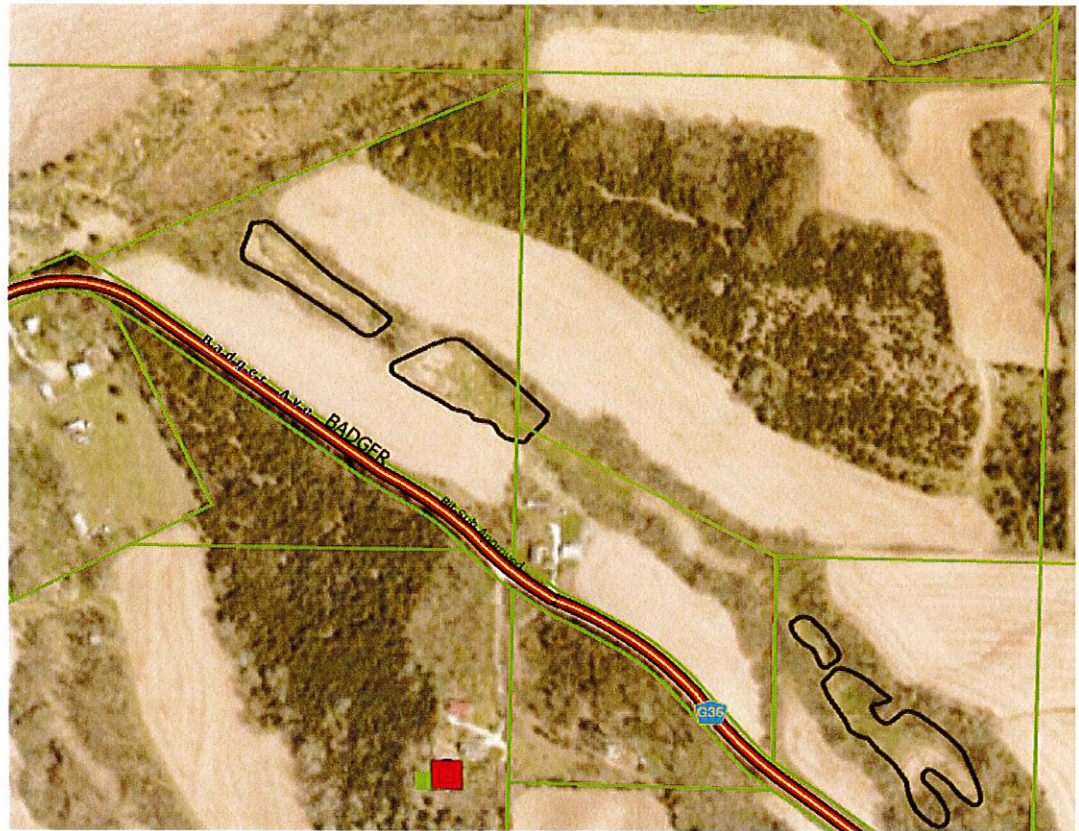


PROPERTY OWNER: Blake – Rachael Schmidt

SURVEYOR: Husker Surveying LLC

GENERAL INFORMATION: The applicants have made this request in order to allow them to split their property into two minor subdivisions. Phase 1 will consist of 2 buildable lots - one that the property owners will build on and one that they will sell. Phase 2 will consist of 3 lots – all of which the property owners plan to sell as buildable lots. SEE ATTACHMENT 1.

SITE REVIEW: The parcels consist of 15.8 acres and 6.646 acres. There was an existing home on the property which has been demolished. The parcels are all currently undeveloped.



AREA REVIEW:

The subject property is located immediately adjacent to Badger Avenue, an Official Bituminous County Road. The current Iowa Department of Transportation Traffic Flow Map indicated an average traffic flow of 710 vehicles per day.

The properties in the immediate area are a mixture of rural residential acreages, timber and agricultural ground.



ZONING:

The subject property is currently located in a Class A-4 (Loess Hills) District.

8.014.010 INTENT: The Class A-4 District is intended to preserve the unique natural and environment characteristics of the Loess Hills' rare soils and topographic region of western Pottawattamie County, Iowa and at the same time allow for appropriate types and scales of development. Primary uses of these lands has historically been grasslands with significant regions cultivated for farming, as well as many farm *dwelling*s and non-farm households adjacent or having access to hard surfaced street. (*Ordinance #2015-05/12-18-2015*)

Subsection 8.014.020.04 of the Pottawattamie County, Iowa, Code, lists "Platted minor subdivisions for single-family dwellings, when located on a hard surfaced street or an official bituminous road", as a permitted principal use in the Class A-4 District.

The minimum standards for the A-4 District with individual septic systems and municipal common water are as follows:

| | Minimum |
|-----------|-----------|
| Lot Size | 2.0 Acres |
| Lot Width | 175' |
| Lot Depth | 300' |

It appears that the proposed lot sizes, lot widths and lot depths conform to the minimums.

**SUBDIVISION
ORDINANCE:**

Subsection 9.01.065 states:

.01 A minor subdivision plat may be prepared for an existing parcel being divided into two lots where the tract of record has previously been divided into more than four (4) parcels if all of the following are met:

- A. Zoning requirements for minimum size and access can be met.
- B. Adjoins buildable platted property (not outlots) on rear and sides or property has double frontage.
- C. Existing parcel is more than four times the minimum parcel size in respective zoning district.
- D. Does not cause conflict with future access or development to subject parcel and/or adjacent parcels.

.03 *A minor subdivision plat may also be prepared for an existing parcel that lies within a Quarter - Quarter section that is divided by a public road. There shall be a maximum of four (4) parcels on both sides of said road.*

**SEWAGE
DISPOSAL:**

Where an adequate public or common sanitary sewer system is not reasonably accessible or not required, onsite wastewater treatment and disposal systems may be used for the purpose of providing a private means of sewage disposal for each lot in the subdivision.

- A. The developer shall submit, with the preliminary plat, acceptable evidence of the suitability of the soil for onsite wastewater treatment and disposal systems on the site. The developer may be required to make one (1) or more soil boring tests and/or preliminary percolation tests within the boundaries of the subdivision if the evidence is deemed unacceptable by the County Board. Each test hole shall be numbered and its location and results shown on the final construction plans. All tests shall be

performed in accordance with the Pottawattamie County, Iowa, Onsite Wastewater Treatment and Disposal System Ordinance.

- B. Lots where onsite wastewater treatment and disposal systems are proposed shall provide adequate space for two (2) such systems. The area dedicated for the second system is provided as a back up when the first system fails.
- C. Onsite wastewater treatment and disposal systems, if approved, may be installed at the expense of the developer, or at the expense of a subsequent lot owner at the time development of the lot takes place.

It is the applicant's intent to serve the lots with onsite wastewater treatment and disposal systems.



LARSON BACKHOE SERVICE

November 24, 2021

Pottawattamie County Planning & Development
223 S 6th St #4
Council Bluffs, IA 51501

RE: Schmidt Property-Mini Subdivision Development

To Whom It May Concern:

Larson Backhoe Service is a licensed septic system installer within the State of Iowa. We have reviewed and studied the proposed lots on the Schmidt Property located at or near 19012 Badger Avenue, Crescent, Iowa. It has been determined that all proposed lots are suitable to meet the State of Iowa requirements regarding septic system placements.

Thank You,

Larry Larson
Glen Vanderpool

Larry Larson and Glen Vanderpool
Larson Backhoe Service

WATER SUPPLY: It is the applicants' intent that the new building lots will be serviced by wells.

Wayne Well Drilling
50756 Bronard Avenue
Council Bluffs, Iowa 51501
(712) 388-1379 -shop
(712) 388-3837 -cell

Water well evaluation for a subdivision.

The property in the area of 19012 Badger Ave. east of Crescent Ia, has been evaluated for the purpose of future development requiring residential water wells installed by an Iowa licensed contractor. To the best of my knowledge after looking at aerial photos of the area I believe there to be an adequate water supply available for the proposed subdivision.

Drew Wayage
Wayage Well Drilling
50756 Bronard Ave
Council Bluffs Ia 51501
Ia certified well contractor # 5747

Drew Wayage

COVENANTS: The applicant's proposed covenants are shown in Attachment #2.

OTHER AGENICES COMMENTS: A copy of the preliminary plat has been forwarded to the following agencies.

Pottawattamie County Engineer (no comment received)
Crescent School District (no comment received)
Crescent Fire Department (no comment received)
Pottawattamie County Sheriff (no comment)

EXTERIOR ROAD: The proposed building lots will have direct shared access onto Badger Ave. Entrance permits have been secured with the Secondary Roads Department. The County Subdivision regulations require that all subdivisions be in areas in which the property lies immediately adjacent to and has access to a hardsurfaced street. This proposed subdivision, as previously noted, meets this requirement. The Iowa Department of Transportation Traffic Flow Map indicated an average traffic flow of 710 vehicles per day.

LAND USE PLAN: In 2015 the County Comprehensive Plan 2030 was adopted. That Plan designates the Future Land Use of the subject property as Loess Hills.

FLOOD HAZARD: The Flood Insurance Study prepared by the Federal Emergency Management Agency for the County designates in the Flood Insurance Rate Maps that the majority of the property as being in a Zone X-Areas of minimum flooding.

