

Consent Agenda

October 8, 2024

MET IN REGULAR SESSION

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

PLEDGE OF ALLEGIANCE

1. CONSENT AGENDA

After discussion was held by the Board, a Motion was made by Belt, and second by Shea, to remove item 1. C. from the agenda and to approve Consent Agenda.

- A. October 1, 2024, Minutes as read.
- B. Renewal of Class E Retail Liquor License for Taylor Oil Enterprises, Limited d/b/a Taylor Quik Pik, Council Bluffs.
- C. Sheriff – Employment of Chris Girres as a Part Time Front Entry Security.
- D. Jail – Employment of D’Mitre Hedrick, Kyle Coleman, Nicholas Montemayor, Braydon Nguyen, and Dustin Burgett as Detention Officers.

UNANIMOUS VOTE. Motion Carried.

2. SCHEDULED SESSIONS

Jamie Petersen/Coordinator, GIS and Chris Nelsen/Analyst II, GIS appeared before the Board to give an update regarding Chris Nelsen obtaining his profession certification, Geographic Information Systems Professional (GISP).

Discussion only. No Action Taken.

Motion by Shea, second by Jorgensen, to approve and authorize Board Chairperson to sign lease renewal with the City of Avoca and Newtown Avoca Historical Society for the Avoca Courthouse.

UNANIMOUS VOTE. Motion Carried.

Motion by Shea, second by Jorgensen, to approve and authorize Board Chairperson to sign license to occupy for city right away concerning Public Health Facility.

UNANIMOUS VOTE. Motion Carried.

3. OTHER BUSINESS

Motion by Shea, second by Belt, to not reinstate the Compensation Board dissolved by Iowa Code on July 1, 2024. The Board of Supervisors will assume the responsibilities previously held by the Compensation Board. The Board will send letters to two Board of Supervisors representatives.

UNANIMOUS VOTE. Motion Carried.

Motion by Belt, second by Wichman, to approve policy for challenge coin distribution to retiring employees. Policy will be added to employee recognition policy for employees with 20 years of service will receive a challenge coin.

UNANIMOUS VOTE. Motion Carried.

4. COMMITTEE APPOINTMENTS

Board discussed Committee meetings from the past week.

5. RECEIVED/FILED

- A. Out of State Travel Notification(s):
 - 1) Jail – Out of State Travel for Ryan Thompson and Teddy Gillespie.
- B. Report(s):
 - 1) Recorder Fee Book for September 2024.

6. PUBLIC COMMENTS

The following individuals appeared before the Board:
Tom Kallman, Regional Water

7. STUDY SESSION

Discussion on policy #109 Employee Handbook (Introductory period).

Discussion only. No Action Taken.

8. ADJOURN

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

UNANIMOUS VOTE. Motion Carried.

THE BOARD ADJOURNED SUBJECT TO CALL AT 11:43 A. M.

Susan Miller, Chair

ATTEST: _____
Melvyn Houser, Auditor

APPROVED: October 15, 2024

PUBLISH: X

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

FROM: Paula Good

Request for County Department Comments

DATE: October 9th, 2024

ESTABLISHMENT: *Renewal – Pioneer Trail Orchard & pumpkin Patch*

OWNER: see attached


LEGAL DESCRIPTION: See attached property record.

The Planning Dept. 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 explanations 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

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| 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

AB 28-1

9/30/23 - Asslt report - no charges

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|-------------------|---|------------|-----------|
| TREASURER | Free from certified taxes and special assessments | | |
| PLANNING | Properly zoned | X | |
| | Nuisance violations | | X |
| | Septic system violations | | X |
| | | | |
| SHERIFF | Complaints received | | |
| | Citations issued at this establishment | | |
| | Owner convicted of a felony within the last 5 years | | |
| | | | |

COMMENTS

Signature



License Application (BW0098535)

▪ Applicant

Name of Legal Entity : PIONEER TRAIL ORCHARD & PUMPKIN PATCH L.L.C.

Name of Business(DBA) : Pioneer Trail Orchard and Pumpkin Patch

Address of Premises : 21534 Chestnut Road

Premises Suite/Apt Number :

City : Council Bluffs

County : Pottawattamie

Zip : 51503

Business : (712) 366-1505

Mailing Address: 21534 Chestnut Road

City : Council Bluffs

State : Iowa

Zip : 51503

▪ Contact Person

Name : Tarry Hempel

Phone : (712) 366-1505

Email : tarry@ptapples.com

- **License Information**

License Number : BW0098535

License/Permit Type : Special Class C Retail Alcohol License

Term : 12 Month

Status : Submitted to Local Authority

Effective Date : 2024-10-11

Expiration Date : 2025-10-10

Sub-Permits : Special Class C Retail Alcohol License

Privileges : Outdoor Service

Last Day of Business :

- **Status of Business**

Business Type : Limited Liability Company

- **Ownership**

Tarry Hempel

City : Council Bluffs

State : Iowa

Zip : 51503

Position : Owner

% of ownership : 100%

U.S. Citizen : Yes

- **Insurance Company Information**

Insurance Company : Illinois Casualty Co

Policy Effective Date : 2024-10-11

Policy Expiration : 2025-10-11

Bond Effective :

Dram Cancel Date :

Outdoor Service Effective :

Outdoor Service Expiration :

Temp Transfer Effective Date :

Temp Transfer Expiration Date :

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

7443 15 201 001

| | |
|------------------------------------|-----------------------------|
| --- Permanent Property Address --- | ----- Mailing Address ----- |
| HEMPEL, TARRY A | HEMPEL, TARRY A |
| 21498 CHESTNUT RD | 21534 CHESTNUT RD |
| COUNCIL BLUFFS, IA 51503 | COUNCIL BLUFFS, IA 51503 |

District: 049 LEWIS TWP/LEWIS CENTRAL
District: 049 LEWIS TWP/LEWIS CENTRAL

=====
REAL ESTATE TAXES ON TREASURER'S WEBPAGE =====
Go to: <https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/744315201001>

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

LEWIS TWP 15-74-43 NW NE EXC E335.87' & E16' NE NW (PARCELS E OF B & F OF D)
=====
ASSESSED VALUE =====
* Class is for Assessment purposes only - Not Zoning

| 2024 | Current Value | | | Total | Ag Acres | Class |
|------------|---------------|-----------|-------------|-----------|----------|-------|
| | Agri. Land | Dwelling | Improvement | | | |
| Full Value | \$35,800 | \$336,900 | \$7,400 | \$380,100 | 29.600 | A/AD |
| Exempt | \$0 | \$0 | \$0 | \$0 | 0 | A/AD |
| Net Total | \$35,800 | \$336,900 | \$7,400 | \$380,100 | 29.600 | A/AD |

| 2023 | Prior Year Value | | | Total | Ag Acres | Class |
|------------|------------------|-----------|-------------|-----------|----------|-------|
| | Agri. Land | Dwelling | Improvement | | | |
| Full Value | \$35,800 | \$336,900 | \$7,400 | \$380,100 | 29.600 | A/AD |
| Exempt | \$0 | \$0 | \$0 | \$0 | 0 | A/AD |
| Net Total | \$35,800 | \$336,900 | \$7,400 | \$380,100 | 29.600 | A/AD |

=====
EXEMPTIONS/CREDITS APPLIED =====
2023 AGLAND
2023 HOMESTEAD
2023 MILITARY
2024 HOMESTEAD
2024 MILITARY

=====
OWNERS =====
* Book/Page LINKS TO RECORDER'S WEBPAGE
1 D HEMPEL, TARRY A book/page: 106/24582 D
2 D SHANAHAN, JANICE M

=====
SALES HISTORY =====

| Sale Date | Amount | Code | Book/Page |
|------------|--------|----------------------|------------|
| 06/05/2006 | 1 | D009 | 0106/24580 |
| 06/05/2006 | 1 | D009 | 0106/24581 |
| 05/04/1995 | 0 | D038 | 0095/28558 |
| 12/01/1994 | 88000 | C019 | 0095/14183 |

=====
ASSESSMENT DATA =====
PDF: 27 MAP: LEWIS TWP

Date Reviewed: 08/23/22 BL

LAND.....1289376 sqft 29.6 acres CSR2/Acre 49.26

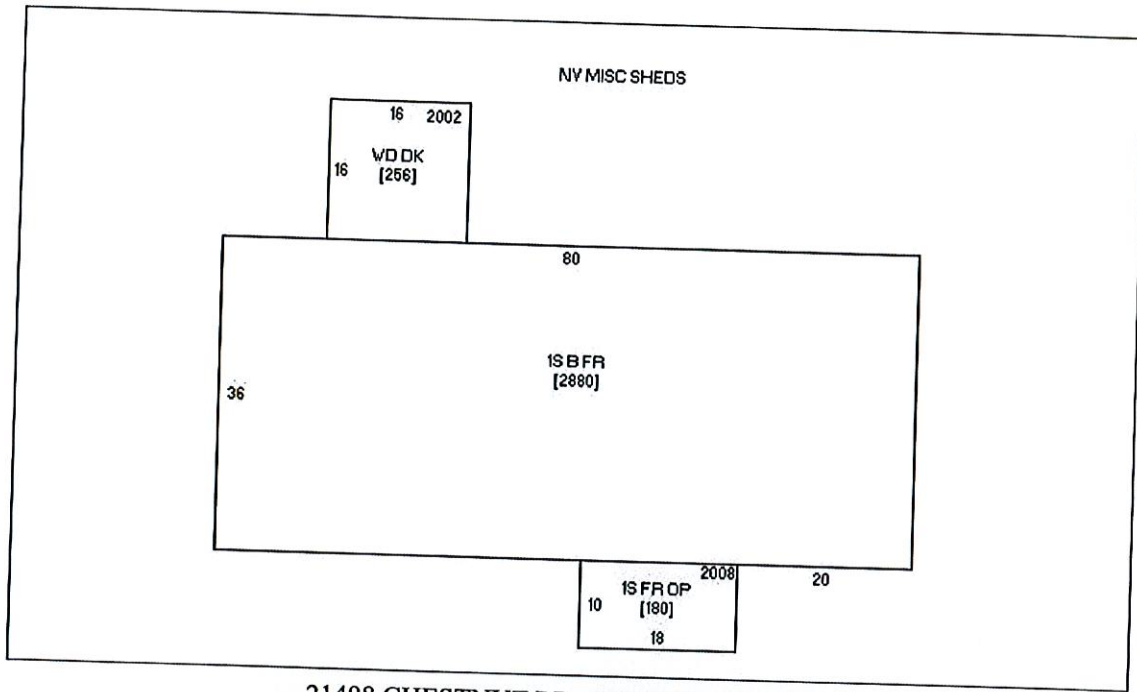
Residence 1 of 1 -- Single-Family
BUILDING.....1 Story Frame 7/0 Rooms Above/Below 3/0 Bedrooms Above/Below 2880 SF living area (above grade)
Built:1996 Normal Bsmt: Full Bsmt Finish: None Attic Finish: None AC
FINISH.....Foundation: C Blk Exterior: Wd Lap Roof: Asph / Hip
Interior: Drwl Flooring: Carpet / Laminate
PLUMBING.....1 Standard Bath - 3 Fixt 1 Lavatory 1 Shower Stall/Tub
1 Cust Bath - 3 Fixt
BUILT INS....1 Dishwasher
PORCHES.....180 SF 1S Frame Open No Bsmt
DECK/PATIOS..256 SF Wood Deck
GARAGES(2)...1 Detached 1 Bsmt Stall
Garage 1: 324 SF Det Frame 18x18 Built: 1920
YARD EXTRAS..NV DWLG Quantity=781.00 Square Feet, Height=0
Outbuilding Type / Description Dimension Cap/Area Year
1 Barn - Flat/FR 20 x 40 800 SF 1900

10/1/2019, 3:32 PM

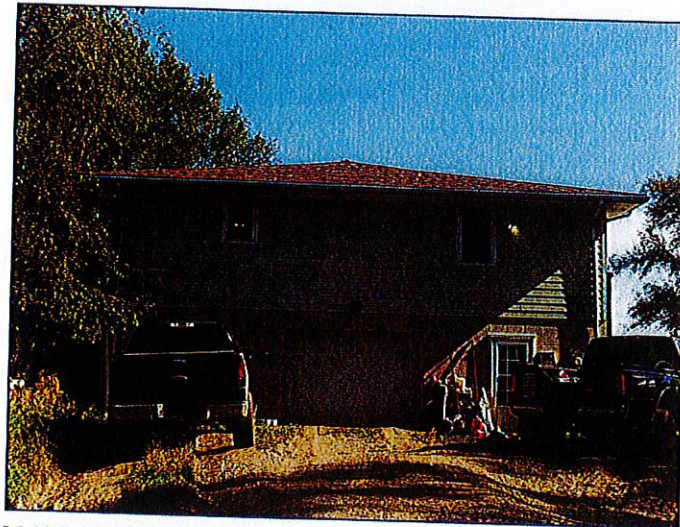
- 2 Lean-To/FR TO #1
- 3 Steel Utility Building/POLE/FR

744315201001

| | | |
|---------|---------|------|
| 16 x 40 | 640 SF | 1920 |
| 30 x 70 | 2100 SF | 2006 |

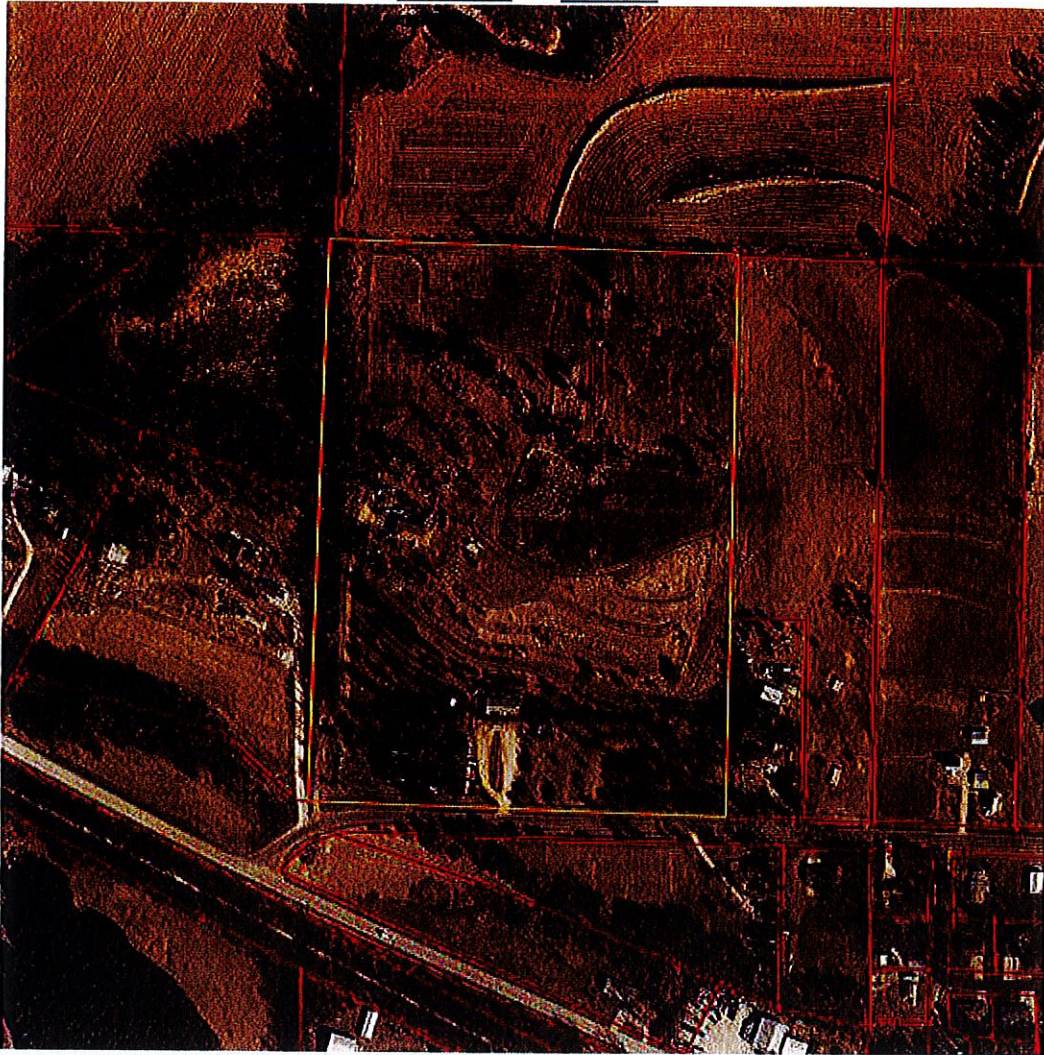


21498 CHESTNUT RD, HEMPEL, TARRY A



21498 CHESTNUT RD, HEMPEL, TARRY A, 1 10/14/2019

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



2400ft x 2400ft

Click any parcel to go to its web page
Spring 2024 aerial

See [more maps](#) at the [County GIS Department](#).