COMMISSION

RECOMMENDATION: On January 24, 2022 the Planning Commission conducted their public hearing on this request and made the following recommendation:

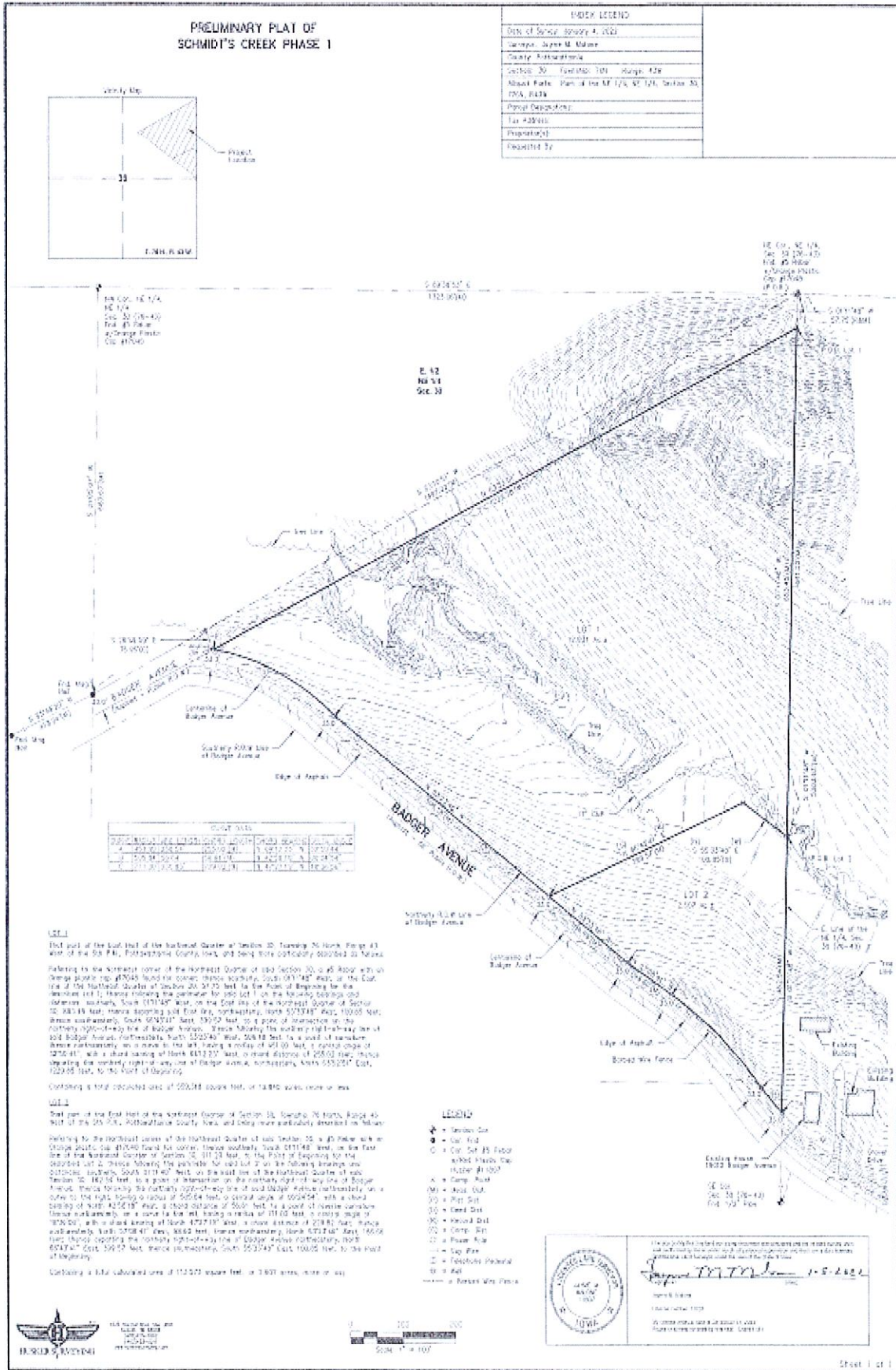
Motion: to recommend that the request of Rachael – Blake Schmidt, as filed under Case #SUB-2021-04, be approved as submitted.

Motion by: Leaders.

Second by: Silkworth.

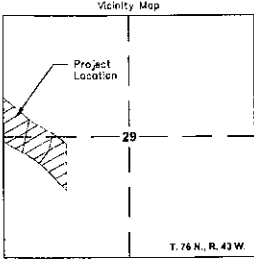
Vote: Ayes –Silkworth, Leaders, B. Larson. Motion Carried

SUB-2021-04 Attachment 1



PRELIMINARY PLAT OF
SCHMIDT'S CREEK PHASE 2

| INDEX LEGEND | |
|----------------------|---|
| Date of Survey: | January 4, 2021 |
| Surveyor: | Jayme M. Malone |
| County: | Pottawattomie |
| Section: | 29 Township: 76N Range: 43W |
| Aliquot Parts: | Parcel 21267 being a Part of the NW 1/4, NW 1/4, Section 29, T76N, R43W |
| Parcel Designations: | |
| Tax Address: | |
| Proprietor(s): | |
| Requested By: | |



N.W. Cor., NW 1/4
Sec. 29 (76-43)
Fnd. #5 Rebar w/Orange
Plastic cap #17048
(P.O.R.)

NE Cor.
Sec. 29 (76-43)
Fnd. #5 Rebar
w/Yellow Plastic
Cap #5414

LOT 1

That part of the West Half of the Northwest Quarter of Section 29, Township 76 North, Range 43 West of the 5th P.M., Pottawattomie County, Iowa, and being more particularly described as follows:

Referring to the Northwest corner of the Northwest Quarter of said Section 29, a #5 Rebar with an Orange plastic cap #17048 found for corner, thence southerly, South 01°11'48" West, on the West line of the Northwest Quarter of Section 29, 911.20 feet, to the Point of Beginning for the described Lot 1; thence following the perimeter for said Lot 1 on the following bearings and distances: southeasterly, South 47°54'16" East, 368.86 feet; thence southerly, South 13°40'42" West, 354.63 feet, to a point of intersection on the northerly right-of-way line of Badger Avenue; thence following the northerly right-of-way line of said Badger Avenue, northwesterly, North 61°05'24" West, 121.42 feet, to a point of curvature; thence on a curve to the right, having a radius of 505.84 feet, a central angle of 131°53'13", with a chord bearing of North 52°49'11" West, a chord distance of 116.99 feet, to a point of intersection on the West line of the Northwest Quarter of Section 29; thence departing the northerly right-of-way line of Badger Avenue, northerly, North 01°11'48" East, on the West line of the Northwest Quarter of said Section 29, 462.54 feet, to the Point of Beginning.

Containing a total calculated area of 105,565 square feet, or 2.423 acres, more or less.

LOT 2

That part of the West Half of the Northwest Quarter of Section 29, Township 76 North, Range 43 West of the 5th P.M., Pottawattomie County, Iowa, and being more particularly described as follows:

Referring to the Northwest corner of the Northwest Quarter of said Section 29, a #5 Rebar with an Orange plastic cap #17048 found for corner, thence southerly, South 01°11'48" West, on the West line of the Northwest Quarter of Section 29, 911.20 feet, thence departing said West line, southeasterly, South 47°54'16" East, 368.86 feet, to the Point of Beginning for the described Lot 2; thence following the perimeter for said Lot 2 on the following bearings and distances: southeasterly, South 58°13'19" East, 288.59 feet, thence southerly, South 13°45'20" West, 186.12 feet; thence southeasterly, South 37°07'02" West, 172.18 feet, to a point of intersection on the northerly right-of-way line of Badger Avenue; thence following the northerly right-of-way line of said Badger Avenue, northwesterly, on a curve to the left, having a radius of 947.69 feet, a central angle of 09°47'02", with a chord bearing of North 54°56'40" West, a chord distance of 161.63 feet; thence, northwesterly, North 61°05'24" West, 58.84 feet; thence departing the northerly right-of-way line of Badger Avenue, northerly, North 13°40'42" East, 354.63 feet, to the Point of Beginning.

Containing a total calculated area of 92,568 square feet, or 2.125 acres, more or less.

LOT 3

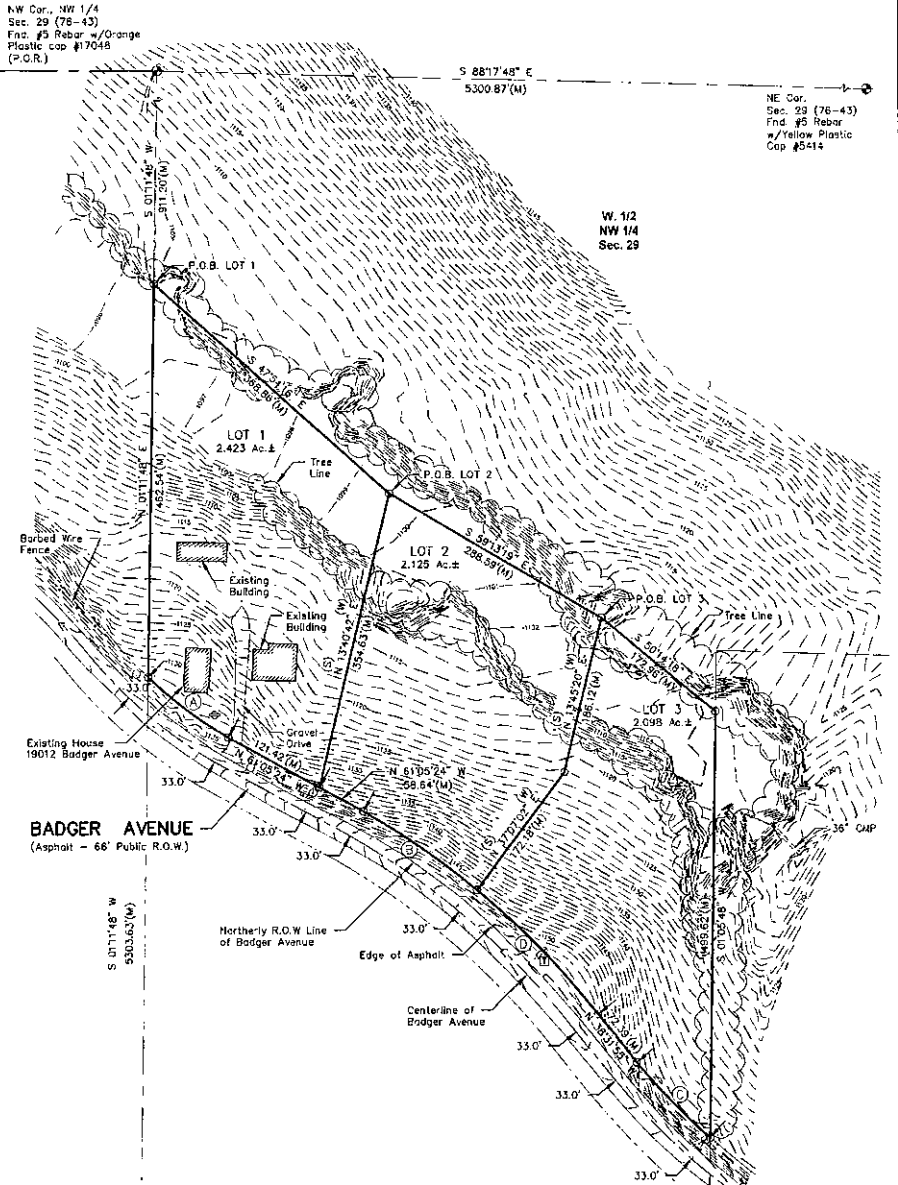
That part of the West Half of the Northwest Quarter of Section 29, Township 76 North, Range 43 West of the 5th P.M., Pottawattomie County, Iowa, and being more particularly described as follows:

Referring to the Northwest corner of the Northwest Quarter of said Section 29, a #5 Rebar with an Orange plastic cap #17048 found for corner, thence southerly, South 01°11'48" West, on the West line of the Northwest Quarter of Section 29, 911.20 feet; thence departing said West line, southeasterly, South 47°54'16" East, 368.86 feet; thence southeasterly, South 58°13'19" East, 288.59 feet, to the Point of Beginning for the described Lot 3; thence following the perimeter for said Lot 3 on the following bearings and distances: southeasterly, South 50°14'18" East, 172.96 feet; thence southerly, South 01°05'48" West, 499.62 feet, to a point of intersection on the northerly right-of-way line of Badger Avenue; thence following the northerly right-of-way line of said Badger Avenue, northwesterly, on a curve to the right, having a radius of 819.42 feet, a central angle of 08°35'54", with a chord bearing of North 43°53'03" West, a chord distance of 123.09 feet; thence northwesterly, North 38°31'59" West, 72.39 feet, to a point of curvature; thence on a curve to the left, having a radius of 947.69 feet, a central angle of 121°19'57", with a chord bearing of North 43°53'11" West, a chord distance of 203.59 feet; thence departing the northerly right-of-way line of Badger Avenue, northeasterly, North 37°07'02" East, 172.18 feet; thence northerly, North 13°45'20" East, 186.12 feet, to the Point of Beginning.

Containing a total calculated area of 91,382 square feet, or 2.098 acres, more or less.

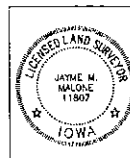
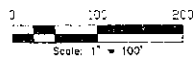
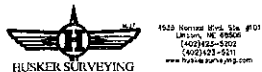
LEGEND

- = Section Cor.
- = Cor. Fnd.
- = Cor. Set #5 Rebar w/Red Plastic Cap Husker #11807
- (M) = Meter Dist.
- (P) = Plat Dist.
- (D) = Deed Dist.
- (R) = Record Dist.
- = Power Pole
- = Guy Wire
- ⊞ = Telephone Pedestal
- ⊙ = Well
- = Barbed Wire Fence



| CURVE TABLE | | | | | |
|-------------|---------|------------|--------------|---------------|-------------|
| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEAR'G | DELTA ANGLE |
| A | 505.84' | 117.26' | 116.99 (M) | N 52°49'11" W | 131°53'13" |
| B | 947.69' | 161.63' | 161.63 (M) | N 54°56'40" W | 09°47'02" |
| C | 819.42' | 123.21' | 123.09 (M) | N 43°53'03" W | 08°35'54" |
| D | 947.69' | 203.59' | 203.59 (M) | N 43°53'11" W | 121°19'57" |

W. 1/4 Cor.
Sec. 29 (76-43)
Fnd. 1/2" Pipe



I hereby certify that this land surveying document was prepared and delivered, 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.

Jayme M. Malone 1-5-2022
(Signature)
Jayme M. Malone
License number 11807
My license expires June 30, 2023
Pages of sheets covered by this seal: Sheet 1 of 1

**Matt Wyant/Director, Planning and
Development**

Public Hearing and First Consideration of Ordinance No. 2022-01, and Ordinance to amend the Official Zoning Map of Pottawattamie County, Iowa by changing the district designation of approximately 35.84 acres from a Class A-3 (Riverfront and Agricultural Production) to a Class I-1 (Limited Industrial) District; and setting date for Second Consideration.

RECORDER'S COVER SHEET

Prepared by:

Pottawattamie County Office of Planning and Development
223 South 6th Street, Suite 4
Council Bluffs, IA 51501-4245
(712) 328-5792

Return Document to:

Pottawattamie County Office of Planning and Development
223 South 6th Street, Suite 4
Council Bluffs, IA 51501-4245
(712) 328-5792

Document Title:

Pottawattamie County
Ordinance #2022-01

POTTAWATTAMIE COUNTY, IOWA
ORDINANCE NO. 2022-01

AN ORDINANCE to amend the Official Zoning Map of Pottawattamie County, Iowa, by changing the district designation of approximately 35.84 acres from a Class A-3 (Riverfront and Agricultural Production) District to a Class I-1 (Limited Industrial) District.

BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF POTTAWATTAMIE COUNTY, IOWA

SECTION 1 - AMENDMENTS: That the Official Zoning Map, as adopted by reference in Section 8.003.020 of the Pottawattamie County, Iowa, Zoning Ordinance, be and the same is hereby amended by changing the district designation from its present designation of a Class A-3 (Riverfront and Agricultural Production) District to a Class I-1 (Limited Industrial) District of certain real estate, as shown on the attached plat and which is legally described as follows:

17-74-43 SE SW EXC RR

SECTION 2 - SEVERABILITY: That should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, that decision shall not effect that validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

SECTION 3 - REPEAL OF CONFLICTING ORDINANCES: That all ordinance or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 4 - EFFECTIVE DATE: This Ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

PASSED AND APPROVED.

ROLL CALL VOTE

AYE NAY ABSTAIN ABSENT

Tim Wichman, Chairman

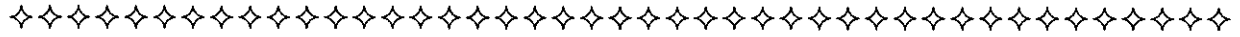
Justin Schultz

Lynn Grobe

Brian Shea

Scott Belt

Attest: _____
Melvyn Houser, County Auditor
Pottawattamie County, Iowa



| | |
|--------------------------------------|-------------------|
| NOTICE OF PUBLIC HEARING PUBLISHED: | February 10, 2022 |
| BOARD OF SUPERVISORS PUBLIC HEARING: | February 14, 2022 |
| FIRST CONSIDERATION: | February 14, 2022 |
| SECOND CONSIDERATION: | February 22, 2022 |
| PUBLICATION: | March 3, 2022 |
| RECORD: | March 4, 2022 |



TO: Board of Supervisors
FROM: Pam Kalstrup
DATE: February 3, 2022

RE: #ZMA-2022-01

REQUEST: Zoning Map Amendment to reclassify approximately 35.84 acres from a Class A-3 (Riverfront & Ag Production) to a Class I-1 (Limited Industrial).

LOCATION: Lewis Township

192nd St

17-74-43 SE SW EXC RR

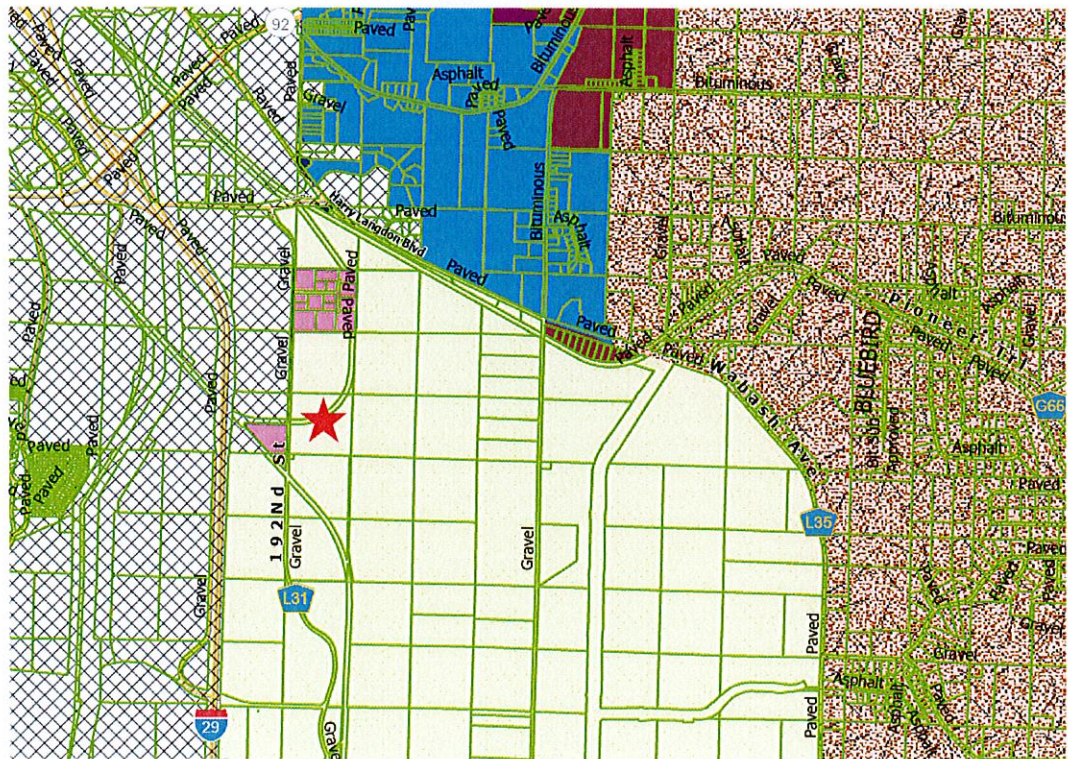
The subject property is located adjacent to the city limits of Council Bluffs on 192nd St.



PROPERTY OWNER: John – Katy Cox

GENERAL INFORMATION: The applicant has requested that approximately 35.84 acres, which are currently zoned A-3 (River Front & Agricultural Production) District, be rezoned to I-1 (Limited Industrial).

SITE & AREA REVIEW: The properties in the immediate area are a mixture of agricultural ground and industrial properties I-29 and the railroad are in close proximity.



- 4 Zoning (Pottawattamie County, IA)
 -  A1 Open Space and Conservation
 -  A2 Agricultural Production
 -  A3 River Front and Ag Production
 -  A4 Loess Hills Landform
 -  C1 Highway Commercial
 -  C2 General Commercial
 -  C3 Commercial Recreational
 -  I1 Limited Industrial
 -  I2 General Industrial
 -  R1 Agricultural-Urban Transitional
 -  R2 Urban Transitional
 -  R3 Urban Residential
 -  R5 Planned Residential

SITE REVIEW: The parcel is currently ag ground.

LAND USE PLAN: This proposed Zoning Map Amendment aligns with the Comprehensive and Land Use Plan.

INDUSTRIAL AREAS

Future industrial usage is encouraged to locate in close proximity to major transportation routes within the 2-mile limit of Council Bluffs and 1/2-mile of each of the other communities or in specific rural areas such as along railroad or highway corridors. The types of industries that should be encouraged in these areas should include "light manufacturing" and "general industrial" types, such as high tech or agriculture related industries. These types of industries are typically clean and efficient in operation and provide varied classifications of employment opportunities.

ROADS & TRAFFIC: Access to the subject property is gained from 192nd Street, a gravel county road. The 2016 Iowa Department of Transportation Traffic Flow Map indicated an average traffic flow of 430 vehicles per day.

COMMISSION

RECOMMENDATION: On January 24, 2022 the Planning Commission conducted their public hearing on this request and made the following recommendation:

Motion: to recommend that the request of John – Katy Cox, as filed under Case #ZMA-2022-01, be approved as submitted.

Motion by: Leaders.

Second by: Silkworth.

Vote: Ayes –Silkworth, Leaders, B. Larson. Motion Carried

Pam Kalstrup

From: Christopher Gibbons <cgibbons@councilbluffs-ia.gov>
Sent: Friday, January 7, 2022 1:28 PM
To: Pam Kalstrup; Brandon Garrett
Subject: RE: Cox property

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Pam,

Thank you for sending us this notification. Can you let us know what they plan to do on this property?

Here are some comments about the request:

The subject property is located immediately east of the City's corporate limits. There is CB public water along this section of S. 192nd Street and any connection into said water line must be approved by Council Bluffs Water Works. City sanitary sewer and storm sewers are not available to this property to support an intensive industrial user.

The property is located within the proposed City Growth Area 1B, which means any future subdivision action will require annexation. This requirement will go into effect once the City/County update their 2-mile agreement later this winter.

At this time I don't have any specific comments for site improvements (e.g., paving and setbacks) as that is all currently regulated by County zoning. Once we develop a set of joint unified development standards for properties in the two-mile area, I'll provide comments on building setbacks, lot coverage, off-street parking, etc. for future rezoning requests.

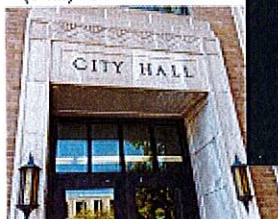
Again, thank you for sharing this information and asking for our comments on this request.

Have a great weekend!

Christopher N. Gibbons, AICP

Planning Manager
Community Development Department
City of Council Bluffs
209 Pearl Street
Council Bluffs, IA 51503
Office: 712-890-5358

CITY HALL
LOWER LEVEL
209 PEARL ST
(712) 890-5350



YES,
WE'RE
OPEN!



PLEASE CONTINUE
TO CALL OR EMAIL
WITH QUESTIONS
WHEN POSSIBLE

[Visit Council Bluffs Online](#)

Andy Brown / Sheriff and/or
Jeff Theulen

Discussion and/or decision to approve and authorize Chairman to sign two change orders from AIA for the Sheriff expansion.



AIA Document G701™ – 2017

Change Order

PROJECT: (Name and address)
 11-20109-00_Pottawattamie County
 Sheriff's Office Expansion
 1400 Big Lake Road
 Council Bluffs, IA

CONTRACT INFORMATION:
 Contract For: General Construction
 Date: November 26, 2019

CHANGE ORDER INFORMATION:
 Change Order Number: 001
 Date: November 9, 2021

OWNER: (Name and address)
 Pottawattamie County Board of
 Supervisors
 227 South 6th Street
 Council Bluffs, IA 51501

ARCHITECT: (Name and address)
 DLR Group, Inc. (an Iowa corporation)
 1430 Locust Street, Suite 200
 Des Moines, IA 50309

CONTRACTOR: (Name and address)
 D.R. Anderson Constructors Co.
 7735 Irvington Rd
 Omaha, NE 68122

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. COR 001, Change from Trusses to Beams per PR-001. | \$27,954.05 |
| 2. COR 002, Permit Fees. | \$7,660.33 |
| 3. COR 003, Changes to Women's Locker and Men's Locker per PR-002R. | \$191,111.61 |
| 4. COR 004, Lightning Protection Repair. | \$6,147.75 |
| 5. COR 005, Changes completed per PR-003 and PR-004. | \$28,376.91 |
| 6. COR 008, Changes completed per PR-005. | \$786.24 |
| 7. COR 009, Roofing Escalation. | \$6,457.50 |
| 8. COR 010, Added Fire Alarm Devices per Fire Marshall. | \$1,498.22 |

Total: \$269,992.61

| | |
|--|-----------------|
| The original Contract Sum was | \$ 2,754,200.00 |
| The net change by previously authorized Change Orders | \$ 0.00 |
| The Contract Sum prior to this Change Order was | \$ 2,754,200.00 |
| The Contract Sum will be increased by this Change Order in the amount of | \$ 269,992.61 |
| The new Contract Sum including this Change Order will be | \$ 3,024,192.61 |

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

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.

DLR Group, Inc. (an Iowa corporation)

D.R. Anderson Constructors Co.

Pottawattamie County Board of
 Supervisors

ARCHITECT (Firm name)

CONTRACTOR (Firm name)

OWNER (Firm name)

SIGNATURE

SIGNATURE

SIGNATURE

O.H. Martin Berglund
 PRINTED NAME AND TITLE

J.P. Mertlik President
 PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

November 12, 2021

11/12/21



AIA Document G701™ – 2017

Change Order

PROJECT: (Name and address)
 11-20109-00 Pottawattamie County
 Sheriff's Office
 Expansion
 1400 Big Lake Road
 Council Bluffs, IA

CONTRACT INFORMATION:
 Contract For: General Construction
 Date: November 26, 2019

CHANGE ORDER INFORMATION:
 Change Order Number: 002
 Date: January 18, 2022

OWNER: (Name and address)
 Pottawattamie County Board of
 Supervisors
 227 South 6th Street
 Council Bluffs, IA 51501

ARCHITECT: (Name and address)
 DLR Group, Inc. (an Iowa corporation)
 1430 Locust Street, Suite 200
 Des Moines, IA 50309

CONTRACTOR: (Name and address)
 D.R. Anderson Constructors Co.
 7735 Irvington Rd
 Omaha, NE 68122

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. | COR 006, T&M Power Relocations | \$ 9,855.19 |
| 2. | COR 007, Haul off of Trash and Rubble in Excavation | \$15,844.78 |
| 3. | COR 011, PR-006 and PR-007 | \$19,411.18 |
| 4. | COR 012, Credit for Elimination of Resilient Athletic Flooring | (\$13,200.00) |
| Total: | | \$31,911.15 |

| | |
|--|-----------------|
| The original Contract Sum was | \$ 2,754,200.00 |
| The net change by previously authorized Change Orders | \$ 269,992.61 |
| The Contract Sum prior to this Change Order was | \$ 3,024,192.61 |
| The Contract Sum will be increased by this Change Order in the amount of | \$ 31,911.15 |
| The new Contract Sum including this Change Order will be | \$ 3,056,103.76 |
| The Contract Time will be increased by Zero (0) days. | |
| The new date of Substantial Completion will be | |

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.

DLR Group, Inc. (an Iowa corporation)

D.R. Anderson Constructors Co.

Pottawattamie County Board of
Supervisors

ARCHITECT (Firm name)

CONTRACTOR (Firm name)

OWNER (Firm name)

SIGNATURE

SIGNATURE

SIGNATURE

O.H. Martin Berglund, Project Manager
PRINTED NAME AND TITLE

JP Mertik, President
PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

January 18, 2022
DATE

1/18/2022
DATE

DATE



7735 Irvington Road
Omaha, NE 68134
Ph : (402) 572-7350

Change Request

To: Stephen Burgess
DLR Group
6457 Frances Street, Suite 200
Omaha, NE 68106-2280
Ph: 402-393-4100

Number: 6-1
Date: 12/22/21
Job: 9573 Pott Co Sheriff's Addition
Phone:

Description: T&M Power Relocations

Reason: Owner Requested

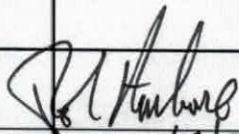
We are pleased to offer the following specifications and pricing to make the following changes:

As discussed attached are the costs associated with the power, camera, and security relocates that were discussed to be tracked Time and Material.

| Description | Labor | Material | Equipment | Subcontract | Burden | Price |
|------------------|-------|----------|-----------|-------------|---------------|-------------------|
| Electrical - Sub | | | | \$9,247.19 | | \$9,247.19 |
| | | | OH&P | \$9,247.19 | 5.00% | \$462.36 |
| | | | Bond | \$9,709.55 | 1.50% | \$145.64 |
| | | | | | Total: | \$9,855.19 |

If you have any questions, please contact me at .

Submitted by: Cole Kratochvil
DRA Revenue Carryforwards

Approved by: 
Date: 1/7/22

Reviewed.
Stephen H. Burgess 01.05.2022



7735 Irvington Road
 Omaha, NE 68134
 Ph : (402) 572-7350

Change Request

To: Stephen Burgess
 DLR Group
 6457 Frances Street, Suite 200
 Omaha, NE 68106-2280
 Ph: 402-393-4100

Number: 12-3
Date: 1/4/22
Job: 9573 Pott Co Sheriff's Addition
Phone:

Description: COR 007 Haul off of Trash and Rubble in Excavation

Reason: Owner Requested

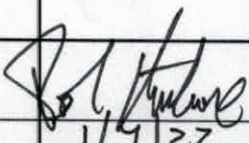
We are pleased to offer the following specifications and pricing to make the following changes:

As discussed attached is the dumps fees and haul time and trucking for hauling off trash, rubble, and metal in the excavations.

| Description | Labor | Material | Equipment | Subcontract | Burden | Price |
|---------------|-------|----------|-----------|-------------|---------------|--------------------|
| Earthwork Sub | | | | \$14,867.26 | | \$14,867.26 |
| | | | | | Subtotal: | \$14,867.26 |
| | | | OH&P | \$14,867.26 | 5.00% | \$743.36 |
| | | | Bond | \$15,610.62 | 1.50% | \$234.16 |
| | | | | | Total: | \$15,844.78 |

If you have any questions, please contact me at .