As of: On Web

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I, Melvyn Houser, Auditor of Pottawattamie County, verify the following to be a correct copy of all claims allowed by the Pottawattamie County Board of Supervisors for the month of September 2024.

| Vendor Name | Payable Description | Total Payments |
|---|---------------------------------|----------------|
| 20 W MAIN LLC | PROF SVC - SHERIFF | 300.00 |
| 3RD DEGREE SCREENING INC | PROF SVC - HR | 48.80 |
| 43 NORTH IOWA | COMM LIVING - SWIA MHDS REGION | 2,282.84 |
| 4IMPRINT INC | PROF SVC - PUB HEALTH | 1,082.48 |
| A VITAL SIGNS UNLIMITED INC | EQUIP - BOARD/PUB HEALTH | 7,249.40 |
| AA WHEEL & TRUCK SUPPLY INC | ROADS/PARTS | 128.12 |
| AALADIN INDUSTRIES INC | ROADS/ROC | 9,130.32 |
| ABBIE ASHCRAFT | REIMB EXP - SWIA MHDS REGION | 139.83 |
| ABBY ROBINSON | REIMB EXP - MED EXAMINER | 38.99 |
| ACCESS INFORMATION MANAGEMENT CORPORATION | PROF SVC - CO ATTORNEY | 4,992.17 |
| ACCESS TECHNOLOGIES INC | PROF SVC - SWIA MHDS REGION | 308.68 |
| ACCURATE LAWN & IRRIGATION LLC | PROF SVC - B&G | 3,010.00 |
| ADAM KLEIN | REIMB EXP - IT | 73.30 |
| ADVANCE SOUTHWEST IOWA CORPORATION | PROF SVC - BOARD | 1,600.00 |
| ADVANCED SITUATION MITIGATION LLC | ROADS/SERVICES | 28,032.00 |
| AGRIVISION GROUP LLC | ROADS/PARTS | 1,284.85 |
| AIRGAS INC | ROADS/SUPPLIES | 528.97 |
| ALEGENT CREIGHTON CLINIC | MED SVC - JAIL | 1,024.00 |
| ALEGENT CREIGHTON CLINIC | MED SVC - JAIL | 250.60 |
| ALEGENT CREIGHTON HEALTH | OPT - SWIA MHDS REGION | 430.60 |
| ALEGENT HEALTH BERGAN MERCY HEALTH SYSTEM | MED SVC - JAIL | 148.52 |
| ALEGENT HEALTH BERGAN MERCY HEALTH SYSTEM | MED SVC - JAIL | 1,796.20 |
| ALL COPY PRODUCTS INC | PROF SVC - WIC | 81.58 |
| AMAZON CAPITAL SERVICES INC | SUPPLIES/EQUIP - COMMUNICATIONS | 16,371.15 |
| AMERICAN JAIL ASSOCIATION | PROF SVC - SHERIFF | 60.00 |
| AMERICAN NATIONAL BANK | MO BILL - SHERIFF | 63,345.08 |
| AMI GROUP INC | PROF SVC - B&G | 1,250.00 |
| AMY JOBE | REIMB EXP - SWIA MHDS REGION | 90.45 |
| ANDREW DEWEY | MEETING - VSO | 135.51 |
| ANDREW DEWEY | REIMB EXP - IT | 290.13 |
| ANTHONY AUSDEMORE | LANDSCAPING - WEST POTT SWCD | 6,483.75 |
| APPLIED US LP | ROADS/PARTS | 4.60 |
| ARAMARK UNIFORM & CAREER APAREL GROUP INC | SUPPLIES - JAIL | 70,780.89 |
| ARNOLD MOTOR SUPPLY | ROADS/PARTS | 1,853.13 |
| ASHLEY REID | WELL CHLORINATION - ENV HEALTH | 295.00 |
| ASP ENTERPRISES INC | ROADS/SUPPLIES | 16,933.91 |
| AT&T MOBILITY LLC | MO BILL - EMA | 337.57 |
| ATV MOTOR SPORTS | PROF SVC - CONSERVATION | 1,825.74 |
| AUTUMN PARK OF SHENANDOAH | RENT - SWIA MHDS REGION | 100.00 |
| AVOCA BUILDING MATERIAL CENTER INC | SUPPLIES - CONSERVATION | 728.17 |
| BARBARA CHENEY | REIMB EXP - SWIA MHDS REGION | 533.99 |
| BETTY COLLINSON | PROF SVC - JAIL | 129.50 |
| BILLS WATER CONDITIONING INC | MO BILL - JAIL | 495.80 |
| BILLYS INC | SUPPLIES - CONSERVATION | 169.25 |
| BISHOP BUSINESS EQUIPMENT COMPANY | PROF SVC - COMMUNICATIONS | 774.89 |
| BLACK HILLS UTILITY HOLDING | MO BILL - JAIL | 4,139.21 |
| BLUFFS ELECTRIC LLC | PROF SVC - B&G | 658.32 |
| BLUFFS TAXI AND COURIER INC | TRANSPORT - SWIA MHDS REGION | 24.00 |
| BOB BARKER COMPANY INC | SUPPLIES - JAIL | 1,289.52 |
| BODE DUE INC | ROADS/TIRE REPAIR - 608 | 1,096.50 |
| BOERNER AND GOLDSMITH LAW FIRM PC | LEGAL REP - SWIA MHDS REGION | 87.60 |
| BOMGAARS SUPPLY INC | SUPPLIES - CONSERVATION | 3,214.82 |
| BOO INC | SUPPLIES - SKI HILL | 496.81 |
| BOUND TREE MEDICAL LLC | SUPPLIES - SKI HILL | 60.86 |
| BOYD JONES CONSTRUCTION COMPANY | PROF SVC - BOARD | 254,136.63 |
| BP ENTERPRISES INC | PROF SVC - SHERIFF | 1,035.34 |
| BRANDON RAMSEY | PROF SVC - CONSERVATION | 2,500.00 |
| BRANDON RAMSEY | REIMB EXP - SHERIFF | 125.16 |
| BRANDON VORTHMANN | MEETING - BOARD | 50.00 |
| BREDA TELEPHONE CORP | MO BILL - IT | 299.35 |
| BREDA TELEPHONE CORPORATION | MO BILL - COMMUNICATIONS | 736.00 |
| BRETT LARSON | MEETING - PLANNING | 37.06 |
| BRIAN MCMILLIN | PROF SVC - BOARD | 500.00 |
| BRITTANY CHAPMAN | REIMB EXP - MED EXAMINER | 57.08 |
| BRUMLEY SUPPLIES LLC | ROADS/SUPPLIES - CENTRAL | 8,355.67 |
| BUSINESS CLEANING SOLUTIONS INC | PROF SVC - CONSERVATION | 517.00 |
| BYRON C THOMPSON | LANDSCAPING - EAST POTT SWCD | 1,584.00 |

| | | |
|---|-------------------------------------|-----------|
| C & A SCALES SERVICE INC | PROF SVC - ENV HEALTH | 32.20 |
| C & J INDUSTRIAL SUPPLY INC | ROADS/UTILITIES - ROC | 370.75 |
| CAPITAL SANITARY SUPPLY CO INC | SUPPLIES - JAIL | 3,560.47 |
| CASS COUNTY (IA) | MHA - SWIA MHDS REGION | 3,764.76 |
| CELLEBRITE INC | PROF SVC - SHERIFF | 922.47 |
| CENTRAL IOWA JUVENILE DETENTION CENTER | TRANSPORT - SWIA MHDS REGION | 390.60 |
| CENTRAL IOWA READY MIX | ROADS/MATERIALS | 15,277.76 |
| CENTURY LINK COMMUNICATIONS LLC | MO BILL - COMMUNICATIONS | 3,392.27 |
| CENTURYLINK INC | ROADS/UTILITIES | 1,166.33 |
| CHERYL HAWKINS | REIMB EXP - COMMUNICATIONS | 14.01 |
| CHRISTIAN HOME ASSOCIATION | CSRS/SUST - SWIA MHDS REGION | 52,158.04 |
| CHRISTOPHER JON ELLIOTT | MED SVC - MED EXAMINER | 6,666.67 |
| CHS INC | FUEL - EMA | 677.82 |
| CINTAS CORPORATION NO 2 | ROADS/SUPPLIES | 362.42 |
| CITY OF CARSON | ROADS/UTILITIES | 78.25 |
| CITY OF COUNCIL BLUFFS | PROF SVC - IT | 750.00 |
| CITY OF HANCOCK | MO BILL - CONSERVATION | 343.90 |
| CITY OF LOGAN | RENT - WIC | 100.00 |
| CITY OF OAKLAND | MO BILL - ENV HEALTH | 25.00 |
| CITY OF ONAWA | RENT - WIC | 120.00 |
| CLAIREREECE PETERSON | MED SVC - JAIL | 200.00 |
| CLIFFORD KILLPACK | MEETING - BOARD | 50.00 |
| CODY PANE | REIMB EXP - MED EXAMINER | 72.49 |
| COLUMN SOFTWARE PBC | PUBLICATIONS - BOARD | 1,433.34 |
| COMMERCIAL FARM INDUSTRIAL TIRE SERVICE INC | ROADS/TIRES - 452 | 2,945.00 |
| CONCERNED INC | COMM LIVING - SWIA MHDS REGION | 378.00 |
| CONTROL MANAGEMENT INC | PROF SVC - JAIL | 1,349.50 |
| CORMACI CONSTRUCTION | EQUIP - B&G/SHERIFF | 34,855.50 |
| CORNHUSKER INTERNATIONAL TRUCKS INC | ROADS/PARTS | 122.93 |
| CORPORATE TRANSLATION SERVICES INC | PROF SVC - WIC | 432.79 |
| COTTONWOOD CREEK FARMS INC | WELL CHLORINATION - ENV HEALTH | 300.00 |
| COUNCIL BLUFFS CHAMBER OF COMMERCE | PROF SVC - BOARD | 3,200.00 |
| COUNCIL BLUFFS LEASED HOUSING ASSOCIATES I LLIP | RENT ASSIST - VSO | 2,670.00 |
| COUNCIL BLUFFS WATER WORKS | MO BILL - JAIL | 6,171.97 |
| COUNTRY CARE CENTER CORPORATION | RCF - SWIA MHDS REGION | 41,961.60 |
| COWLEY COUNTY (KS) | SVC FEES - BOARD | 15.00 |
| COX COMMUNICATIONS INC | MO BILL - VARIOUS | 4,709.92 |
| COX CONTRACTING CO INC | PROF SVC - B&G | 38,000.00 |
| CREATING HOMES INC | RENT ASSIST - GA | 500.00 |
| CREDIT BUREAU OF COUNCIL BLUFFS INC | PROF SVC - JAIL | 31.50 |
| CRYSTAL CLEAR WATER INC | MO BILL - RECORDER | 37.00 |
| D PUTNAM ENTERPRISES LLC | SUPPLIES - SHERIFF | 10.00 |
| DALE O EVANS | MEETING - BOARD | 50.00 |
| DANELLE BRUCE | REIMB EXP - SWIA MHDS REGION | 1,088.75 |
| DANIEL W HUNEKE | LANDSCAPING - WEST POTT SWCD | 3,580.31 |
| DANNY KINNEY | MEETING - VSO | 129.48 |
| DAVID BAYER | REIMB EXP - IT | 34.84 |
| DAVID HAZLEWOOD | MEETING - VSO | 181.35 |
| DEAF SERVICES UNLIMITED INC | PROF SVC - BOARD | 676.35 |
| DEBBIE SCHULER | REIMB EXP - SWIA MHDS REGION | 79.33 |
| DEBI REDMON | REIMB EXP - GA | 338.35 |
| DECISIONS FOR LIFE LLC | GUARDIAN/CONSERV - SWIA MHDS REGION | 975.00 |
| DELL MARKETING LP | SUPPLIES - SHERIFF | 2,380.87 |
| DENA CROUCH | TRANSCRIPTS - CO ATTORNEY | 56.50 |
| DEPARTMENT OF HEALTH AND HUMAN SERVICES | CERTIFICATION - JAIL | 248.00 |
| DEVIN D SCHRODER | WELL INSP - ENV HEALTH | 1,000.00 |
| DIAMOND MOWERS LLC | ROADS/PARTS | 8,227.44 |
| DIAMOND OIL COMPANY | FUEL - CONSERVATION | 2,421.52 |
| DIANE FORRISTALL | MEETING - BOARD | 150.00 |
| DIXIE WILSON | REIMB EXP - AUDITOR | 238.00 |
| DOLORES SILKWORTH | MEETING - PLANNING | 34.38 |
| DONALD NIELSON | PUBLICATIONS - BOARD | 1,730.28 |
| DONALD NIELSON | PUBLICATIONS - BOARD | 1,575.70 |
| DOUGLAS COUNTY (NE) | TRANSPORT - SWIA MHDS REGION | 155.00 |
| DUANE A LARSEN | LANDSCAPING - WEST POTT SWCD | 3,990.00 |
| E&S NEWCO INC | PROF SVC - CONSERVATION | 10,000.00 |
| EBS c/o AMERICAN NATIONAL BANK | EBS RETIREES - JAIL | 2,683.53 |
| ECHO GROUP INC | SUPPLIES - B&G | 4,741.96 |
| ECHOSAT INC | ROADS/UTILITIES | 224.75 |
| EDWARDS CHEVROLET CADILLAC INC | PROF SVC - SHERIFF | 691.30 |