Submitted by: Cole Kratochvil
 DRA Revenue Carryforwards

Approved by: 
 Date: 1/9/22

Reviewed:
Stephen H. Burgess 01.05.2022



7735 Irvington Road
 Omaha, NE 68134
 Ph : (402) 572-7350

Change Request

To: Stephen Burgess
 DLR Group
 6457 Frances Street, Suite 200
 Omaha, NE 68106-2280
 Ph: 402-393-4100

Number: 12-2
Date: 12/14/21
Job: 9573 Pott Co Sheriff's Addition
Phone:

Description: COR 011 PR-006 and PR-007

Reason: Owner Requested

Source: Proposal Request

We are pleased to offer the following specifications and pricing to make the following changes:

Please see attached for costs and credits associated with PR-006 and PR-007

| Description | Labor | Material | Equipment | Subcontract | Burden | Price |
|-------------------------------|-------|-------------|-----------|-------------|---------------|--------------------|
| Aluminum Doors & Frames - Sub | | | | \$-111.36 | | \$-111.36 |
| Rough Hardware | | | | \$-150.00 | | \$-150.00 |
| Drywall - Sub | | | | \$-603.00 | | \$-603.00 |
| Painting - Sub | | | | \$-125.00 | | \$-125.00 |
| Rough Hardware | | | | \$1,500.00 | | \$1,500.00 |
| Hollow Metal/Door Material | | \$14,203.00 | | | | \$14,203.00 |
| Electrical - Sub | | | | \$3,500.00 | | \$3,500.00 |
| | | | | | Subtotal: | \$18,213.64 |
| | | | OH&P | \$18,213.64 | 5.00% | \$910.68 |
| | | | Bond | \$19,124.32 | 1.50% | \$286.86 |
| | | | | | Total: | \$19,411.18 |

If you have any questions, please contact me at .

Submitted by: Cole Kratochvil
 DRA Revenue Carryforwards

Approved by: _____
 Date: _____

Reviewed:
Stephen H. Burgess **12.14.2021**



14242 C Circle
 Omaha, NE 68144
 Phone (402) 339.3737
 Fax (402) 339.9395

QUOTE: SL050321-1
 REF:
 Date: 12/13/2021

CHANGE ORDER

| | | | |
|--------------------|-----------------|------------------------|--|
| Contractor: | DR Anderson | Change No.: | Change Order #3 |
| Address: | PO Box 34340 | Job No.: | |
| | Omaha, NE 68134 | Job Name: | Pottawattamie County Sheriff's Expansion |
| | | Job Address: | 1400 Big Lake Road |
| Contact: | Cole Kratochvil | | Council Bluffs, IA 51501 |
| Phone: | (402) 572-7350 | | |
| Fax: | (402) 572-8807 | Superintendent: | |
| | | Cell: | |

| Cost Code: | Description | Amount |
|-----------------------------------|--|--------------|
| | Eliminate (2) Lites of 1/4" Clear Tempered Safety Glass at Sidelite at Door (127). | |
| | | (\$111.36) |
| | | \$ - |
| | | \$ - |
| | | \$ - |
| | | \$ - |
| | | \$ - |
| | tax: | (\$3.63) |
| Total Change Order Amount: | | (\$115.49) |
| Original Contract Amount: | | \$ 38,866.78 |
| Other Changes: | | \$ - |
| This Change: | | \$ - |
| Revised Contract Amount: | | \$ 38,751.29 |

Special Instructions:

The work covered by this change order shall be performed under the same terms and conditions as those in the original agreement. Executed copy will be provided to all parties by Quality Glass & Mirror Services, Inc.

This change order acknowledged and approved by:

| | |
|-----------------------------|--|
| Company: DR Anderson | Company: QUALITY GLASS & MIRROR |
| Signature: | Signature: <i>Shawn Lynch</i> |
| Printed Name: | Printed Name: Shawn Lynch |
| Title: | Title: Estimator/ Project Manager |
| Date: | Date: 12/13/2021 |

Cole Kratochvil

From: Josh Daly <joshd@vetbuiltllc.com>
Sent: Thursday, December 9, 2021 10:44 AM
To: Cole Kratochvil; Josh Sigmund; Brent Hough; Shawn Lynch
Subject: RE: Credit to Eliminate Wall and Door with Glass

Deduct of \$150 for us to eliminate door in its entirety.

Thanks,

Joshua Daly

VetBuilt Construction LLC, President



402.881.5952
8114 Maple St Suite #1
Omaha, NE 68134
<http://www.vetbuiltconstruction.com>

From: Cole Kratochvil <CKratochvil@dranderson.com>
Sent: Wednesday, December 8, 2021 9:08 AM
To: Josh Sigmund <JoshS@johnsondrywall.net>; Brent Hough <cutabovepainting@yahoo.com>; Josh Daly <joshd@vetbuiltllc.com>; Shawn Lynch <Shawn@qualglass.com>
Subject: Credit to Eliminate Wall and Door with Glass

All,

See attached screen shot, but the County is going to eliminate this wall and door and make this one large office. Can you please send me the credit if any, if you could send me something by this Friday, it would be much appreciated?

Thanks

Johnson Drywall Company, Inc.

301 East First Street - Papillion, NE 68046

Ph (402) 592-0079 Fax (402) 592-3820

Change Proposal Request # 1

Project Name: Pott Country Sheriffs office
 Project Address: 1400 Big Lake Road
 Date: 12/8/2021

Submitted To: Dranderson
 Attn: Cole Kratochvil
 Fax Number: _____

Description of Change: Credit to eliminate wall between #127 and #129 and infill door #127

Material:

| | | | | |
|-----------------------------------|----------|---------|--------|------------|
| 1) <u>3 5/8 Slotted Track</u> | (9) | LF @ | \$1.56 | (\$14.00) |
| 2) <u>3 5/8 Track</u> | (9) | LF @ | \$0.67 | (\$6.06) |
| 3) <u>3 5/8 Stud</u> | (86) | LF @ | \$0.68 | (\$58.39) |
| 4) <u>R11 Batt</u> | (372) | SF @ | \$0.23 | (\$83.70) |
| 5) <u>5/8 Drywall with Finish</u> | (211) | SF @ | \$0.50 | (\$105.50) |
| 6) <u>Return Restocking 25%</u> | \$267.65 | @ | \$0.25 | \$66.91 |
| 7) _____ | 0 | Units @ | \$0.00 | \$0.00 |

Material Subtotal (\$200.73) (\$200.73)

Labor:

| | | | | |
|---------------------|-----|---------|---------|------------|
| 1) <u>Carpenter</u> | (5) | Hours @ | \$30.00 | (\$150.00) |
| 2) <u>Finisher</u> | (3) | Hours @ | \$30.00 | (\$90.00) |
| 3) _____ | 0 | Hours @ | \$0.00 | \$0.00 |
| 4) _____ | 0 | Hours @ | \$0.00 | \$0.00 |

Labor Subtotal (\$240.00) (\$240.00)

Subcontractor:

| | | | | |
|----------|---|------------|--------|--------|
| 1) _____ | 0 | Lump Sum @ | \$0.00 | \$0.00 |
| 2) _____ | 0 | Lump Sum @ | \$0.00 | \$0.00 |

Subcontractor Subtotal \$0.00 \$0.00

Equipment:

| | | | | |
|----------|---|------------|--------|--------|
| 1) _____ | 0 | Lump Sum @ | \$0.00 | \$0.00 |
| 2) _____ | 0 | Lump Sum @ | \$0.00 | \$0.00 |

Equipment Subtotal \$0.00 \$0.00

Markups:

| | | | |
|-----------------------------------|--------|--------|-----------------------|
| Sales Tax on Material | 0.00% | \$0.00 | |
| Sales Tax on Equipment | 7.00% | \$0.00 | |
| Burden on Labor | 35.00% | | (\$84.00) |
| | | | (\$524.73) (\$524.73) |
| Overhead & Profit (Material) | 15.00% | | (\$30.11) |
| Overhead & Profit (Labor) | 15.00% | | (\$48.60) |
| Overhead & Profit (Subcontractor) | 10.00% | | \$0.00 |
| Overhead & Profit (Equipment) | 15.00% | | \$0.00 |

Bond 0.00% (\$603.44)
\$0.00

(\$603)

\$ &XW\$ ERYH3 DLQMJ

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1 HRD , \$ ~ ~ ~ ~ 86

FXM ERYHSDQMJ# \ DKFR FRP



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~ P DMUDO

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72.7\$/

\$ FFHSVWG%

\$ FFHSVWG' DM

Cole Kratochvil

From: Josh Daly <joshd@vetbuiltllc.com>
Sent: Tuesday, November 30, 2021 9:02 AM
To: Cole Kratochvil
Subject: Re: PR-006 Pott County Sherriff's Office

Cole thanks \$100 each for electrical strikes
Excludes any termination or final connections.

Joshua Daly
VetBuilt Construction LLC, President
O. 402-671-0920
8114 Maple St Suite #1
Omaha, NE 68134
<http://www.vetbuiltconstruction.com>

From: Cole Kratochvil <CKratochvil@dranderson.com>
Sent: Tuesday, November 30, 2021 9:00:58 AM
To: Josh Daly <joshd@vetbuiltllc.com>
Subject: RE: PR-006 Pott County Sherriff's Office

15 Each

Cole Kratochvil
Project Manager
 dranderson Constructors Co
P.O. Box 34340 | 7735 Irvington Road | Omaha, NE 68122
Office: 402-572-7350 | Fax: 402-572-8807 | Mobile: 402-708-8934
Email: ckratochvil@dranderson.com

From: Josh Daly <joshd@vetbuiltllc.com>
Sent: Tuesday, November 30, 2021 7:39 AM
To: Cole Kratochvil <CKratochvil@dranderson.com>
Subject: Re: PR-006 Pott County Sherriff's Office

Cole

Good morning I am not in the office could you tell me how many?

Joshua Daly
VetBuilt Construction LLC, President
O. 402-671-0920
8114 Maple St Suite #1
Omaha, NE 68134
<http://www.vetbuiltconstruction.com>



DOORS INC.

1135 S 32nd Street
FORT DODGE, IOWA 50501
Phone 515-955-5885 - Fax 515-955-3083

December 8, 2021

DR Anderson Constructors, Co.
7735 Irvington Road
Omaha, NE 68134
402-572-7350
ckratochvil@dranderson.com

RE: Pottawattamie Sheriff's Office PR-006 Revised

Attn: Cole

Your cost for the following: Add: \$14,785.00

- (15) 1006CS 630 Electric Strike
- (15) BPS-24-2 Power Supply
- (1) Labor to pick up frames from jobsite and prep in our shop
- (1) Labor to prep frame #113 on site

To omit the following (opening 129): Deduct: \$582.00

- (1) 3070 HM Sidelight Frame
- (1) 3070 Flush Wood Door
- (3) T4A3386 4-1/2"x4-1/2" US26D Hinges
- (1) 28 10G54 LL US26D Lock
- (1) K1050 12"x34" US32D Kickplate
- (1) 409 US32D Wall Stop

Total for all of the above: Add: \$14,203.00

Thank You,

Scott Beck – Doors Inc

December 8, 2021
D R Anderson Constructors Co.
7735 Irvington Rd.
Omaha, NE 68122
Attention: Cole Kratochvil
RE: PR-006 (Pottawattamie Co. Sheriff's Office.)

Sir,

Please find enclosed our proposal for the above mentioned project.

This Proposal includes the following:

1: Pathways as indicated for (15) door locations.

Please Note: This proposal EXCLUDES the following:

1: Any work not listed above.

2: Any access control equipment or cabling.

3: Sales Tax.

Adder Proposal Price: \$3,500.00

(Three Thousand Five Hundred Dollars.)

Please call if you have any questions concerning this proposal.

As always thank you for allowing ABC to quote your electrical projects.

Thank you,

Jeff Mohr, Estimator

December 7, 2021
D R Anderson Constructors Co.
7735 Irvington Rd.
Omaha, NE 68122
Attention: Cole Kratochvil
RE: PR-006 (Pottawattamie Co. Sheriff's Office.)

Sir,

Please find enclosed our proposal for the above mentioned project.

This Proposal includes the following:

1: Pathways as indicated for (16) door locations.

Please Note: This proposal EXCLUDES the following:

1: Any work not listed above.

2: Any access control equipment or cabling.

3: Sales Tax.

Adder Proposal Price: \$3,733.00

(Three Thousand Seven Hundred Thirty Three Dollars.)

Please call if you have any questions concerning this proposal.

As always thank you for allowing ABC to quote your electrical projects.

Thank you,

Jeff Mohr, Estimator

Estimate Report

Estimate: PR-06
Estimated by: Jeff Mohr
File: PR-06.bhs

12/07/21 8:27:36 AM

Page 2

Worksheet Location: PR-06(Sheet 1)

| DB # | Ph. | Description | Quantity | Mat. | Cost | U | Tot. Mat. | Lab. Hrs. | U | Tot. Hrs. |
|------|------|--|----------|------|--------|---|-----------|-----------|---|-----------|
| | 0 | PR-06 | | | | | | | | |
| | 0 | ADD BOXES AND PATHWAY'S FOR DOOR ACCESS SYSTEM | | | | | | | | |
| | 0 | (16) CARD READER LOCATIONS | | | | | | | | |
| | 0 | (16) ELECTRIC DOOR STRIKE LOCATIONS | | | | | | | | |
| I | 5512 | 1 OT-4SQ 1 1/2D W/BK COMB | 16.00 | | 260.37 | C | 41.66 | 0.21 | E | 3.34 |
| I | 5608 | 1 OT-4SQ 1G 5/8 D PL RING | 16.00 | | 0.69 | E | 11.09 | 0.07 | E | 1.06 |
| I | 5540 | 1 OT-4SQ 2 1/8D COM KO | 16.00 | | 1.43 | E | 22.88 | 0.21 | E | 3.34 |
| I | 5618 | 1 OT-4SQ COVER BLANK 1/2KO | 16.00 | | 0.74 | E | 11.79 | 0.07 | E | 1.06 |
| I | 1844 | 1 EM-3/4 EMT-CONDUIT | 320.00 | | 167.24 | C | 535.18 | 4.95 | C | 15.84 |
| I | 1864 | 1 EM-3/4 EMT-90-ELLS | 32.00 | | 0.00 | E | 0.00 | 0.13 | E | 4.22 |
| I | 1982 | 1 EM-3/4 SET SCREW COUP | 16.00 | | 3.18 | E | 50.86 | 0.00 | C | 0.00 |
| I | 2002 | 1 EM-3/4 SET SCREW CONN | 48.00 | | 2.05 | E | 98.21 | 7.70 | C | 3.70 |
| I | 3868 | 1 HA-3/4 MINERALLAC | 32.00 | | 0.21 | E | 6.69 | 6.60 | C | 2.11 |

0 CONTROL CABLING AND POWER SUPPLY WORK BY OTHERS PER BEN SHUDAK

Regular Worksheet Page

Page Multiplier = 1

Material Multiplier = 1

Labor Multiplier = 1

Phase = 0 : Phase Multiplier = 1

Page is Active.

Raw Material Total = \$778.36

Raw Labor Hours = 34.67 Hours

ABC Electric Inc.

Printout from BHSestimator (c) - BHS, Inc., Bolivar, Missouri, USA

Estimate Report

Estimate: PR-06
Estimated by: Jeff Mohr
File: PR-06.bhs

12/07/21 8:27:36 AM

Page 1

Summary Page

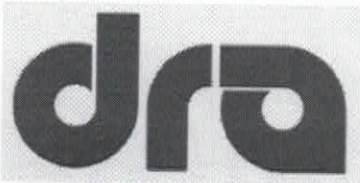
| | | | |
|-------------------|----------|------------|------------|
| Raw Material Cost | | \$778.36 | |
| Material Tax | 0.0000% | \$0.00 | |
| Material Markup | 0.0000% | \$0.00 | |
| Material Total | | | \$778.36 |
| Labor Cost | | \$2,453.94 | |
| Labor Tax | 0.0000% | \$0.00 | |
| Labor Markup | 0.0000% | \$0.00 | |
| Labor Total | | | \$2,453.94 |
| Job Expense | | | \$0.00 |
| Job Cost | | | \$3,232.30 |
| Overhead: | 10.0000% | \$323.23 | |
| SubTotal1: | | | \$3,555.53 |
| Profit: | 5.0000% | \$177.78 | |
| SubTotal2: | | | \$3,733.31 |

| Markup Category | Percent | Dollars | Lck |
|--------------------------|---------|---------|-----|
| Special Insurance | 0.00 | \$0.00 | N |
| Performance Bond | 0.00 | \$0.00 | N |
| Taxes | 0.00 | \$0.00 | N |
| Adjustments | 0.00 | \$0.00 | N |
| Summary Markups Total: | | \$0.00 | |
| Quotes/Subcontract Total | | \$0.00 | |

Active Linked Estimates

| | |
|-----------------|------------|
| Estimate Total: | \$3,733.31 |
| Figure Used: | \$3,733.00 |

Labor/Material Ratio = 76: 24
Square Footage Calculations Not Performed



7735 Irvington Road
Omaha, NE 68134
Ph : (402) 572-7350

Change Request

To: Stephen Burgess
DLR Group
6457 Frances Street, Suite 200
Omaha, NE 68106-2280
Ph: 402-393-4100

Number: 12-1
Date: 12/13/21
Job: 9573 Pott Co Sheriff's Addition
Phone:

Description: COR 012 Credit for Elimination of Resilient Athletic Flooring

Reason: Owner Requested

Source: Verbal

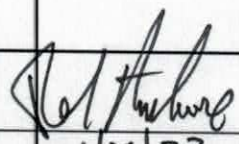
We are pleased to offer the following specifications and pricing to make the following changes:
As discussed attached is the credit to eliminate the Resilient Athletic Flooring.

| Description | Labor | Material | Equipment | Subcontract | Burden | Price |
|----------------------------|-------|----------|-----------|--------------|-----------|--------------|
| Resilient Tile Floor - Sub | | | | \$-13,200.00 | | \$-13,200.00 |
| | | | | | Subtotal: | \$-13,200.00 |
| | | | | | Total: | \$-13,200.00 |

If you have any questions, please contact me at .

Submitted by: Cole Kratochvil
DRA Revenue Carryforwards

Reviewed: Stephen H. Burgess
12.13.2021

Approved by: 
Date: 1/7/22

Andy Brown / Sheriff and/or
Steve Winchell

Budget Discussion

**Matt Wyant/Director, Planning and
Development & Garfield Coleman / Risk
Manager**

**Discussion and/or decision to approve
funding for insurance required for paint at
the recycling center.**

**Matt Wyant/Director, Planning and
Development**

Update concerning COVID.

Tom Emmett III / Executive
Director, Historic General
Dodge House

Presentation on annual funding request.

Pottawattamie County Funding Request

Request Date FY 2022

Board Meeting Date 14 Feb 22

Organization Name: The Historic General Dodge House, Inc.