| | | |
|--|-------------------------------------|------------|
| EDWARDS CHRYSLER DODGE JEEP RAM FIAT | PROF SVC - SHERIFF | 1,432.07 |
| EDWARDS MOTORSPORTS LLC | PROF SVC - CONSERVATION | 963.64 |
| EMBRACE IOWA INC | RENT - SWIA MHDS REGION | 500.00 |
| ENGINEERED CONTROLS INC | PROF SVC - B&G | 140.00 |
| ERIC SHEA | REIMB EXP - SHERIFF | 397.40 |
| ERIK MOORE | RENT ASSIST - GA | 500.00 |
| EUGENE TURNER | MEETING - BOARD | 50.00 |
| EVANS CONSOLES IN | EQUIP - NON-DEPARTMENTAL | 282,361.71 |
| EVIZZIT LLC | MH SVC - SWIA MHDS REGION | 1,939.00 |
| FARM SERVICE COOPERATIVE | ROADS/FUEL | 74,061.90 |
| FARMERS MUTUAL COOPERATIVE TELEPHONE COMPANY | ROADS/UTILITIES | 558.48 |
| FASTENAL COMPANY | SUPPLIES - JAIL | 429.16 |
| FEDERAL SIGNAL CORPORATION | PROF SVC - COMMUNICATIONS | 3,942.00 |
| FELICA LUCZEK | REIMB EXP - MED EXAMINER | 40.47 |
| FIDLAR TECHNOLOGIES INC | PROF SVC - RECORDER | 17,032.22 |
| FIKES COMMERCIAL HYGIENE LLC | ROADS/UTILITIES - CARSON | 512.37 |
| FIRST INSURANCE GROUP LLC | PROF SVC - BOARD | 6,250.00 |
| FISHER BUILDING SERVICES INC | PROF SVC - B&G | 3,600.00 |
| FLORENCE CRITTENTON HOME OF SIOUX CITY | PROF SVC - DHS | 2,052.60 |
| FMTC SWT INC | ROADS/UTILITIES | 124.29 |
| FRONTIER COMMUNICATIONS OF IOWA LLC | MO BILL - COMMUNICATIONS | 259.90 |
| GARY FORRISTALL | MEETING - BOARD | 50.00 |
| GARY NILAN | MEETING - BOARD | 50.00 |
| GENERAL FIRE AND SAFETY EQUIPMENT CO OF OMAHA | PROF SVC - JAIL | 223.50 |
| GENUINE PARTS COMPANY INC | SUPPLIES - B&G | 217.98 |
| GLAXOSMITHKLINE HOLDINGS (AMERICAS) INC | SUPPLIES - PUB HEALTH | 9,489.20 |
| GOVCONNECTION INC | PROF SVC - IT | 5,967.66 |
| GOVERNMENT FINANCE OFFICERS ASSOCIATION | MEMBERSHIP - AUDITOR | 640.00 |
| GRACE UNITED METHODIST CHURCH | RENT - WIC | 40.00 |
| GREAT AMERICA FINANCIAL SERVICES CORPORATION | PROF SVC - SWIA MHDS REGION | 110.86 |
| GREAT PLAINS COMMUNICATIONS HOLDINGS LLC | MO BILL - IT | 1,771.03 |
| GREAT PLAINS PEST SERVICES INC | ROADS/UTILITIES - ROC | 415.00 |
| GREAT PLAINS UNIFORMS | UNIFORM - SHERIFF | 1,087.90 |
| GREATER AMERICA DISTRIBUTING INC | ROADS/ROC | 7,895.00 |
| GRP & ASSOCIATES INC | PROF SVC - JAIL | 313.00 |
| GUARDIANS OF NORTHEAST IOWA INC | GUARDIAN/CONSERV - SWIA MHDS REGION | 750.00 |
| GUYER MACHINE SHOP INC | ROADS/SUPPLIES - 612 | 511.80 |
| HAMELE GROUP INC | ROADS/TOOLS | 4,717.75 |
| HARRISON COUNTY (IA) | PRESCRIPTIONS - SWIA MHDS REGION | 895.02 |
| HARRISON COUNTY HOMEMAKERS | HOME HEALTH AID - SWIA MHDS REGION | 933.42 |
| HARRISON COUNTY RURAL ELECTRIC COOPERATIVE | MO BILL - COMMUNICATIONS | 688.26 |
| HEARTLAND CO OP | PROF SVC - SHERIFF | 100.00 |
| HEARTLAND FAMILY SERVICE | RURAL/ACT/CSCBS - SWIA MHDS REGION | 451,758.40 |
| HEARTLAND TIRES AND TREADS INC | ROADS/TIRES | 4,968.23 |
| HENRY SCHEIN INC | SUPPLIES - JAIL | 531.26 |
| HGM ASSOCIATES INC | ROADS/SERVICES | 31,333.84 |
| HILLCREST FAMILY SERVICES | RCF - SWIA MHDS REGION | 3,311.42 |
| HOLLY COLLINS | MEETING - VSO | 108.30 |
| HOLTZ SERVICE & SMALL ENGINE LLC | ROADS/SUPPLIES | 51.74 |
| HOME DEPOT USA INC | SUPPLIES - CONSERVATION | 135.05 |
| HOSE & HANDLING INC | ROADS/PARTS | 1,103.83 |
| IMAGING SPECTRUM INC | SUPPLIES - RECORDER | 271.47 |
| INDEPENDENT INVESTORS INC | PROF SVC - B&G | 1,364.00 |
| INDOFF INCORPORATED | SUPPLIES - PLANNING/PUB HEALTH | 724.75 |
| INFOSAFE SHREDDING LLC | PROF SVC - DHS | 616.00 |
| INTERSTATE POWERSYSTEMS INC | PROF SVC - B&G | 1,603.00 |
| INTOUCH TECHNOLOGY GROUP INC | PROF SVC - SKI HILL | 333.33 |
| IOW KENWORTH LLC | ROADS/PARTS | 144.45 |
| IOWA COMMUNITY SERVICES ASSOCIATION | DUES/MEMBERSHIP - SWIA MHDS REGION | 2,250.00 |
| IOWA DEPARTMENT OF TRANSPORTATION | ROADS/SUPPLIES | 21,806.84 |
| IOWA LAW ENFORCEMENT ACADEMY | PROF SVC - SHERIFF/JAIL | 600.00 |
| IOWA MUNICIPALITIES WORKERS COMPENSATION ASSOCIATI | WORK COMP - BOARD | 23,170.00 |
| IOWA OFFICE INTERIORS | SUPPLIES - AUDITOR | 12,707.69 |
| IOWA PRISON INDUSTRIES | SUPPLIES - CONSERVATION | 581.56 |
| IOWA STATE ASSOCIATION OF COUNTIES | REGISTRATION - EMA | 280.00 |
| IOWA TRAVEL INDUSTRY PARTNERS | MEMBERSHIP - BOARD | 930.00 |
| IOWA WASTE SERVICES HOLDING INC | MO BILL - JAIL | 3,381.85 |
| IOWA WASTE SERVICES HOLDING INC | PROF SVC - ENV HEALTH | 3,208.55 |
| IVAN DELGADO | MED SVC - JAIL | 8,880.75 |
| J & R DOOR CO | PROF SVC - JAIL | 925.00 |

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| JACK HYTREK | PROF SVC - B&G | 9,663.00 |
| JACKSON SERVICES INC | PROF SVC - B&G | 612.87 |
| JAMES (JIM) CARLSON | MEETING - BOARD | 50.00 |
| JAMES BERNIE BOLTON | MEETING - BOARD | 50.00 |
| JAMES KOHL | RENT ASSIST - GA | 500.00 |
| JAMES MURRAY | MEETING - VSO | 138.60 |
| JAMIE/AMY CASSON | PROF SVC - SHERIFF | 2,816.77 |
| JDW MIDWEST LLC | PROF SVC - PLANNING | 1,060.00 |
| JEBRO INCORPORATED | ROADS/SUPPLIES | 6,984.00 |
| JEFFREY JORGENSEN | REIMB EXP - BOARD | 388.10 |
| JEFFREY W ANDERSEN | ROADS/TIRES - 444 | 3,589.38 |
| JEFFS WASH & GLO | PROF SVC - SHERIFF | 325.00 |
| JENNIFER GALLES | PROF SVC - CONSERVATION | 140.00 |
| JEREDITH BRANDS LLC | MO BILL - B&G | 16,860.64 |
| JILL CHAPMAN | MEETING - PLANNING | 61.18 |
| JIMMY OLSON SR | DRAINAGE - 2019 FLOOD - SOUTH NOBLE LAKE - CC | 600.00 |
| JODY MARSH | ROADS/REIMB | 28.67 |
| JOEL BRANDT | ROADS/SERVICES | 12,250.00 |
| JOHN DEERE FINANCIAL | ROADS/PARTS | 3,939.35 |
| JOHN HEITHOFF | LEGAL REP - SWIA MHDS REGION | 1,299.40 |
| JOHN J FISCHER | MEETING - BOARD | 50.00 |
| JOHN MACKNIGHT | PROF SVC - CO ATTORNEY | 310.00 |
| JOHN TOLLE | PROF SVC - SHERIFF | 336.00 |
| JOHNSON DRYWALL CO INC | PROF SVC - JAIL | 1,500.00 |
| JON KLINDT | MEETING - BOARD | 50.00 |
| JON THOMAS | MED SVC - JAIL | 7,500.00 |
| JONES AUTOMOTIVE INC | PROF SVC - SHERIFF | 281.73 |
| JOSEPH LARIVIERE | ROADS/SERVICE - 515 | 425.00 |
| JP BORING CO | PROF SVC - ENV HEALTH | 10,096.80 |
| JP LUMBER INC | SUPPLIES - CONSERVATION | 391.94 |
| JUSTIN SCHULTZ | MEETING - PLANNING | 36.39 |
| JUSTIN WOLTMANN | LANDSCAPING - EAST POTT SWCD | 3,562.50 |
| KALEN KNIGHT | REIMB EXP - MED EXAMINER | 30.15 |
| KAREN ANDERSON | MEETING - PLANNING | 31.03 |
| KAREN FOREMAN | REIMB EXP - MED EXAMINER | 86.77 |
| KELLY GREER | REIMB EXP - IT | 45.56 |
| KENDRA OLSON | LEGAL REP - SWIA MHDS REGION | 54.00 |
| KIMARIE MAASSEN | REIMB EXP - SWIA MHDS REGION | 194.97 |
| KIRKHAM MICHAEL & ASSOCIATES INC | ROADS/SERVICES | 2,720.00 |
| KMC PROPERTIES | RENT ASSIST - GA | 700.00 |
| KONE INC | PROF SVC - JAIL | 347.24 |
| KRIS WOOD | REIMB EXP - WIC | 363.50 |
| KRISANNE CORL WEIMER | LEGAL SVC - BOARD | 555.00 |
| KRISTINA M RICHEY | REIMB EXP - SWIA MHDS REGION | 553.32 |
| KRONOS SAASHR INC | PROF SVC - IT | 1,455.80 |
| L & M PHARMACY CARE LLC | PRESCRIPTIONS - SWIA MHDS REGION | 8.00 |
| LANG DIESEL INC | ROADS/PARTS | 318.67 |
| LANGUAGE LINE SERVICE INC | PROF SVC - JAIL | 254.43 |
| LARRY PLAGMAN | MEETING - BOARD | 200.00 |
| LARRY VANFOSSAN | RENT ASSIST - GA | 700.00 |
| LARSEN SUPPLY CO | SUPPLIES - CONSERVATION | 1,259.23 |
| LAWSON PRODUCTS INC | ROADS/SUPPLIES | 560.88 |
| LEE VOLKENS | REIMB EXP - SHERIFF | 26.62 |
| LOFTUS HEATING AND AIR LLC | PROF SVC - JAIL | 1,110.00 |
| LYNN GROBE | MEETING - VSO | 278.64 |
| LYNN LEADERS | MEETING - PLANNING | 50.46 |
| MAC INVESTMENTS INC | RENT ASSIST - GA | 1,120.00 |
| MAC V INC | PROF SVC - JAIL | 3,900.00 |
| MAIL SERVICES LLC | POSTAGE - TREASURER | 3,975.05 |
| MAILANDER LAW PPC | LEGAL REP - SWIA MHDS REGION | 116.80 |
| MARC FREEMAN | REIMB EXP - SHERIFF | 96.67 |
| MARILYN KENNEDY | REIMB EXP - AUDITOR | 318.10 |
| MARK MERTES | ROADS/SUPPLIES | 330.88 |
| MARK TORNATEN | WELL RENOVATION - ENV HEALTH | 2,000.00 |
| MARNE & ELK HORN TELEPHONE COMPANY | MO BILL - COMMUNICATIONS | 545.17 |
| MARTIN COUNTY (KY) | SVC FEES - BOARD | 60.00 |
| MARVCO ENTERPRISES INC | EQUIP - CONSERVATION | 3,184.96 |
| MARY BETH ROSKENS | REIMB EXP - SWIA MHDS REGION | 19.43 |
| MATHESON TRI GAS INC | SUPPLIES - SKI HILL | 44.93 |
| MATTHEW REEVES | REIMB EXP - IT | 112.56 |

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| MATTHEW WILBER | REIMB EXP - CO ATTORNEY | 500.45 |
| MAURA GOALEY | SVC FEES - BOARD | 2,010.00 |
| MAXHOME SOLUTIONS LLC | RENT ASSIST - GA | 500.00 |
| MCCLURE ENGINEERING | ROADS/SERVICES | 613.75 |
| MCTAVISH STEELWORKS LTD | ROADS/MATERIALS | 11,971.00 |
| MEAAD HOLDING LLC | RENT - PUB HEALTH | 1,623.65 |
| MECO-HENNE CONTRACTING INC | PROF SVC - NON-DEPARTMENTAL | 47,184.23 |
| MEDELA LLC | SUPPLIES - WIC | 1,707.72 |
| MELVYN HOUSER | REIMB EXP - AUDITOR | 73.70 |
| MENARDS INC | ROADS/SUPPLIES | 5,840.11 |
| MESA LABORATORIES INC | SUPPLIES - PUB HEALTH | 129.00 |
| MICHAEL GENEREUX | MEETING - PLANNING | 47.11 |
| MICHAEL GUTTAU | MEETING - VSO | 144.22 |
| MICHAEL MUHLBAUER | MEETING - BOARD | 50.00 |
| MICHAEL NELSEN | WELL CLOSURE - ENV HEALTH | 700.00 |
| MIDAMERICAN ENERGY COMPANY | MO BILL - B&G | 54,110.33 |
| MIDLANDS HUMANE SOCIETY | PROF SVC - ANIMAL CONTROL | 7,335.28 |
| MIDWEST AUTOMATIC FIRE SPRINKER | PROF SVC - JAIL | 850.90 |
| MIDWEST GLASS & GLAZING INC | PROF SVC - B&G | 1,560.00 |
| MIDWEST MEDICAL AND SAFETY INC | SUPPLIES - JAIL | 151.95 |
| MIDWEST SPECIAL SERVICES INC | TRANSPORT - JAIL | 1,478.90 |
| MIKAELA REYNOLDS | MED SVC - PUB HEALTH | 4,582.50 |
| MIRANDA WACHTER | REIMB EXP - SWIA MHDS REGION | 111.22 |
| MITCHELL KAY | REIMB EXP - BOARD | 168.78 |
| MMB LLC | SUPPLIES - CONSERVATION | 141.99 |
| MMB LLC | ROADS/PARTS | 4,408.81 |
| MOLLY BROWN | REIMB EXP - SWIA MHDS REGION | 159.46 |
| MONARCA ENTERPRISE LLC | RENT ASSIST - GA | 1,350.00 |
| MONONA COUNTY (IA) | TRANSPORT - SWIA MHDS REGION | 332.58 |
| MONTGOMERY COUNTY (IA) | TRANSPORT - SWIA MHDS REGION | 504.59 |
| MOSAIC | COMM LIVING - SWIA MHDS REGION | 1,626.72 |
| MUNICIPAL HOUSING AGENCY | RENT ASSIST - GA | 270.00 |
| MURPHY TRACTOR & EQUIPMENT | ROADS/PARTS | 642.60 |
| MYCOUNTPARKS.COM INC | REGISTRATION - CONSERVATION | 335.00 |
| MYRA NIXON | REIMB EXP - RECORDER | 62.31 |
| NAMI SOUTHWEST IOWA | EDUCATION - SWIA MHDS REGION | 430.38 |
| NATIONAL MEDICAL SERVICES INC | MED SVC - MED EXAMINER | 744.00 |
| NCH CORPORATION | PROF SVC - B&G | 375.87 |
| NEWMAN SIGNS INC | ROADS/MATERIALS | 4,037.79 |
| NISHNA PRODUCTIONS INC | COMM LIVING/DAY HAB/VOC DAY - SWIA MHDS REG | 16,213.60 |
| NISHNABOTNA VALLEY RURAL ELECTRIC COOPERATIVE | ROADS/UTILITIES | 2,103.28 |
| NMC GROUP INC | ROADS/PARTS - 503 | 3,912.33 |
| NOAH PERELLO | REIMB EXP - SWIA MHDS REGION | 117.92 |
| ODP BUSINESS SOLUTIONS | SUPPLIES - DHS | 438.40 |
| OMAHA COMPOUND COMPANY | SUPPLIES - B&G | 2,656.75 |
| OMAHA COUNCIL BLUFFS PLUMBING INC | PROF SVC - JAIL | 460.88 |
| OMAHA TRUCK CENTER COMPANY INC | ROADS/PARTS | 5,127.63 |
| OMG MIDWEST INC | ROADS/MATERIALS | 2,419.27 |
| OMNI CENTRE LLC | RENT - WIC | 1,983.00 |
| ONEILL TRUCKING LLC | PROF SVC - CONSERVATION | 470.20 |
| OPTIMAE LIFESERVICES INC | COMM LIVING - SWIA MHDS REGION | 23,540.35 |
| OPTIMIZED SYSTEMS LLC | PROF SVC - B&G | 300.00 |
| ORANGE PROPERTY MANAGEMENT LLC | RENT ASSIST - GA | 500.00 |
| OTIS ELEVATOR COMPANY | PROF SVC - B&G | 600.00 |
| OTTO LORENCE & WIEDERSTEIN PLLC | LEGAL REP - SWIA MHDS REGION | 68.00 |
| OUTDOOR POWER GROUP INC | SUPPLIES - CONSERVATION | 587.85 |
| PATRICIA SCHELNOST | LEGAL REP - SWIA MHDS REGION | 124.10 |
| PAUL C KRUGER | ROADS/PPE | 108.26 |
| PERSPECTIVE ENTERPRISES INC | SUPPLIES - WIC | 1,427.00 |
| PETERSON CONTRACTORS INC | ROADS/VOUCHER 9 | 345,596.86 |
| PHEASANTS FOREVER INC | PROF SVC - CONSERVATION | 375.00 |
| PHILLIP MCMARTIN | MEETING - BOARD | 50.00 |
| PILLAR PROPERTY MANAGEMENT LLC | RENT ASSIST - GA | 700.00 |
| PITNEY BOWES GLOBAL FINANCIAL SERVICES LLC | PROF SVC - DHS | 574.17 |
| POPCO INC | MO BILL - PLANNING | 128.25 |
| POTTAWATTAMIE COUNTY AUDITOR | FISCAL AGENTS FEES - SWIA MHDS REGION | 160,898.82 |
| POTTAWATTAMIE COUNTY BOARD OF SUPERVISORS | REIMB COPIER - EMA | 793.85 |
| POTTAWATTAMIE COUNTY ENGINEERS | SUPPLIES - CONSERVATION | 391.92 |
| POTTAWATTAMIE COUNTY IT DEPARTMENT | REIMB LICENSE - SWIA MHDS REGION | 1,108.81 |
| POTTAWATTAMIE COUNTY JAIL | PRESCRIPTIONS - SWIA MHDS REGION | 6,438.15 |