Are you a nonprofit organization (If yes, what type 501c3 I.E.)? Yes / No

Are you a registered not-for-profit? Yes No

Organization Mailing Address: 621 S 3rd St, Council Bluffs, IA 51503

Program or Project Name: _____

Contact Person: Tom Emmett

Title: Executive Director

Telephone: 712.322.2406

E-Mail: tomemmett@dodgehouse.org

Dollar Amount Requested: \$15,000/yr + \$50,000/yr grants County Fiscal Year _____

Total Program/Project Cost: _____

Will County funding be leveraged with matching funds from another source? Yes No

Summary of Funding Request and Project Goals and Objectives:

Please see attached letter + packet

Describe the Public Purpose(s) and specifically identify the Economic Development that will be served by the funding:

Please see attached letter + packet

Provide an Itemized Program/Project Budget Showing How the Funds will be expended:

Please see attached letter and packet

Attach additional pages if needed to fully answer any of the questions on this application

ASSURANCES FOR POTTAWATTAMIE COUNTY FUNDING

This signed page must accompany your funding request

The applicant hereby agrees and acknowledges that:

- 1) If awarded funds, the applicant will conduct operations in accordance with Title VI and the Civil Rights Act of 1964, as amended, and the Rehabilitation Act of 1973, as amended, which prohibits discrimination against any employee, applicant for employment, or any person participating in a sponsored program on the basis of race, creed, color, national origin, religion, sex, age, sexual orientation, or physical or mental disability, and require compensation for employment at no less than the minimum wage requirements and will provide safe and sanitary working conditions;
- 2) The applicant will expend funds received from Pottawattamie County solely for public purposes on the program or project described in the funding request;
- 3) All unexpended funds received pursuant to this request shall be returned to Pottawattamie County;
- 4) This funding request and assurances document has been approved by the legally authorized governing body of the applicant, if applicable;
- 5) The facts, figures, and information contained in this funding request, including all attachments, are true and correct;
- 6) Failure to comply with the rules of this program and this assurances agreement will result in the penalty of funding forfeiture and funds received during the applicable fiscal year shall be returned to Pottawattamie County;
- 7) At any time, the Board of Supervisors may require a representative from your organization to attend a public meeting to report progress toward completion of your program or project; and
- 8) Applicant will, upon request by Pottawattamie County, provide an accounting of all expenditures of Pottawattamie County funds and further provide any other documentation deemed necessary by Pottawattamie County to provide oversight for the funds. Failure to timely comply with requests from the County under this paragraph will result in suspension of funding.
- 9) Applicant acknowledges that other stipulations and conditions may be required by the Board of Supervisors before funding is awarded.

The Historic General Dodge House

Name of Organization

[Signature]

Signature of Board President

9th Feb 22

Date

[Signature]

Signature of Executive Director (if applicable)

8 Feb 22

Date

Approved _____ Amount _____ BOS Chairman Signature _____

The Historic General Dodge House

621 Third Street, Council Bluffs, IA 51503
(712) 322-2406

Fax: 712-322-3504
General E-mail: gmdodge@dodgehouse.org
www.dodgehouse.org



Historic Dodge House: 605 Third Street

Trustees

Executive Committee

Kathy Rieger
President
Rob Dittmer
Vice President
Austin Diehm
Treasurer
Cindy Buckmaster
Secretary

Trustees at Large

Shauna Cihacek
Laura Dodge Luther
Chuck Hansen
Jeff Hutcheson
Theresa Martin
Dan Van Houten
Chris Sorensen
Nate Watson

Honorary Trustees

Kim Reynolds
Governor of Iowa
N. P. Dodge, Jr.
Great -Great Nephew
Ruth Anne Ferris
Great Granddaughter
Robert L. Montgomery
Great -Great Grandson
Montgomery A. Kingsley
Great-Great Grandson

Staff

Thomas Emmett III
Executive Director
tmemmett@dodgehouse.org

Michelle Hrdlicka
Operations Director
michellehrdlicka@dodgehouse.org

Our Mission

To protect, preserve and share the history of General Grenville M. Dodge, his home and its contents, ensuring their future for generations to come. We provide educational and outreach opportunities for all ages and backgrounds through our tours, programs and events.

February 8, 2022

Pottawattamie County Board of Supervisors
County Courthouse — Second Floor
227 South 6th Street
Council Bluffs, Iowa 51501

Dear Supervisors,

I'm pleased to report that the Historic General Dodge House is doing very well. My co-worker, Michelle, and I are primed to make a difference every day and we love our work. Our cohort of nearly 50 volunteers (and growing) are impassioned in their care for, and interpretation of, Pottawattamie County's only National Historic Landmark.

In addition, as you will see in the attached report, we have been successful in receiving a variety of grants for specific projects. Our donor base is becoming ever more generous in providing matching funds for grants and special projects. We are introducing new programs and retaining those which have proved effective. I also feel that our reputation in our community is ascendant.

Place-making is essential to attract and maintain people who want to work and live in Pottawatomie County. Arts and culture institutions are critical to contributing to communities where people want to live, work, and invest.

Public support is absolutely necessary if arts and culture organizations are to thrive. The Historic General Dodge House is requesting the following support from the County:



1. First, \$15,000 per year of general support to assist in the daily operations of the Historic General Dodge House.

Rational: It is a challenge to generate sufficient funds for general operations through our programming, donations, and admissions. We are typically around \$20,000 short each year (\$18,931 at the close of 2021). This shortfall must be made up by utilizing reserve funds / emergency savings.

2. Second, \$50,000 per year of support to match awarded grants.

Rational: Many grant makers (such as the Iowa West Foundation and the Iowa Department of Cultural Affairs) almost always require a dollar-to-dollar match of awarded funds. As in the case above, this places stress on our reserve funds / emergency savings.

In order to thoroughly validate that this cause is worthy of County support, following this letter you will find an informational packet highlighting our achievements in the following areas:

- Overall Significance of the Historic General Dodge House
- Facility Improvements
- Grantmaking
- Governance
- Overall Financial
- Current & Future Projects
- Marketing & Public Presence
- Collaborations

I know that you will find the attached packet strongly motivating in your consideration of this matter. Our 2022 General Operating Budget follows this letter and precedes the informational packet.

Thank you for your time. Kind regards,


Thomas R. Emmett III
Executive Director

Historic General Dodge House - 2022

Revenue:

| | |
|---------------------------------|--------------|
| Admissions | \$13,995.00 |
| Memberships | \$6,000.00 |
| Rentals | \$1,500.00 |
| Donations (includes city contr) | \$94,992.00 |
| Special Events | \$6,000.00 |
| Grant Income - Unrestricted | \$15,000.00 |
| Total Revenue | \$137,487.00 |

| | |
|---------------|------------|
| Cost of Sales | \$2,499.96 |
|---------------|------------|

| | |
|--------------|--------------|
| Gross Profit | \$134,987.04 |
|--------------|--------------|

| | |
|----------------------|----------|
| Interest Income | \$500.00 |
| Investment Gain/Loss | \$750.00 |

Expenses:

| | |
|-----------------------------|-------------|
| Salaries / Wages | \$77,864.00 |
| Payroll Taxes | \$5,957.00 |
| Accounting Fees | \$7,992.00 |
| Advertising | \$3,000.00 |
| Promotional Materials | \$1,500.00 |
| Office Supplies | \$3,700.00 |
| Postage | \$1,500.00 |
| Merchant Fees | \$900.00 |
| Printing | \$800.00 |
| Dues/Subscriptions | \$1,600.00 |
| Telephone/Internet | \$3,100.00 |
| Recognitions | \$500.00 |
| Meals | \$500.00 |
| Computer Expense | \$3,000.00 |
| Utilities Expense | \$15,000.00 |
| Janitorial Expense | \$8,000.00 |
| Repairs & Maintenance | \$10,000.00 |
| Alarm System | \$3,000.00 |
| Lawn Care/Snow Removal | \$13,000.00 |
| Equipment/Supplies | \$2,500.00 |
| Insurance Expense | \$9,000.00 |
| Restorations & Refurnishing | \$5,000.00 |

| | |
|---------------|--------------|
| Total Expense | \$177,413.00 |
| Net Income | -\$41,175.96 |

The Historic General Dodge House



Informational Packet

February 2022

The Historic General Dodge House: The Region's Most Important Home



General Grenville M. Dodge:

- The greatest railroad builder in human history. (16 railroads in 6 countries)
- Chief Engineer of the Transcontinental Railroad
- Friend and advisor to 5 presidents
- Opened Council Bluff's first bank
- Served in Congress
- Civil War Brigadier General

General Dodge's Legacy

- Donated nearly 10 acres to Fairmount Park
- In our own day, the Dodge Trust helps those most vulnerable
- Large endowment to Norwich University
- It is speculated that his victories in the Civil War reduced the duration of the conflict by months saving countless lives.
- His writings give us first-hand accounts of: President Lincoln, Generals Grant & Sherman, railroad building, and the Civil War.

The General Dodge Home & Museum

- The House is a time-capsule (especially the first floor)
- Thousands of adults from every state and over a dozen countries visit each year. Thousands of school children have fond memories of experiencing the House.

How the Dodge House Stands Apart from Many Other Museums:

- We are more than a museum, but a gathering place. For example, our 2021 July 4th celebration welcomed over 600 people for free food.
- We seek out young people to assist us in our work and set them loose.
- We encourage photos and treat people as guests, not visitors lucky enough to be in our facility.
- We work to maximize access for guests allowing them to explore the House, as much as possible, in their own unique way.

The Historic General Dodge House Facility Improvements Update: 2020-Present



Dodge House:

- State of the art internal security cameras.
- New boiler chemical treatment system.
- Second-floor sleeping porch restored.
- Initial study on the feasibility of an elevator. (Additional studies in 2022)
- Exterior mortar repair and tuckpointing.
- New air-conditioning unit on the roof.*
- All lights transitioned to LED.

Beresheim House:

- Orientation room painted and remodeled to accommodate new guest orientation film to include a state-of-the-art flatscreen.
- New front steps

Carriage House & Grounds:

- New security lighting (parking lot and Carriage House)
- Upgraded sprinkler heads (more efficient)
- New window in Carriage House
- Cupola and shingle roofing on Carriage House repaired
- Removal of large silver maple tree*

Planned for 2022:

[*With support from City]

- Demolition and rebuild of Beresheim House porch.*
- Wood repair and painting of the Dodge House's iconic porch
- Dodge House interior basement masonry tuck pointing
- Electrical and plumbing audit
- Repair of rotted wood on Dodge House dormers and trim
- A complete and comprehensive elevator feasibility study by an architectural engineer.
- Enclosing Southeast Dodge House porch in glass and a small HVAC system. (Approved by Park Service)

The Historic General Dodge House Grantmaking



From January 2020 to date, a total of 25 grants have been written. Of these:

- ✓ Twenty (20) grants resulted in awards totaling \$200,120
- ✓ Two (2) are currently pending
- ✓ Three (3) grant request were denied

Many of the successful grants required matching funds:

- ✓ The Dodge House generated \$25,000 in matching funds.
- ✓ Members & Trustees of the House generated \$32,000 in matching funds.
- ✓ Area corporations and grant makers generated \$44,000 in matching funds.

Note: Many 2020 & 2021 grant makers did not require matching funds or reduced the match proportion.

The Historic General Dodge House

Governance



The Board of Trustees meets monthly and committees of the Board meet more frequently. We currently have more qualified individuals interested in serving on the Board than seats available. Last year, a number of Trustees participated in two Board trainings offered by the Iowa West Foundation.

We are also intentional in being driven by our guiding documents which we actively utilize in decision making and as benchmarks of progress.

- **Strategic Plan:** This was completed by a local professional consulting firm in 2020. (Please see supporting documents.) Our plan does not sit on the shelf. We have a color-coded set of goals based on our Strategic Plan that the Board of Trustees review at every meeting.
- **Mission, Vision & Values:** We also hold ourselves in relationship by always having our mission before us. We live into our work together guided by our values. (Please see supporting documents.) These are reviewed at most Board meeting. Currently, a professional is creating a document that summarizes all of our governing documents on a poster. We seek the enculturation of our guiding documents and values.
- **Collections Management Plan:** The Ford Preservation Center in Omaha provided the Dodge House with an official Management Plan. We use it as a compass in our care and preservation of our collections.
- **Facility Master Plan:** While our Facility Master Plan is a bit dated, we have achieved much of what was called for in that document. In the next few years, it will be time to renew and update the Plan.
- **Bylaws & Policy:** The Trustees are currently in the midst of reviewing our bylaws and policies to ensure internal compliance and that they are up to date with our guiding documents.

The Historic General Dodge House

Finances



The Board of Trustees are exacting and relentless in their oversight of each and every dollar. We've had some very lean years in the past and this memory weighs with a thoughtful and conservative approach. At the same time, the Trustees believe that we must also invest in the future to ensure that our mission can be a success. Some recent developments include:

- Working with our accountant (Hamilton & Assoc) to improve the disposition of our IRS 990 form to make the Dodge House more attractive to grant makers.
- An audit was completed in 2020 through Bland and Associates in Omaha. There were no concerns. We are preparing to have our 2021 books audited.
- Improved donor and grant tracking is concerned beyond the raising of funds, but on an ongoing improvement of relationships with donors. We seek to provide our donors with a sense of ownership in the Dodge House.
- We have instituted a number of “internal controls” to ensure there are “checks and balances” in our handling of funds.

The Historic General Dodge House

Current & Future Projects



The staff and volunteers of the Historic General Dodge House do an excellent job of leveraging our limited resources to provide for projects that most museums our size could not consider. Select examples follow:

Orientation Video: On October 3rd of 2021, a celebration was held at the PACE Center to rollout a new visitor orientation film.

- Eventually, the film will be on our website.
- A study guide is currently being developed by Council Bluffs history teachers (8th grade)
- The film is available to view in either 8 or 20 minute versions.
- Our fundraising campaign was extremely successful.

Elevator, Dodge House: We have in hand an initial concept document and architectural rendering. We have met with the Park Service and City staff. Later this year we will be pursuing a full feasibility study from an architectural engineer.

Orchard: After some study, research, and due diligence, this project will be limited to a single row of trees. This will allow visitors to imagine the larger orchard during General Dodge's occupation of the House and reduce costs.

Article Anthology: Our Executive Director has been encouraged to publish a redacted collection of his popular articles in the Nonpareil.

Digitization of Key Items in Collection: In the future we will purchase the necessary software and hardware to digitize selected precious objects in our collection to provide for virtual public access.

De-Accessioning of Irrelevant Items: The Dodge House currently owns many items that are irrelevant to our mission. For example, we have thousands of late 19th century textile items that have nothing to do with Dodge, his legacy, or connections. This will be a mammoth project.

George Simons: The Dodge House is the steward of the majority of George Simons' surviving paintings. To that end, we will be creating a Simons room in the Beresheim House. Our Director is also considering writing a book on Simons.

The Historic General Dodge House

Marketing & Public Presence



A museum is nothing without visitors. It is a priority to raise general awareness of the existence and accessibility of the Dodge House. Below is a sample of some of our work and results:

- We have a regular column in the Daily Nonpareil. The House is regularly featured in area media.
- Advertising on Facebook has proved very successful and affordable.
- We are currently taking bids for the construction of a new and customized website.
- Our Executive Director attends as many public events as his schedule allows.
- In the years to come, we will seek bids for a professional marketing and branding plan.
- We have introduced an e-newsletter and increased its distribution by five-fold in two years.

Visitation Data:

| <u>Year</u> | <u>Visitors</u> | <u>Admission Income</u> | <u>Volunteer Hours</u> |
|-------------|-----------------|-------------------------|------------------------|
| 2019 | 3,603 | \$16,691 | 2,091 |
| 2020 | 1,496 | \$8,716 | 1,227 |
| 2021 | 3,968 | \$18,902 | 1,608 |

On average, visitors hail from all 50 states and over a dozen foreign nations. Every county in Iowa and Nebraska is represented to include 102 Iowa and 42 Nebraska cities / towns. Many guests also travel from Missouri.

Recently, we have been keeping track of our economic impact. We have been advised that for every night a Dodge House guest(s) stays in Council Bluffs we can presume our impact to the city is about \$15 per person.

The Historic General Dodge House Collaborations



The Historic General Dodge House collaborates with many other organizations. Below is a *sample* of those collaborations in no particular order:

- The City of Council Bluffs
- The Iowa Department of Cultural Affairs
- The Iowa Historical Society
- Pottawattamie Historical Society
- Preserve Council Bluffs
- Hoff Center (PACE)
- Noon Rotary
- Council Bluffs Public Library
- The Council Bluffs Chamber of Commerce
- Centro Latino
- The Sons of Union Veterans
- The Iowa West Foundation
- The National Park Service
- The Tabor Historical Society
- Numerous scholars, researches, and enthusiasts.

The Historic General Dodge House Supporting Documents



Please see this section for:

- A one-page summary of our Strategic Plan
- Our Mission and values statements.

HISTORIC GENERAL DODGE HOUSE

OUR MISSION

Protect, preserve and share the history of General Grenville M. Dodge, his home and its contents ensuring their future for generations to come

STRATEGIC VISION: LOOKING TO 2025

What should the Historic General Dodge House (HGDH) be?

STRATEGIC PRIORITIES

Throughout 2020, leadership from HGDH and the community in the Council Bluffs region envisioned a path forward for the institution. That path is guided by the strategic priorities of:

- Vibrant experiences accessible to all
- History curated and shared
- Relevant programs that energize and inspire community

through which HGDH will bring history to life.



INITIATIVES: Actions to bring strategic priorities to life

INITIATIVE: MAKE THE HOUSE AND ITS STORIES MORE AVAILABLE TO MORE PEOPLE

Which means:

- Prioritize physical accessibility - install elevator and review house
- Use technologies to engage audiences beyond the house
- Leverage current ED's storytelling skills

INITIATIVE: CREATE FRESH EXPERIENCES INSPIRED BY THE HOUSE, ARTIFACTS, AND DODGE FAMILY

Which means:

- Develop events that highlight one part of the HGDH story or a subset of HGDH artifacts
- Collaborate with community partners to create comprehensive historical experiences
- Leverage younger audiences' interests in participation in community

INITIATIVE: CONNECT HISTORY WITH COMPLEXITIES OF TODAY AND VISIONS FOR THE FUTURE

Which means:

- Reflect on the impact of our broader history on today's successes and injustices
- Use the history of the house as a catalyst for conversations about our shared future
- Curate presentation of the house and artifacts to highlight hidden stories

INITIATIVE: STRENGTHEN INNOVATIVE COLLABORATIONS WITH REGIONAL INSTITUTIONS

Which means:

- Identify new partners as pathways to engage new audiences
- Build on strong sense of communal pride and distinct identity of Council Bluffs and the region

Historic General Dodge House, Inc
Mission, Vision, & Values Statements
Approved by Trustees, December, 2021

Mission Statement: It is our mission at the Historic General Dodge House to protect and preserve the integrity of the Dodge home and its contents, ensuring their future for generations to come. We will provide educational and outreach opportunities for all ages and backgrounds through our tours and programs.

Vision Statement: It is the vision of the Historic General Dodge House to progressively—create experiences, energize, and sustain history. This is being achieved through four initiatives.

- 1) To make the House and its stories increasingly accessible to more people.
- 2) To create fresh experiences inspired by the House, its artifacts, and Dodge family stories.
- 3) To connect history with the complexities of today and visions for the future.
- 4) To strengthen innovative collaborations with regional institutions.

Values Statement: The following values guide our organization in carrying out our mission.

- 1) Stewardship: We are stewards of historical narratives and artifacts. We seek to employ best practices to preserve and interpret our institution's stories, buildings, and collections.
- 2) Collaboration: We are at our best in the midst of shared experiences. We seek to collaborate with local and regional partners to better tell their stories and ours.
- 3) Service: We believe that making our resources available to others, without an emphasis on reciprocity, builds connections and community that will, in turn, sustain us.
- 4) Integrity: We affirm that history is kaleidoscopic. We will tell our stories with honesty and integrity. Whenever possible, we will collaborate—with an emphasis on listening—with communities and organizations that represent perspectives that often go unheard.
- 5) We interact with one another and our guests at our very best:
 - We think before we speak.
 - We presume that others act and speak with good intentions.
 - In our actions and language we celebrate the human dignity and diversity of others.

Becky Lenihan / Auditor's
Office, Finance Dept.

Discussion and/or decision to approve appointment of
Bruce Potter to Waveland Township as a trustee.

Jason Slack / Director, Building & Grounds

Update on the Courthouse Addition Project.

Other Business

Melvyn Houser / Auditor

Discussion and/or decision on Compensation Board's recommendation for elected official for FY 2022/23; and setting date to sign Resolution determining decision on Compensation Board's recommendation.

Received/Filed

Closed Session

BUDGET DISCUSSION

Discussion only