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| POTTAWATTAMIE COUNTY SHERIFF | TRANSPORT - BOARD | 14,203.36 |
| POTTAWATTAMIE COUNTY TREASURER | DRAINAGE TAXES - BOARD | 1,030.00 |
| POWER TECH LLC | PROF SVC - COMMUNICATIONS | 9,320.00 |
| PREMIUM VELOCITY AUTO LLC | PROF SVC - SHERIFF | 740.84 |
| QUADIENT INC | POSTAGE - VARIOUS | 3,535.00 |
| QUADIENT LEASING USA INC | PROF SVC - SHERIFF | 646.83 |
| R & S WASTE DISPOSAL LLC | ROADS/UTILITIES | 1,970.18 |
| RADIOLOGY CONSULTANTS PC | MED SVC - JAIL | 225.40 |
| RADIOMETER AMERICA INC | SUPPLIES - WIC | 2,232.00 |
| RAFAEL RODRIGUEZ | REIMB EXP - IT | 17.42 |
| RANDALL HOTZE | MEETING - BOARD | 50.00 |
| RAY MARTIN COMPANY OF OMAHA | PROF SVC - B&G | 7,611.56 |
| REANN HILDEBRAND | WELL CHLORINATION - ENV HEALTH | 300.00 |
| RED LION RENEWABLES LLC | PROF SVC - CONSERVATION | 693.08 |
| RED OAK WELDING SUPPLIES | ROADS/RENT | 148.58 |
| REGIONAL WATER INC | MO BILL - CONSERVATION | 882.00 |
| REPORTING SERVICES LLC | TRANSCRIPTS - CO ATTORNEY | 313.12 |
| RESOURCE RENTAL CENTER INC | PROF SVC - B&G | 27.10 |
| RICHARD COWELL TACTICAL LLC | PROF SVC - SHERIFF | 1,894.75 |
| RICHARD DEAN SCHNITKER | MEETING - BOARD | 50.00 |
| RLKM INC | ROADS/REPAIR - 448 | 1,042.52 |
| ROBERT PETERSON | MED SVC - JAIL | 960.00 |
| ROLANDS FUNERAL SERVICE INC | TRANSPORT - MED EXAMINER | 362.00 |
| RONALD JAMES CISAR | PRESENTER - CONSERVATION | 750.00 |
| RONALD LAINSON | ROADS/UTILITIES - HANCOCK | 367.00 |
| RYAN OLDEROG | REIMB EXP - SHERIFF | 321.93 |
| S & L SANITATION ENTERPRISES INC | MO BILL - CONSERVATION | 231.00 |
| SAFETY KLEEN SYSTEMS INC | ROADS/SUPPLIES | 990.33 |
| SANDAU BROTHERS SIGN COMPANY INC | PROF SVC - PUB HEALTH | 1,350.00 |
| SAVAGE LAW LLC | GUARDIANSHIP - BOARD | 291.00 |
| SCHILDBERG CONSTRUCTION COMPANY INC | ROADS/ROC | 260,969.03 |
| SCHOOL OUTFITTERS LLC | PROF SVC/EQUIP - VSO | 1,860.16 |
| SCHROER & ASSOCIATES PC | PROF SVC - JAIL | 270.00 |
| SCOTT BELT | REIMB EXP - BOARD | 116.33 |
| SECURITY EQUIPMENT INC | PROF SVC - ENV HEALTH | 131.04 |
| SHARON BRACKEN | RENT ASSIST - GA | 700.00 |
| SHARON L BEDSAUL | PROF SVC - CONSERVATION | 110.00 |
| SHAWN MCKEE | RENT ASSIST - GA | 668.00 |
| SHELBY COUNTY (IA) | TRANSPORT - SWIA MHDS REGION | 222.56 |
| SHELLEY WELTER | REIMB EXP - SWIA MHDS REGION | 739.01 |
| SHELLY HOVEY | REIMB EXP - SWIA MHDS REGION | 443.30 |
| SHIVE HATTERY INC | PROF SVC - NON-DEPARTMENTAL | 750.00 |
| SNYDER & ASSOCIATES INC | PROF SVC - BOARD | 25,206.07 |
| SOLID WASTE EQUIPMENT CO INC | PROF SVC - ENV HEALTH | 690.48 |
| SOLUTIONPOINT | TRAINING - SWIA MHDS REGION | 84,392.00 |
| SOUTHWEST IOWA JUVENILE EMERGENCY SERVICES | PROF SVC - JAIL | 13,800.00 |
| SOUTHWEST IOWA FAMILIES INC | MED SVC - SWIA MHDS REGION | 1,272.03 |
| SPEE DEE DELIVERY SERVICE INC | PROF SVC - DHS | 253.75 |
| ST LUKES HEALTH RESOURCES | ROADS/DRUG SCREENING | 84.00 |
| STA BILT CONSTRUCTION CO INC | ROADS/MATERIALS | 6,758.16 |
| STAPLES INC | SUPPLIES - PUB HEALTH | 792.37 |
| STAPLES INC | SUPPLIES - DHS | 558.77 |
| STAR EQUIPMENT LTD | ROADS/PARTS | 629.92 |
| STATE OF IOWA | MED SVC - MED EXAMINER | 6,109.38 |
| STATE OF IOWA DEPARTMENT OF INSPECTIONS AND APPEAL | PROF SVC - CONSERVATION | 165.00 |
| STATE OF IOWA EDUCATION IOWA PUBLIC BROADCASTING DI | RENT - COMMUNICATIONS | 1,304.58 |
| STATE OF IOWA SECRETARY OF STATE | PROF SVC - AUDITOR | 11,211.38 |
| STATE UNIVERSITY OF IOWA | PROF SVC - ENV HEALTH | 783.00 |
| STELLA HUERTER | MEETING - PLANNING | 40.41 |
| STELLAR INDUSTRIES INC | ROADS/PARTS | 330.52 |
| STEVE WINCHELL | REIMB EXP - SHERIFF | 215.32 |
| STEVEN BRUMLEY | MEETING - BOARD | 50.00 |
| SUNSHINE HOMES INC | COMM LIVING - SWIA MHDS REGION | 13,077.97 |
| SUSAN KLINDT | MEETING - BOARD | 50.00 |
| SUSAN MILLER | REIMB EXP - BOARD | 611.04 |
| SUSANN CONLON | PROF SVC - SKI HILL | 297.50 |
| SUZAN PAULEY | PROF SVC - BOARD | 390.00 |
| SUZANNE WATSON | REIMB EXP - SWIA MHDS REGION | 481.00 |
| SYMPHONY DIAGNOSTIC SERVICES NO 1 LLC | MED SVC - JAIL | 1,150.00 |
| SYNCHRONY BANK | SUPPLIES - JAIL | 1,786.13 |

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| TECH INC | ROADS/ROC | 5,765.00 |
| THE CHIEFTAIN LLC | RENT ASSIST - GA | 568.00 |
| THE COMMUNITY SUPPORTS NETWORK INC | COMM LIVING - SWIA MHDS REGION | 10,427.56 |
| THE FILTER SHOP INC | SUPPLIES - B&G | 992.70 |
| THE PRIDE GROUP INC | RCF/COMMLIVING - SWIA MHDS REGION | 25,325.76 |
| THE RETROFIT COMPANIES INC | PROF SVC - ENV HEALTH | 360.00 |
| THE SHERWIN WILLIAMS COMPANY | SUPPLIES - CONSERVATION | 105.96 |
| THIELE GEOTECH INC | PROF SVC - BOARD | 484.00 |
| THIEN FARM MANAGEMENT INC | PROF SVC - BOARD | 1,200.00 |
| THOMAS OLSEN | REIMB EXP - SWIA MHDS REGION | 8.04 |
| TIMOTHY WICHMAN | REIMB EXP - BOARD | 213.48 |
| TORIE BRUMMETT | REIMB EXP - COMMUNICATIONS | 33.73 |
| TORYANN CROZIER | PROF SVC - CONSERVATION | 585.00 |
| TOTAL MAINTENANCE SOLUTIONS SOUTH INC | SUPPLIES - JAIL | 1,049.42 |
| TRANSUNION RISK AND ALTERNATIVE DATA SOLUTIONS INC | PROF SVC - SHERIFF | 75.00 |
| TRAVIS GAYER | MEETING - BOARD | 50.00 |
| TREASURER OF STATE OF IOWA | MED SVC - SWIA MHDS REGION | 22,699.34 |
| TREASURER OF STATE OF IOWA | TRANSPORT - CO ATTORNEY | 1,800.00 |
| TRENT COZAD | RENT ASSIST - GA | 600.00 |
| TRIVIUM SOCIAL ENTERPRISES LLC | TRAINING - SWIA MHDS REGION | 765.60 |
| ULINE INC | ROADS/SUPPLIES | 4,662.23 |
| UNDERWOOD FARM SUPPLY LLC | FUEL - CONSERVATION | 545.68 |
| UNITED STATES CELLULAR CORPORATION | RENT - COMMUNICATIONS | 1,036.34 |
| UNITED STATES POSTAL SERVICE | PO BOX - CO ATTORNEY | 342.00 |
| US BANK NATIONAL ASSOCIATION | MO BILL - EMA | 10,312.20 |
| US BANK NATIONAL ASSOCIATION | MO BILL - VARIOUS | 7,148.93 |
| VALSOFT CORPORATION INC | PROF SVC - IT | 757.62 |
| VAN WALL EQUIPMENT | ROADS/PARTS | 71.63 |
| VERIZON COMMUNICATIONS INC | MO BILL - SHERIFF | 10,434.07 |
| VERIZON CONNECT FLEET USA LLC | ROADS/UTILITIES | 1,685.72 |
| VERONICA BURSON | REIMB EXP - COMMUNICATIONS | 38.51 |
| VERTIGIS NORTH AMERICA LTD | PROF SVC - GIS | 11,300.00 |
| VICTOR MORENO | RENT ASSIST - VSO | 650.00 |
| VISUAL EDGE INC | SUPPLIES - EMA | 212.01 |
| VOCATIONAL DEVELOPMENT CENTER INC | VOC/DAY - SWIA MHDS REGION | 14,525.15 |
| W W GRAINGER INC | ROADS/SUPPLIES | 507.49 |
| WAHLTEK INC | PROF SVC - COMMUNICATIONS | 3,840.00 |
| WAUBONSIE MENTAL HEALTH CENTER | CRISIS RESPONSE - SWIA MHDS REGION | 7,829.39 |
| WESLEY HENDERSON | PROF SVC - PLANNING | 563.50 |
| WEST CENTRAL COMMUNITY ACTION | RENT - WIC | 320.00 |
| WEST POTTAWATTAMIE COUNTY AGRICULTURAL EXTENSION | PROGRAM FEES - PUB HEALTH | 15,000.00 |
| WEST PUBLISHING CORPORATION | PROF SVC - CO ATTORNEY | 5,811.02 |
| WESTERN IOWA DEVELOPMENT ASSOCIATION | MEMBERSHIP - BOARD | 500.00 |
| WESTLAKE HARDWARE INC | SUPPLIES - CONSERVATION | 135.18 |
| WEX BANK | ROADS/FUEL | 23,488.73 |
| WILLIAM SOLLAZZO | PROF SVC - JAIL | 315.00 |
| WINDSTREAM HOLDINGS INC | MO BILL - COMMUNICATIONS | 372.70 |
| WOODBURY PINES APARTMENTS LLC | RENT ASSIST - GA | 665.00 |
| XTREME HEATING & COOLING LLC | EQUIP - JAIL | 6,493.00 |
| YLONDA MAGUIRE | REIMB EXP - SWIA MHDS REGION | 972.83 |
| ZACHARIE NORMAN | REIMB EXP - SHERIFF | 19.25 |
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| | | 3,364,749.51 |

Fund Summary

| Fund | Payment Amount |
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| 0001 - GENERAL BASIC FUND | 547,234.73 |
| 0002 - GENERAL SUPPLEMENTAL FUND | 90,525.61 |
| 0003 - GAMBLING RESOURCES FUND | 7,361.76 |
| 0005 - WIC/FEDERAL FUNDING FUND | 12,056.90 |
| 0007 - LOST CONSERVATION FUND | 10,677.83 |
| 0011 - RURAL SERVICES BASIC FUND | 40,021.56 |
| 0018 - SPECIAL LAW ENFORCEMENT FUND | 34,855.50 |
| 0020 - SECONDARY ROADS FUND | 599,922.54 |
| 0023 - REAP FUND | 750.00 |
| 0024 - CO RECORDER'S RECORDS MGMT FUND | 2,400.00 |
| 0027 - CO CONSERV LAND ACQ | 3,140.64 |
| 0036 - LOST SOIL CONS WEST FUND | 14,054.06 |
| 0037 - LOST SOIL CONS EAST FUND | 5,146.50 |
| 0042 - AMERICAN RESCUE PLAN ACT (ARPA) | 631,182.96 |

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| 1640 - BOND SERIES 2021B CAPITAL FUND | 86,168.07 |
| 1650 - BOND SERIES 2022 CAPITAL FUND | 283,666.91 |
| 4000 - EMER MANAGEMENT SERVICE FUND | 15,149.12 |
| 4010 - E911 FUND | 15,642.79 |
| 4155 - MHDS REGION FUND | 960,846.26 |
| 6000 - DRAINAGE | 600.00 |
| 8000 - CRESCENT RIDGE SKI HILL | <u>3,345.77</u> |
| | <u>3,364,749.51</u> |

Scheduled Sessions

Matt Wyant/Director, Planning and Development

Public Hearing and First Consideration of Ordinance No. 2024-06, an ordinance to amend the Official Zoning Map of Pottawattamie County, Iowa by changing the district designation of approximately 5.0 acres from a Class R-2 (Urban Transitional) to a Class C-1 (Highway Commercial) 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 #2024-06

**POTTAWATTAMIE COUNTY, IOWA
ORDINANCE NO. 2024-06**

AN ORDINANCE to amend the Official Zoning Map of Pottawattamie County, Iowa, by changing the district designation of approximately 5.0 acres from a Class R-2 (Urban Transitional) District to a Class C-1 (Highway Commercial) 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 R-2 (Urban Transitional) District to a Class C-1 (Highway Commercial) District of certain real estate, as shown on the attached plat and which is legally described as follows:

KNOX TWP PARCEL 24078 OF 15-77-39

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 AYE | CALL NAY | VOTE ABSTAIN | ABSENT |
|---------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| _____ Susan Miller, Chairman | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| _____ Tim Wichman | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| _____ Scott Belt | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| _____ Brian Shea | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Ordinance #2024-01

Jeff Jorgensen

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



| | |
|--------------------------------------|------------------|
| NOTICE OF PUBLIC HEARING PUBLISHED: | October 10, 2024 |
| BOARD OF SUPERVISORS PUBLIC HEARING: | October 15, 2024 |
| FIRST CONSIDERATION: | October 15, 2024 |
| SECOND CONSIDERATION: | October 22, 2024 |
| PUBLICATION: | October 31, 2024 |
| RECORD: | November 1, 2024 |

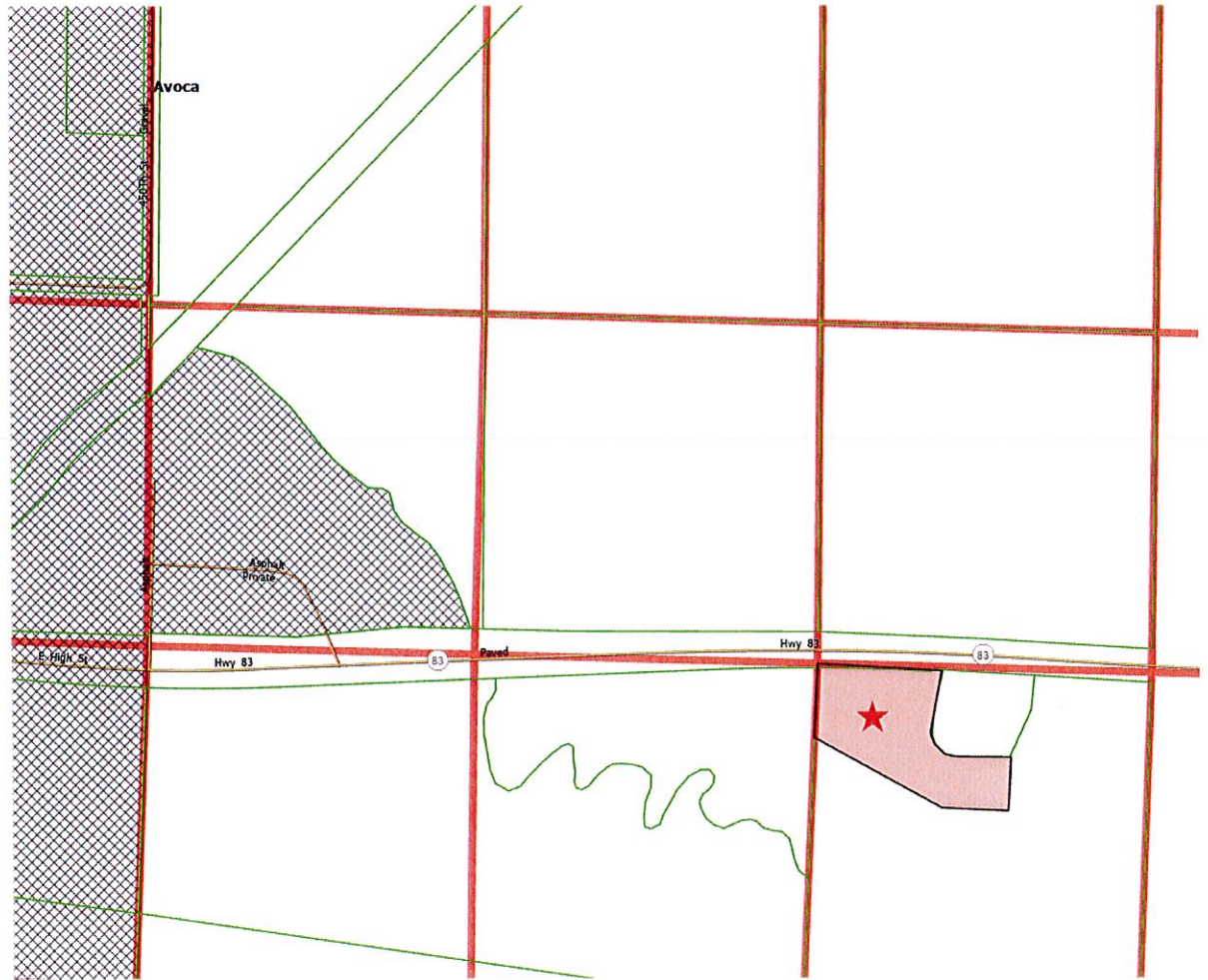
TO: Board of Supervisors
FROM: Matt Wyant
DATE: October 10, 2024

RE: #ZMA-2024-03

REQUEST: Zoning Map Amendment to reclassify approximately 5.0 acres from a Class R-2 (Urban Transitional) District to a Class C-1 (Highway Commercial) District.

LOCATION: Knox Township
Hwy 83
Parcel 24078 of 15-77-39

The subject property is located approximately ¼ mile to the city limits of Avoca on Hwy 83.

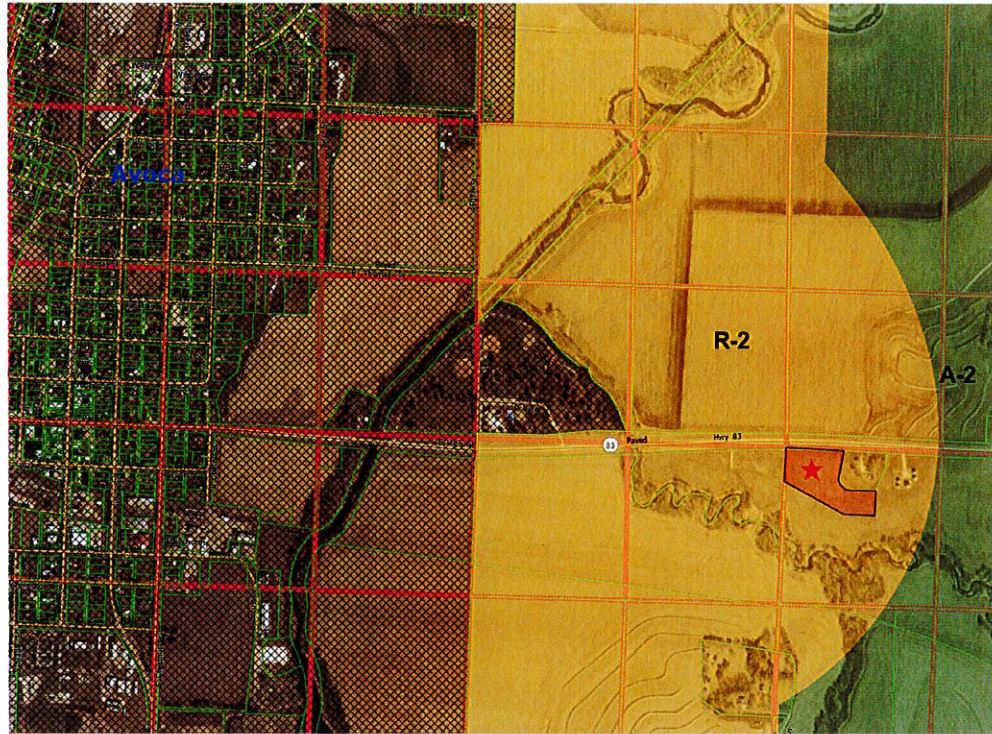


PROPERTY OWNER: Jessica Luke

GENERAL INFORMATION:

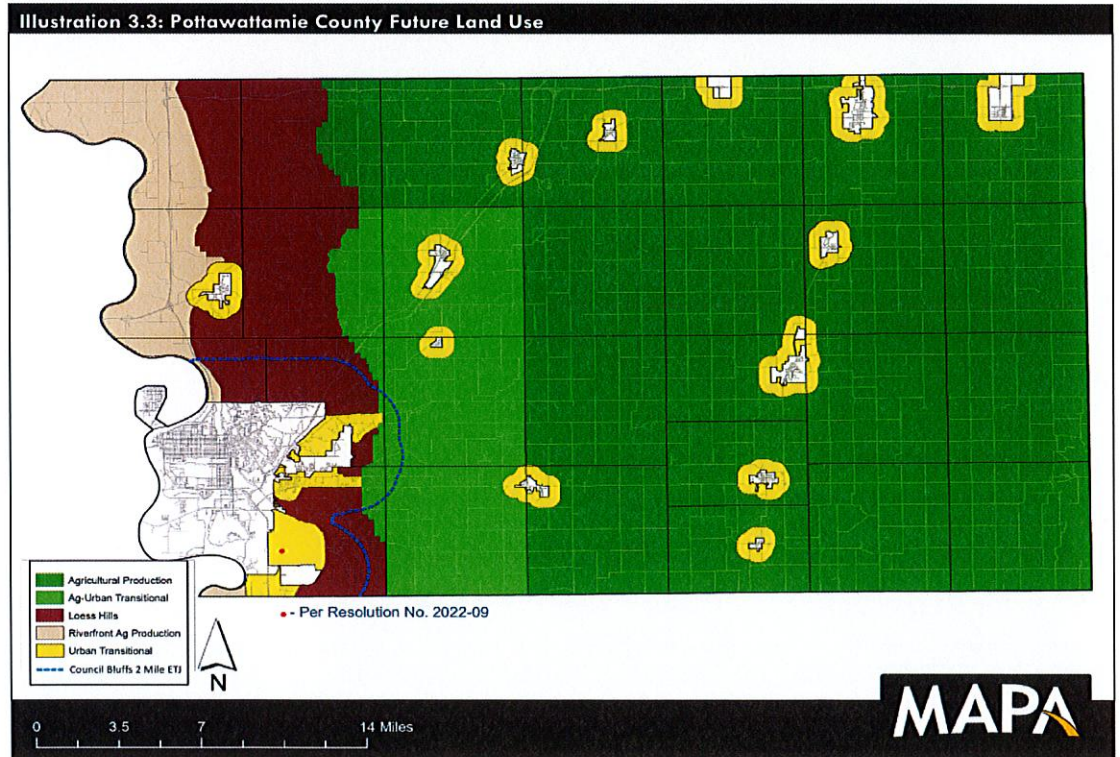
The applicant has requested that approximately 5.00 acres, which are currently zoned R-2 (Urban Transitional) District, be rezoned to C-1 (Highway Commercial) District. Her intent is to construct a commercial kennel and stable. **ATTACHMENT #1**. The applicant is also proposing, under a separate application, zoning text amendments to add commercial kennels and stables to the C-1 Zoning District as conditional uses.

SITE & AREA REVIEW: The properties in the immediate area are a mixture of agricultural, residential and the municipality of Avoca.



SITE REVIEW: The five acres are currently vacant. The applicant's 2.71 acres parcel to the East, has a house, four outbuildings, septic system and well, is adjacent to the subject property.

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



URBAN TRANSITIONAL AREAS Areas within ½ miles of Neola, Minden, Shelby, Avoca and Walnut form a band of transitional rural lands along the I-80 interstate and Highway 83 (Tamarack Road) corridors. Likewise a similar band of jurisdictions is formulated along the Highway 59 corridor including the communities of Hancock, Oakland, Carson and Macedonia. These urban transitional areas split the agricultural production area in half and logically provide services to the agricultural production area. Lands within ½ miles of each of the cities should be the area of concentration for non-farm rural dwellings, and commercial and industrial uses that prefer not to or should not be located within the corporate limits of a city. Given the close proximity of municipal services, such as emergency medical, utilities, and other municipal facilities, the areas within two miles of each city are ideal locations for non-farm land use types.

Priorities for development in this region are as follows:

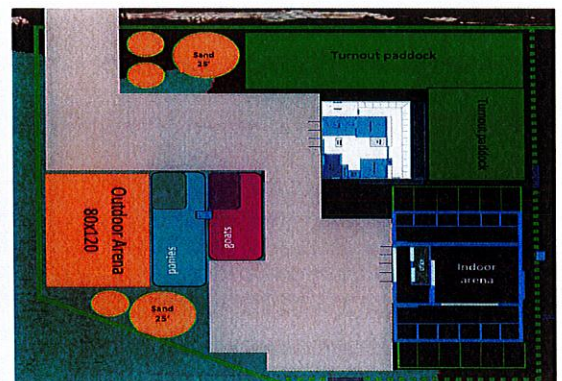
- Allow non-farm dwellings and subdivisions in highest concentrations of any of the future land use areas.
- Allow subdivisions as a permitted use within 2-miles of Council Bluffs and ½-mile of the other communities, when located on hard surfaced roads.
- Promote subdivisions with public or common water and/or sewer systems with minimum lot sizes of 2 acres, but decrease minimum to one acre when location is within one mile from the corporate limits.
- Require subdivision roads to be constructed to County Road Standards.
- Minor subdivisions, comprised of no more than 4 separate lots, can have direct-shared access onto hard surfaced roads beyond 2-miles of Council Bluffs and ½-mile of the other communities.
- Major subdivisions of 5 or more separate lots would require frontage roads or designated access roads that have direct access onto hard surfaced roads within 2-miles of Council Bluffs and ½-mile of the other communities.
- Promote commercial and industrial uses where proximity to urban services are readily available, as well as access to the highway corridors.

COMMERCIAL AREAS Future commercial land uses in rural Pottawattamie County will include, highway commercial, commercial recreational, and Loess Hills Commercial Overlay District. Highway commercial land use should be located within 2-miles of Council Bluffs and ½-mile of each of the communities, and in limited instances be considered at the junctions of major highways or at interchanges along Interstate 29, 80 and 680 in rural Pottawattamie County. Development should be limited to commercial types capable of meeting the needs of local highway motorists. This would include such types as gasoline convenience shops, truck and freight terminals and farm implement sales and service. To encourage limited opportunities for commercial land use that would enhance the social-economic aspects of local recreation and product opportunities related to tourism, a commercial recreational and Loess Hills Commercial Overlay District will be utilized. The commercial recreational use will include services related to recreational opportunities such as the bike trails, water trails, and county parks. The Loess Hills Commercial Overlay District allows limited opportunities for commercial land use that would enhance the social-economic aspects of the Loess Hills. The District would be in close proximity to the Lincoln Highway Scenic Byway with the intent of this use to encourage limited commercial development associated with locally made or grown products that would include such types as arts, craftsmanship, foods, wine, and produce.

LETTERS OF SUPPORT: ATTACHMENT #2.

ROADS & TRAFFIC: Access to the subject property is gained from Hwy 83, a paved state highway. The 2016 Iowa Department of Transportation Traffic Flow Map indicated an average traffic flow of 780 vehicles per day. The applicant has received approval from the IDOT for an entrance.

FLOOD HAZARD: The Flood Insurance Study prepared by the Federal Emergency Management Agency for the County designates in the Flood Insurance Rate Maps a portion of the property as being in a Zone A-Areas of 1% annual chance of flooding. No buildings will be constructed in the Zone A area.



COMMISSION

RECOMMENDATION: On September 16, 2024 the Planning Commission conducted their public hearing on this request and made the following recommendation:

Motion: to recommend that the request of Jessica Luke, as filed under Case #ZMA-2024-03, be **approved by the Board of Supervisors.**

Motion by: Larson.

Second by: Schultz.

Vote: Ayes –Larson, Leaders, Silkworth, Schultz, Chapman. Motion Carried.

CASE #

ZMA-2024-03

ATTACHMENT #1

BUSINESS PLAN

Healing Angels: Jacobsen Equestrian Center & Ray's DogHouse

45615 HWY 83

Avoca, Iowa 51521

The following business plan provides details regarding the development and implementation of the Healing Angels campus. This proposed campus will consist of a new dog boarding facility that will be built for Ray's DogHouse to better meet the needs of the kenneled dogs and their owner(s). The campus will also have the potential for additional construction for a horse barn with an indoor arena, as well as an outdoor arena, to be known as the Jacobsen Equestrian Center. Highlights include a detailed explanation of services, a cost/benefit analysis, and the equipment and financing needed for a boarding and grooming business with an addition of a separate building for horse boarding with an indoor area. Plans to make room for an outside arena, with training pens, are also included.

STATEMENT OF PURPOSE

We will host an entire campus of opportunity and service to the area. Ray's DogHouse will continue to provide expert pet boarding, training, and handling for the Southwest Iowa area. We would like to eventually, also branch into the grooming division. The new "Jacobsen Equestrian Center" will provide expert horse boarding, management, and equine care for the area. We would like to eventually, also branch into the therapy division, hosting children as well as adults, with physical and/or mental disabilities. Bringing new clients & patrons to the area, which will help to increase the financial support of local businesses!

Our objective is to acquire 50% of the dog grooming market, 75% of the dog boarding market, 25% of the horse boarding market, and 50% of the training market in the Southwest Iowa area within the next five years. We plan to accomplish our objectives by always exceeding the customer's expectations and going the "extra mile" with the best in customer service.

Ray's DogHouse was founded in 2016 and has a multi-year profit-making history. Ray's DogHouse has operated successfully under its current owner, Jessica Luke, since April 2016. Ms. Luke has a deep background in the animal industry. She holds a Bachelor's Degree in Animal Science with a Pre-Veterinary Medicine emphasis. She has strong interpersonal communication skills, an incredible ability to organize, prioritize, and maximize time, personnel, assets, and equipment. Ms. Luke's years of experience in food management, has enhanced and strengthened her personnel management skills, which has been an extremely strong asset for the business.

THE BUSINESS

Healing Angels: Jacobsen Equestrian Center/Ray's DogHouse Business Description

The new 5-acre campus will consist of 2 parts. The first part of the campus will be a canine service facility that will consist of one environmentally controlled cinder block kennel building housing a total of 12 indoor/outdoor dog boarding runs, 3 grooming runs, grooming and bathing shop, and an open training area. Each kennel run will have a 5' x 10' inside area and an attached 5' x 25' outside run. The kennels will all be separate so that the dogs will be able to see each other, but they will not be able to physically get to one another. The kennel building will have a food preparation area and a stereo system for the guests' enjoyment. The dog runs will be sized to accommodate larger guests and multiple guests whose owners may want their pets boarded together. Canine guests will be provided with blankets, toys, and individual food and water dishes; although they are more than welcome to bring their own from home! The kennels will be heated and air conditioned to enhance the guests comfort and stay at this facility.

The second part of the campus will be a horse boarding facility. This facility will consist of a 100' x 100' indoor riding arena with access to an outside 100' x 300' arena. There will be 12 horse stalls and the owners will have the opportunity to choose from different levels of care. Within the barn, there will be a climate-controlled office with a break room, bathrooms/shower, laundry, and meeting area. There will be 2 outside round pens and access to both indoor and outdoor arena, as well as the pasture for riding. The barn will also have a stereo system for the riders & guests' enjoyment. Equine guests are provided with hay and automatic waterers.

- oLegal Structure: Both Ray's DogHouse & Jacobsen Equestrian Center will operate as an LLC. (Possible change after reviewing.)
- oBusiness type: Ray's DogHouse LLC will continue to be a service business providing pet grooming, boarding, training, and handling. Jacobsen Equestrian Center will also be a service business that will provide horse boarding, lessons, and general leisure. The opportunity to eventually provide equestrian therapy for children and adults with physical and/or mental disabilities will be an important topic of discussion and development within the Jacobsen Equestrian Center staff.
- oServices and Products offered: Ray's DogHouse will continue to offer expert pet grooming and boarding, and professional obedience training services to our customers. The Jacobsen Equestrian Center will offer boarding, lessons, and general leisure.
- Business History: Ray's DogHouse was founded in 2016 and will continue to grow to be the premier grooming, boarding, and training facility for the surrounding area's canine and equestrian pets. In April 2016, Ms. Jessica Luke saw the tremendous potential of Ray's DogHouse and started boarding one dog at a time in her backyard. Ms. Luke then moved to the current location in Avoca, Iowa and Ray's DogHouse quickly expanded into an indoor/outdoor facility that consists of six indoor/outdoor runs. These six runs, however, are no longer meeting the needs of the potential clients in her area who are requesting boarding services. Ms. Luke has had to refuse services to many potential clients due to lack of sufficient kennels. Ray's DogHouse will continue to be an on-going, profit-making enterprise. Ray's DogHouse has steadily increased its clientele and profitability since April 2016. The construction of the Jacobsen Equestrian Center will

provide the opportunity for professional services to meet the needs of the area's equestrian clients.

- **Growth Opportunities:** The canine and equestrian services market will continue to expand as the population of the community continues to grow. Both city and county populations will continue to rise steadily. Our "extra mile service", positive, goal-oriented philosophy and exemplary customer relations policies will allow us to continue to increase the role we will play in meeting the needs of the boarding, grooming, and training markets in the local area. This will apply to both the canine and equestrian aspects of business.
 - **Business Hours:** Our business hours will be from 7:00 A.M. to 5:30 P.M., Monday through Friday, and 7:00 A.M. to 4:00 P.M. on Saturday. The stables and barn will be open to clients from dawn to dusk. We will be closed to the public on Sundays and major holidays. We will consider expanding our operating hours based on customer demand for our services. When clients are looking for a facility to board their dog and/or horse, it is important for them to find an environment that is comfortable, safe, and welcoming for both the client and the pet.
 - **Unique Aspects of the Business:**
 - We will continue to grow and strive to be the best pet care facility in the local community as well as all of the southwest area. We plan to be able to board (and groom) canine and equestrian guests when other similar facilities have reached their maximum capacity.
 - The Owner lives on the property, and this will enhance the safety and security of the guests.
 - We will be one of the only facilities in the area that offers all canine and equestrian services at a single location: boarding, grooming, and training.
 - We will become one of the only facilities in the area to be members of the American Boarding Kennel Association and we will maintain outstanding status in the association.
 - We will offer special arrangements for check-in and check-out when our customers have emergencies.
 - We will encourage pet owners to tour our facilities to see for themselves the cleanliness of our facility, where their pet will stay, how their pet will be cared for and how our facility operates.
 - **Healing Angels: Ray's DogHouse/Jacobsen Equestrian Center Goals and Objectives:**
 - One Year Plan:
 1. Increase boarding (dog & horse) & dog grooming income by 25%
 - Three Year Plan:

1. Branch into equestrian therapy riding and instruction, as well as a complete youth program.
 2. Add Assistant manager for Ray's DogHouse, as well as Jacobsen Equestrian Center, to keep up the pace with client demand for services.
 3. Increase boarding/grooming income 25% per year (Ray's & Jacobsen's)
 4. Employ 2 full-time dog groomers and 2 dog bathers to keep pace with dog customer demand
 5. Employ one full time assistant manager well as a part time barn/chore associate
 6. Expand grooming/retail shop, with possible addition of coffee shop
 7. Construct kennel addition; +6 kennels
- Five Year Plan:
 1. Continue to EXCEL in all areas of boarding, grooming, and training.
 2. Achieve a household, common recognition amongst locals within a 30-mile radius
 3. Continue to build youth programs and establish ourselves into the local schools
 4. Branch into specialized areas of therapy
 5. Add 2 full time assistants - front desk/secretary, business management/scheduling
 - Objectives: To attain our goals through customer satisfaction, diligence, and positive, progressive customer relations.

Management

Healing Angels will be owned and managed by Jessica Luke. Ray's DogHouse has been in operation since April of 2016. Ms. Luke brings almost 20 years of animal management experience to Healing Angels. She confidently showcases her experience in management, animal care and promotional advertising through social media. She is currently personally responsible for personnel, advertising promotions, and customer care. Ms. Luke is proficient in short- and long-term planning and budgeting. She possesses exemplary interpersonal communications skills and a personality pleasing to clients, guests, and vendors alike. Everyone just loves her!

Ms. Luke understands the necessity of clearly defining goals, employee responsibilities, and standards. She has the background in personnel management to translate this knowledge into workable training manuals and employee programs.

Personnel

Healing Angels will start by employing one part-time groomer, one part-time receptionist, a full-time kennel manager, one part-time kennel assistant, and one part-time barn hand. Personnel will be cross trained to perform all non-specialized jobs within the kennel/barn. Future plans call for 100% cross-training in those jobs that do not require specialized instruction, i.e., training, grooming and handling. Each staff member will receive an orientation on pet first-aid and how to handle emergencies. This will be an ongoing training that will occur one a yearly basis.

The experience level of our specialized employees will range from 10 to 15 years. Our Lead Groomer will be working toward her Master Groomer Certification. Ms. Luke currently holds her Bachelor's Degree in Animal Science with an emphasis in pre-veterinary medicine. She has worked in the animal industry for almost 20 years; management, science, and care.

Methods of Recordkeeping

Primary financial records will be assigned to secretary/accountant. Marketing projections, etc. will be assembled using software appropriate to the analysis. Employee and administrative records will be automated, along with payroll. At least 2 sets of backup data will be in separate locations. The computer, and programs, used to maintain automated records, will not be located within the facility and will only be accessible to the owner and assistant manager through password protection. All automated systems will have a paper-and-pencil backup. Kennel records will be automated as soon as funding becomes available. Kennel records are currently kept on paper. The receptionist/secretary will maintain and complete kennel records with the Owner's supervision.

Insurance

A detailed insurance policy will be in effect to cover business liabilities as well as physical aspects. Healing Angels will be named as the beneficiary. Insurance premiums will be paid from the proceeds of the business. Fire, theft, injury, liability, etc. coverage will be in effect with Nationwide Insurance. Coverage will remain with Nationwide unless better coverage at lower cost can be obtained elsewhere.

Security

Receipts and cash will be cash removed from the business and deposits will be made daily. No cash will be stored overnight in the facility. All financial and proprietary information will be stored outside of the facility. Multiple copies of financial and proprietary data will be kept at separate locations. An electronic security system will be installed on the property as well as within the facility. Access to specific areas of the Healing Angels facility will only be available to appropriate personnel. Offices and specific entrances will be locked during non-business hours. The owner lives on the property, providing additional 24-hour security. Fire, temperature, security systems will be installed throughout each of the buildings to ensure optimal protection for guests and clients.

The main barn, main kennel, grooming runs and grooming shop will be completely surrounded and protected by surveillance. Runs will be double locked, preventing even the craftiest guests from getting outside of their run!

MARKETING PLAN

The marketing plan is broken down into the same categories as the business itself. There are different marketing considerations for each facet of the business. The primary and secondary current and target markets are addressed separately.

Target Markets

Boarding

Our current, and potential, primary clients are owners of dogs and/or horses requiring boarding within a 50-mile radius of the business. Primary target markets are all dog owners and horse enthusiasts within a 50-mile radius of the Healing Angels campus.

Grooming

Our current primary clients are owners of dogs requiring grooming within a 50-mile radius of the business. Our primary target market are all small animal owners whose animals require bathing and grooming within a 50-mile radius of the Healing Angels campus.

Methods of Distribution

Boarding

Customers call for reservations. Drop-ins are welcome on a space available basis. Advance reservations are requested during extremely busy periods such as most major holidays; Thanksgiving and Christmas.

Grooming

Customers call for an appointment. Drop-ins are welcome on a space available basis. If pets cannot be groomed on a space available basis, we attempt to reschedule the pet for grooming at a convenient time for our clients.

Advertising/Marketing

Healing Angels uses a multi-media approach to advertising.

- We will distribute flyers on a regular basis announcing special events and discounts in all facets of our operation.
- Word-of-mouth advertising from our customers results in many new clients. We offer a discount to first time boarders and multiple pet boarders.
- Healing Angels occasionally uses newspaper advertising to promote boarding and grooming.
- Healing Angels will also use multiple forms of social media, specifically Facebook, to hit our target market.
- We will also rely heavily on the benefits of referral and word-of-mouth.

Pricing

Boarding

Our current dog boarding prices are competitive with other boarding facilities in the area.

DOGS: Dog boarders are all charged at the same rate of \$30/night, regardless of size. We charge an additional \$10/night for each extra dog sharing the same kennel run. Common

example: 2 dogs sharing the same kennel run = \$40/night. We will offer guests a bath and/or grooming before going home.

HORSES: Horse boarders will be charged based on the level of care. All stalls will be 12'x12'. Staff will hay all boarders.

\$300/month - inside board, self-care (Owner will clean/feed)

\$400/month - inside board, full-care (Staff will clean/feed)

\$500/month - stall with run, self-care (Owner will clean/feed)

\$600/month - stall with run, full-care (Staff will clean/feed)

Ala Carte services:

Feed: \$50/month

Exercise/turn-out: \$100/month

Riding: \$200/month

Arena time: \$20/day (open)

\$100/day (private)

Dog Grooming

Our grooming prices are competitive with other grooming facilities in the area. Grooming prices are based on the size and breed of the pet, the type of grooming desired and the condition of the pet's coat. Nail trimming and expressing of the anal glands are included in the complete grooming prices. Prices for simple bathing and brush-out are somewhat lower, but still based on size, breed and condition of coat.

Dog Training

Our prices are competitive with others in the city. Prices are based on the length and complexity of the training contracted. Boarding costs are included in training prices.

Industry Trends

The pet services industry is directly related to population growth. Demand for all of our services will continue to increase as the surrounding areas increase their population. Training services will increase as the demand for well-mannered pets is mandated by City ordinances. Through outstanding customer relations and "extra mile" policies, we will continue to enjoy consistently increasing profits through word of mouth and social media advertisements.

FINANCIAL

| | 2021 | 2022 | 2023 | 2023 | TOTAL 2023 |
|-----------|----------------------------------|----------------------------------|--------------------------------|-------------------------------------|--------------------------|
| | Current 6 boarding kennels | Current 6 boarding kennels | 12 dog kennel *projections* | 12 HORSE boarding projections | dog+horse projections |
| March | \$890 | \$1410 | \$3600 | \$1200 | \$4800 |
| April | \$890 | | \$3600 | \$1200 | \$4800 |
| May | \$1380 | | \$3800 | \$1400 | \$5200 |
| June | \$2120 | | \$4800 | \$2200 | \$7000 |
| July | \$3150 | | \$6700 | \$3000 | \$9700 |
| August | \$2300 | | \$5200 | \$2400 | \$7600 |
| September | \$2060 | | \$6000 | \$3400 | \$9400 |
| October | \$2080 | | \$4600 | \$2000 | \$6600 |
| November | \$2290 | | \$4900 | \$2200 | \$7100 |
| December | \$1970 | | \$4600 | \$2000 | \$6600 |
| January | | \$1990 | \$3800 | \$1400 | \$5200 |
| February | | \$2140 | \$4000 | \$1600 | \$5600 |

COST:

Land: Minimum: \$50,000; 5 acres @ \$10,000/acre

{goal: 10 acres @ \$10,000/acre = \$100,000}

2nd hay pasture: 3 ac (goal: 8 ac)

Facility: 2 acres

Buildings: \$100,000-\$160,000

Horse barn: \$50,000-\$80,000

Dog facility: \$50,000-\$80,000

Jacobsen Equestrian Center: Office/Kitchen/Bath: 10'x30'

Stalls: 12'x12'

- Outside runs: 12x40'

Hallways: 12'

Doorways: 8'

Ray's DogHouse: Office/Kitchen/Bath: 20'x30'

Grooming Salon: 25'x25'

Coffee Bar/gift shop:25'x25'

Wash Bays: 10'x25'

Kennels: 6 – 5x5

, 6– 5x10

- Outside runs: 5x25

Fence/gates/kennels: \$20,000

Rock/sand: \$2,500

TOTAL: \$172,500 - \$295,000

OTHER:

Insurance: \$1,000/mo

Feed: \$500/mo

Utilities: \$500/mo

Employees: \$1,000/mo

TOTAL: \$3,000/mo

INCOME (2023 monthly projections):

Dogs: \$4,000-\$9,500

Horses: \$1,200-\$3,600

Possible Income Total: \$5,200-\$13,100/month

*****Possible Payment (“mortgage”): \$1,500 — \$1,800/mo**

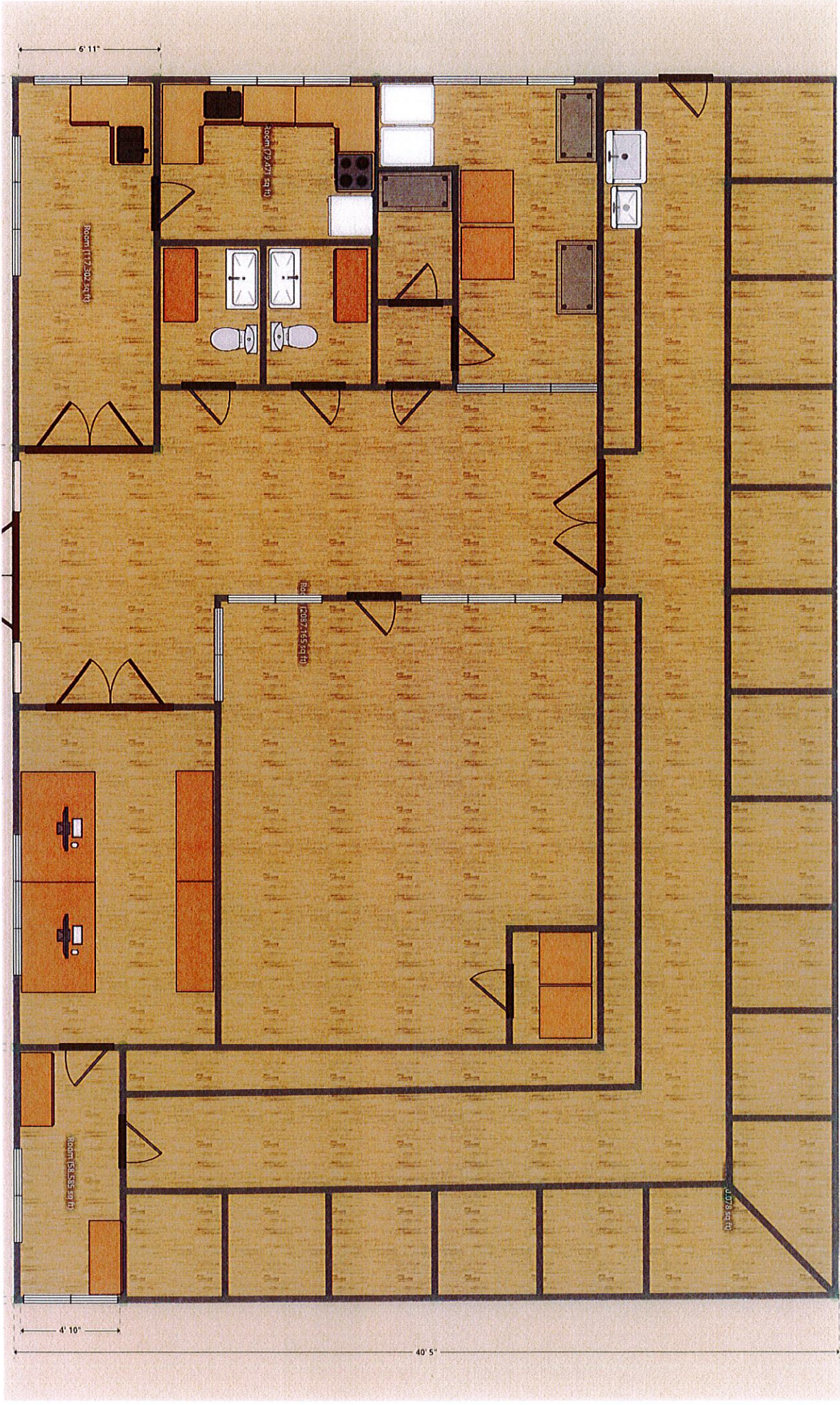
Ray's DogHouse Guidelines:

The American Kennel Club has developed a Dog Boarding Checklist to ensure that an owner has peace of mind when they are searching for the right “home-away-from-home” boarding experience for their pet. Ray’s DogHouse will follow these guidelines:

- Encourage potential clients to schedule a visit for them and their dog at Ray’s DogHouse.
- Provide potential clients with the documentation of membership in the American Boarding Kennel Association; provide information on how long we have been in business, how many repeat customers we have had, and references to contact.
- Provide immunization requirements to board at Ray’s DogHouse (example: Shots, Flea/Tick)
- Provide potential clients the opportunity to tour Ray’s DogHouse so that they may see firsthand how clean, secure, and sanitary all areas (example: Kennel, grooming, exercise) of the facilities are, the exercise areas are adequate and securely-fence, and the sleeping areas are comfortable and safe.
- Clients will have the opportunity to observe dogs who are in the kennels and how they interact with each other. There are no direct dog-to-dog interactions allowed to avoid conflict or possible stress and/or anxiety.
- Clients can meet the owner/staff and observe how they interact with their dog(s); observe how the dogs have access to inside and outside areas and provide clients with information regarding the owners/staff education and training.
- Clients can observe that each dog has access to fresh drinking water and is kenneled in a temperature-controlled environment with adequate ventilation and shelter.
- Client is provided with information regarding how any healthcare needs are met, how emergencies are handled, and the pet first-aid training of the staff.

- Clients are provided information regarding the number of staff working with the dogs, the owner lives on-site for added security, and that there is an evacuation plan in case of an emergency.



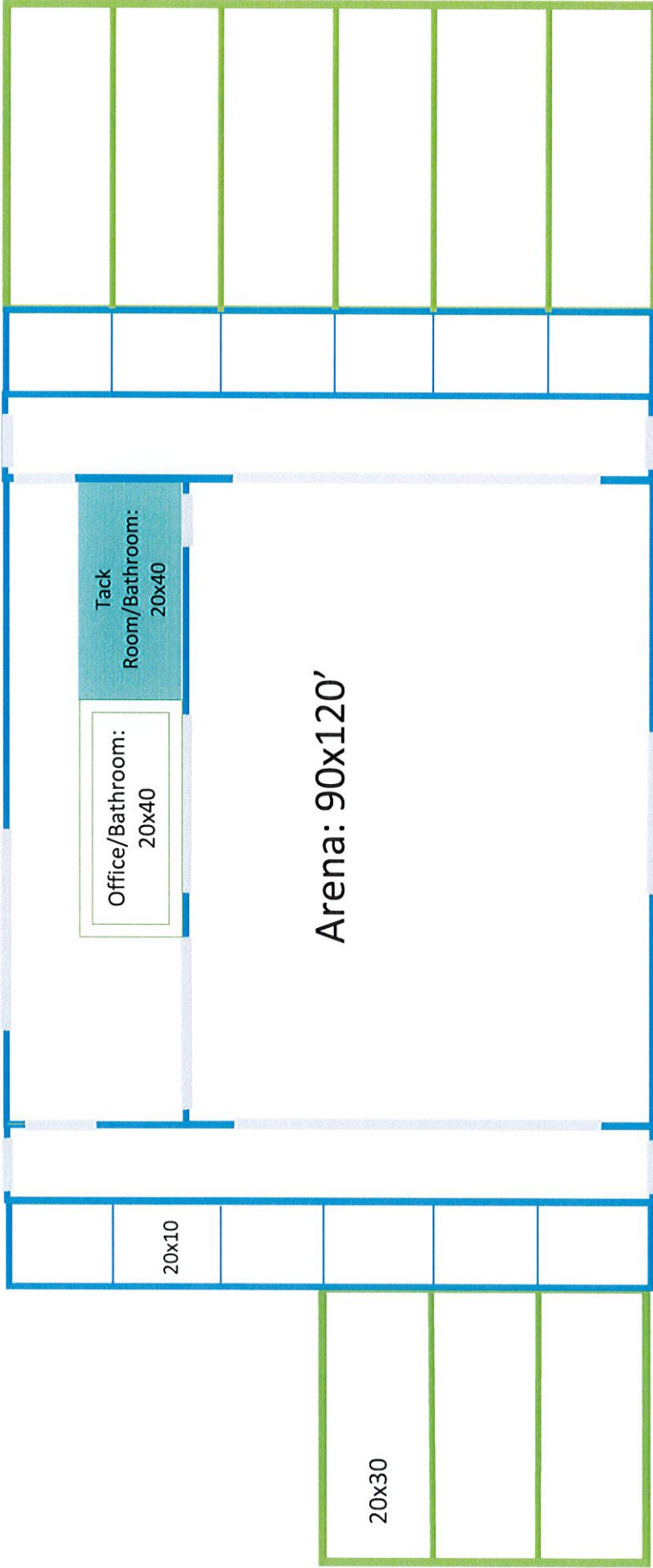


6' 11"

4' 10"

40' 5"

Healing Angels Equestrian Center



CASE #

ZMA-2024-03

ATTACHMENT #2



PO BOX 246

AVOCA, IOWA 51521

PHONE 712-343-2424

Mayor and Council Members:

Mayor: Tom Bruck
William Dea
Drew Becker
Deb Calhoon
Diane Stamp
Robert McCarthy

Tyler Trout
Avoca, IA 51521
City Administrator
712-343-2424
August 8, 2024

City Administrator:

Tyler Trout

City Clerk:

Teresa Hoepner

Public Services

Gale Kiesel
Mike Petersen
Donnie VonEschen

Pottawattamie County Board of Supervisors
227 South 6th Street
Council Bluffs, IA 51501

Public Chief:

Jay Heiny

Dear Members of the Pottawattamie County Board of Supervisors,

Fire Chief:

Drew Becker

EMS Captain:

Caitlyn Becker

City Attorney:

David Larson

Library Director:

Sabrina Lewis

I am writing to you in support of the rezoning application for the five acres of land located immediately to the west of Ray's DogHouse from Agricultural to Commercial. I have reviewed the request and can confirm that rezoning the specified area to Commercial does not conflict with any planned developments or land-use strategies that the City of Avoca has in place.

Thank you for your attention to this matter.

Sincerely,

Tyler Trout
City Administrator
City of Avoca, Iowa



Avoca Main Street, Inc.
PO Box 357
203 N. Elm Street
Avoca, Iowa 51521

mainstreet@cityofavoca.com
712.307.0172

6/17/2024

Pottawattamie County Board of Supervisors
227 South 6th Street
Council Bluffs, IA 51501

Dear Members of the Pottawattamie County Board of Supervisors,

I am writing on behalf of Avoca Main Street, Inc. in support of the rezoning application for the five acres of land located immediately to the west of Ray's DogHouse from Agricultural to Commercial. Although the business is located outside of our designated historic downtown area, the services it plans to provide are necessary to our residents and our downtown entrepreneurs, and the location is ideal to serve several communities with their animal boarding and care needs.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink that reads 'Amber Mohr'.

Amber Mohr, Executive Director
Avoca Main Street, Inc.



www.greatpointers.org

June 11, 2024

Dear Tyler and Amber,

I am pleased to be writing a letter of support for my colleague Jessica Luke's proposal for the further development of Ray's DogHouse outside of Avoca.

Jessica has taken a strong initiative to develop her current boarding program which assists pet owners with boarding and animal care needs. In her environment, the dogs receive responsible care while enjoying a place to stretch their legs and allowing owners to enjoy their time away.

I have known Jessica for 14 years. She served previously as an Iowa Director for my nonprofit organization, Great Plains Pointer Rescue, Inc. that serves Nebraska and Iowa. While with us, she learned canine skills, communication skills, administrative processes, animal law, and much more associated with the care of dogs and business.

In the event you agree to the re-zoning, it will serve as a great addition and opportunity for the City of Avoca and surrounding communities.

Thank you in advance for your consideration.

Janelle Ford

Janelle R. Ford
President and Founder
Great Plains Pointer Rescue
402 403 8259



149 W. Broadway, Council Bluffs, IA 51503

July 9, 2024

Pottawattamie County Planning and Zoning
227 S. 6th St.
Council Bluffs, IA 51501

Dear Members of the Planning and Zoning Board:

Please accept this letter of support from Advance Southwest Iowa Corporation as it relates to the proposed zoning change for the Ray's Dog House expansion project. Changing the zoning from agriculture to commercial is a necessary component of Ray's future expansion project outside of Avoca, IA.

As you know, Advance Southwest Iowa Corporation is dedicated to fostering economic growth and prosperity for the communities in Pottawattamie County. We recognize the importance of supporting local businesses that provide valuable services and enhance our local rural economy.

Ray's Dog House has been a reputable business in Pottawattamie County for the past 6-years and are known for their commitment to animal care and welfare. Ray's expansion plans demonstrate their confidence in our economy and their desire to enhance their services to better serve pet owners in Pottawattamie County and beyond.

The proposed rezoning aligns with our county's economic development goals by promoting business growth and creating job opportunities. It will also contribute to the overall economic vitality of the region, attracting more visitors and potential residents who value high-quality pet care services.

We have reviewed the plans and believe that Ray's Dog House has taken all necessary steps to ensure that the expansion will be conducted responsibly and in accordance with local regulations. Their commitment to maintaining the integrity of the surrounding area while enhancing their business operations is commendable.

In conclusion, we ask the Planning and Zoning Board to consider approval of Ray's request for rezoning. Approval of this request will not only benefit their business but also contribute to the continued growth and prosperity of Pottawattamie County in general.

Thank you for allowing Advance to provide this letter of support and please feel free to call me at (402) 960-8505 should you have any questions or require further information.

Sincerely,

Paula Hazlewood

Paula Hazlewood
Chief Executive Officer
Advance Southwest Iowa Corporation

Matt Wyant/Director, Planning and Development

Public Hearing and First Consideration of Ordinance No. 2024-07, an ordinance to amend Pottawattamie County, Iowa Zoning Ordinance, Chapter 8.045 Highway Commercial 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 #2024-07

**POTTAWATTAMIE COUNTY, IOWA
ORDINANCE NO. 2024-07**

AN ORDINANCE to amend Chapter 8, of Pottawattamie County, Iowa Zoning Ordinance:

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

SECTION 1 - REPEAL OF CONFLICTING ORDINANCES: All other Ordinances in conflict with the provisions of this Ordinance are hereby repealed to the extent necessary to give this Ordinance full force and effect.

SECTION 2 - AMENDMENTS: That the Pottawattamie County, Iowa, Code, be and the same is hereby amended by adding thereto the following new Sections, to be codified as Section 8.045.030:

- .05 Commercial kennels and veterinary hospitals or clinics, provided that no such structure or exercising runway shall be located closer than two hundred (200) feet from any Class “R” District or platted residential subdivision or dwelling other than that of the lessee or owner of the site
- .06 Commercial stables, riding academies and clubs.

SECTION 3 - AMENDMENTS: That the Pottawattamie County, Iowa, Code, be and the same is hereby amended by adding thereto the following new Sections, to be codified as Section 8.045.080:

- .02 Any Permitted Conditional Use other than Commercial Kennels and veterinary hospitals and Commercial Stables – Minimum Lot Area 1.0 acre, Minimum Lot Width 80’, Minimum Lot Depth 100’, Maximum Lot Coverage 50%
- .03 Commercial Kennels and veterinary hospitals – Minimum Lot Area 3.0 acres, Minimum Lot Width 300’, Minimum Lot Depth 300’, Maximum Lot Coverage 15%
- .04 Commercial Stables – Minimum Lot Area 5.0 acres, Minimum Lot Width 300’, Minimum Lot Depth 300’, Maximum Lot Coverage 5%

SECTION 4 - 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 5 - REPEAL OF CONFLICTING ORDINANCES: That all ordinance or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 6 - 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 AYE | CALL NAY | VOTE ABSTAIN | ABSENT |
|---------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| _____ Susan Miller, Chairman | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| _____ Jeff Jorgensen | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| _____ Scott Belt | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| _____ Brian Shea | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| _____ Tim Wichman | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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



| | |
|--------------------------------------|------------------|
| NOTICE OF PUBLIC HEARING PUBLISHED: | October 10, 2024 |
| BOARD OF SUPERVISORS PUBLIC HEARING: | October 15, 2024 |
| FIRST CONSIDERATION: | October 15, 2024 |
| SECOND CONSIDERATION: | October 22, 2024 |
| PUBLICATION: | October 31, 2024 |
| RECORD: | November 1, 2024 |

TO: Board of Supervisors
FROM: Matt Wyant, Director
DATE: October 10, 2024
RE: Case #ZTA-2024-02

APPLICANT: Jessica Luke

REQUEST: Zoning text to amend the Pottawattamie County, Iowa, Zoning Ordinance, Section 8.045.030 by adding the following as Conditional Uses in the C-1 (Highway Commercial) Zoning District:

.05 Commercial kennels and veterinary hospitals or clinics, provided that no such structure or exercising runway shall be located closer than two hundred (200) feet from any Class "R" District or platted residential subdivision or dwelling other than that of the lessee or owner of the site

.06 Commercial stables, riding academies and clubs.

AND add the following Lot Size and Coverage Requirements to Section 8.045.080:

.02 Any Permitted Conditional Use other than Commercial Kennels and veterinary hospitals and Commercial Stables – Minimum Lot Area 1.0 acre, Minimum Lot Width 80', Minimum Lot Depth 100', Maximum Lot Coverage 50%

.03 Commercial Kennels and veterinary hospitals – Minimum Lot Area 3.0 acres, Minimum Lot Width 300', Minimum Lot Depth 300', Maximum Lot Coverage 15%

.04 Commercial Stables – Minimum Lot Area 5.0 acres, Minimum Lot Width 300', Minimum Lot Depth 300', Maximum Lot Coverage 5%

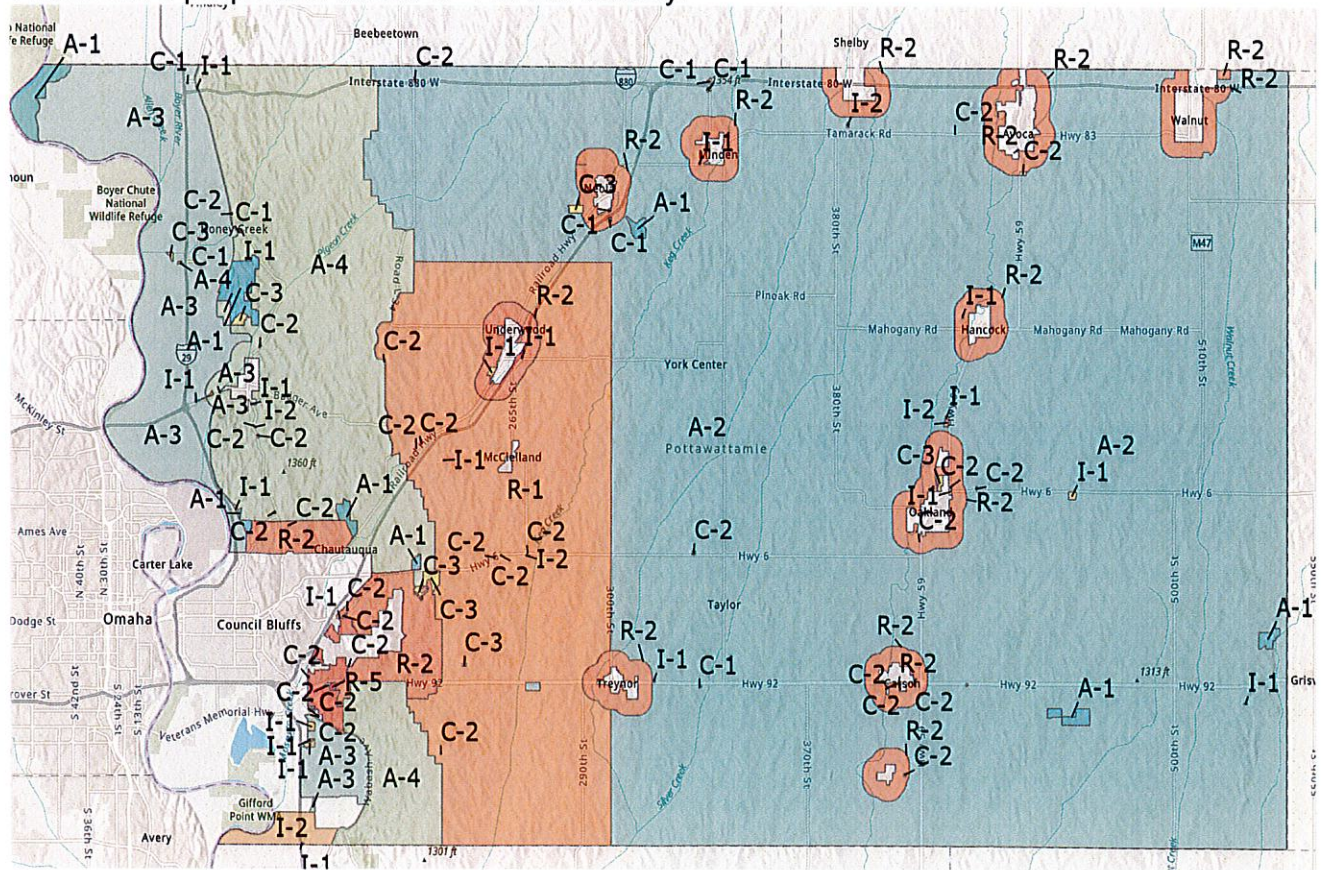
Commercial kennels, veterinary hospitals or clinics are currently conditional uses in the A-2 (Agricultural Production), A-3 (Riverfront Production) and A-4 (Loess Hills) Zoning Districts.

The lot size and coverage requirements for commercial kennels are also currently in the code in the A-2, A-3 and A-4 Zoning Districts.

Commercial stables, riding academies and clubs are currently conditional uses in the A-2 (Agricultural Production), A-4 (Loess Hills), R-1 (Agricultural-Urban Transitional) Zoning Districts. They are also allowed in the R-2 (Urban Transitional) Zoning District if located along or having direct access to a hard surfaced road or an official bituminous road.

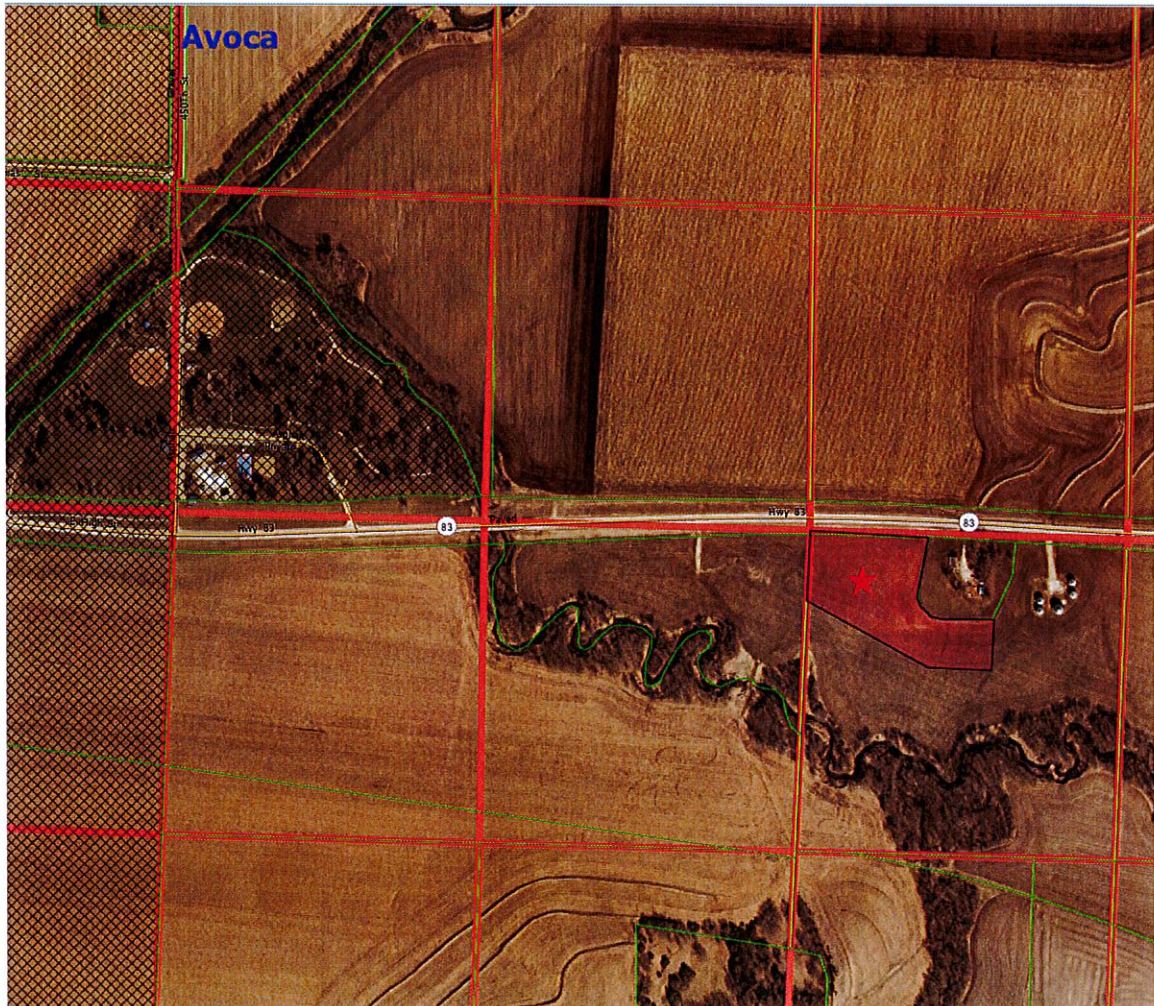
The lot size and coverage requirements for commercial stables are also currently in the code in the A-2, A-4, R-1 and R-2 Zoning Districts.

There are 8 properties zoned C-1 in the County.



Attachment #1 is Pottawattamie County's current C-1 (Highway Commercial) Zoning District Ordinance.

Although you are voting on whether to approve or deny the Zoning Text Amendment and are not approving or denying a specific site, the applicant requesting this amendment is proposing a commercial kennel and stable adjacent to her home at 45615 Hwy 83. The property is approximately ¼ of a mile east of Avoca City Limits. Properties in the immediate area are a mixture of agricultural, residential and Avoca municipality.



COMMISSION

RECOMMENDATION: On September 16, 2024 the Planning Commission conducted their public hearing on this request and made the following recommendation:

Motion: to recommend that the request of Jessica Luke, as filed under Case #ZTA-2024-02, be **approved by the Board of Supervisors**.

Motion by: Larson.

Second by: Schultz.

Vote: Ayes –Larson, Leaders, Silkworth, Schultz, Chapman. Motion Carried.

CHAPTER 8.045
HIGHWAY COMMERCIAL DISTRICT

- 8.045.010 INTENT: The Class C-1 District is intended to provide for travel-related businesses and services in rural areas of the County along major highways where controlled access to the highway is afforded for the convenience and safety of the highway user by the provisions of frontage roads, interchanges and channelized intersections. Properties shall be located along or have direct access to hard surfaced streets. (*Ordinance #2015-05/12-18-2015*)
- 8.045.020 PRINCIPAL USES: The following *principal uses* shall be permitted in the Class C-1 District: (*Ordinance #81-6/10-01-81*)
- .01 Automobile and other vehicle washing establishments, including the use of mechanical conveyors, blowers and steam cleaning, and including self-service facilities. (*Ordinance #81-6/10-01-81*)
 - .02 Convenience stores, including package foods and picnic supplies, souvenirs, novelties, toiletries, and similar merchandise. (*Ordinance #81-6/10-01-81*)
 - .03 Garages for general motor vehicle repair, but not including major body and fender work, and overall painting and upholstering. (*Ordinance #81-6/10-01-81*)
 - .04 Governmental structures and uses including fire stations, libraries, police stations, post offices, substations, and roadside rest areas; but excluding sanitary landfills or uses similar in their scope or effects. (*Ordinance #81-6/10-01-81*)
 - .05 Motels and motor hotels, but only when serviced with public or common water and sewer facilities. (*Ordinance #81-6/10-01-81*)
 - .06 Restaurants, cafes, and drive-in eating and dining places. (*Ordinance #81-6/10-01-81*)
 - .07 Service stations, including dispensing of diesel fuels and complete truck service. (*Ordinance #81-6/10-01-81*)
 - .08 Sexually oriented businesses, subject to the terms of Chapter 3.55, Sexually Oriented Businesses Ordinance, Pottawattamie County, Iowa. (*Ordinance #2003-12/10-03-03*)
 - .09 Towers with a height not exceeding one hundred fifty (150) feet, subject to the requirements of Section 8.004.220. (*Ordinance #2007-09/10-12-07*)
 - .10 Transformer stations, booster stations and utility stations; provided there is no yard or garage for service or storage, or any building for general administrative or sales offices. (*Ordinance #81-6/10-01-81*)
 - .11 Transportation passenger terminals, including bus stations, railroad passenger stations, or other passenger terminals, provided that buses or other transit vehicles shall not be stored on the site and no repair work or servicing of vehicles shall be conducted on the site. (*Ordinance #81-6/10-01-81*)

8.045.030 **CONDITIONAL USES:** The following conditional uses shall be permitted in a Class C-1 District, when authorized in accordance with the requirements in Chapter 8.096: (*Ordinance #81-6/10-01-81*)

- .01 Body and fender repair shops, including overall painting and upholstering, but not including motor vehicle wrecking or used parts yards or outside storage of component parts. (*Ordinance #81-6/10-01-81*)
- .02 Cocktail lounges, provided they are operated as incidental and subordinate activities in motels and restaurants. (*Ordinance #81-6/10-01-81*)
- .03 Transmitting stations and towers with a height exceeding one hundred fifty (150) feet, subject to the requirements of Section 8.004.220. (*Ordinance #2007-09/10-12-07*)
- .04 SOLAR ENERGY SYSTEMS, COMMERCIAL (CSES), subject to the requirements of Section 8.004.210. (*Ordinance #2023-05/03-07-2024*)

8.045.040 **ACCESSORY USES:** The following accessory uses shall be permitted in a Class C-1 District: (*Ordinance #81-6/10-01-81*)

- .01 *Accessory uses and structures* normally incidental and subordinate to one of the permitted *principal or conditional uses*, unless otherwise excluded. (*Ordinance #81-6/10-01-81*)
- .02 Display signs, subject to the provisions of Chapter 8.090. (*Ordinance #81-6/10-01-81*)
- .03 Outdoor advertising signs and billboards, subject to the provisions of Chapter 8.090. (*Ordinance #2015-05/12-18-2015*)
- .04 Outdoor storage of material or merchandise incidental to a permitted use, but not to exceed forty (40) percent of the building floor area used for such use. (*Ordinance #2015-05/12-18-2015*)
- .05 Private parking facilities including garages, carports, and other parking spaces. (*Ordinance #2015-05/12-18-2015*)
- .06 Temporary roadside fireworks stands and Christmas tree lots, when approved by the *Development Director* for a specified time period, after which they all shall be disassembled and removed at the end of the authorized period each year. (*Ordinance #81-6/10-01-81*)
- .07 SOLAR ENERGY SYSTEMS, NON-COMMERCIAL (SES), subject to the requirements of Section 8.004.210. (*Ordinance #2023-05/03-07-2024*)
- .08 WIND ENERGY SYSTEMS, NON-COMMERCIAL (WES), subject to the requirements of Section 8.004.240. (*Ordinance #2023-05/03-07-2024*)

8.045.050 **OFF-STREET PARKING AND LOADING:** Off-street parking and loading spaces shall be provided in accordance with Chapter 8.080 for permitted principal and conditional uses in a Class C-1 District. (*Ordinance #81-6/10-01-81*)

8.045.060 HEIGHT REQUIREMENTS: The maximum height of buildings and structures in a Class C-1 District shall be thirty-five (35) feet or two (2) stories, whichever is lower. (Ordinance #81-6/10-01-81)

8.045.070 SETBACK REQUIREMENTS: The setback requirements for buildings and structures in a Class C-1 District shall be as follows: (Ordinance #81-6/10-01-81)

.01 The front yard setback shall be a minimum of twenty-five (25) feet. (Ordinance #81-6/10-01-81)

.02 The side yard setback shall be a minimum of twenty-five (25) feet when such yard abuts a Class "A" District and shall be a minimum of fifty (50) feet when such yard abuts a Class "R" District or platted residential subdivision. (Ordinance #2004-14/07-01-04)

.03 The rear yard setback shall be a minimum of twenty-five (25) feet when such yard abuts a Class "A" District and shall be a minimum of fifty (50) feet when such yard abuts a Class "R" District or platted residential subdivision. (Ordinance #2004-14/07-01-04)

.04 The minimum setback between buildings situated on the same site shall be ten (10) feet. (Ordinance #81-6/10-01-81)

8.045.080 LOT SIZE AND COVERAGE REQUIREMENTS: The minimum lot size and maximum lot coverage for uses in a Class C-1 District shall be as follows, except as provided in Section 8.004.030 for lots not having common water and/or sewer facilities: (Ordinance #81-6/10-01-81)

| | USE | MINIMUM LOT | | | MAXIMUM LOT |
|-----|-------------------|-------------|-------|-------|-------------|
| | | AREA | WIDTH | DEPTH | COVERAGE |
| .01 | Any Permitted Use | 1.0 Acres | 80' | 100' | 50% |

(Ordinance #81-6/10-01-81)

Jeff Franco/Director, Conservation

**Update on MAPA award presented to
Pottawattamie County Conservation.**

**Jeff Franco/Director, Conservation and
Jeremy Yost/Natural Resources Technician,
Conservation**

Presentation of the REAP Grant Award.

**Suzanne Watson/Director, Community
Services**

**Discussion and/or decision to approve
Director to sign and submit a response
proposal to BEHEOPC-25-201 Behavioral
Health Administrative Services
Organizations Request for Proposals for
District 4 and 1, to the Iowa
Department of Health and Human
Services.**

Other Business

Lea Voss/Treasurer

**Discussion and/or decision to approve
tax suspension pursuant to Iowa Code
Section 427.9, for property located at
3618 Stuart Blvd, Council Bluffs.**

Committee Appointments

Update from Board members on Committee meetings from the past week.

Received/Filed

Public Comments