

**MINUTES OF SIOUX COUNTY BOARD OF SUPERVISORS  
MEETING HELD ON MARCH 6, 2018**

- 1) The Board of Supervisors of Sioux County, Iowa, met pursuant to adjournment at 9:00 a.m. with Chairman Sybesma presiding. Members present were John Degen, Mark Sybesma, Dennis Wright via telephone, Arlyn Kleinwolterink, and Al Bloemendaal.
- 2) As this was the date and 9:00 a.m. the time set for a Public Hearing to approve the FY 2018/2019 County Budget, said hearing was opened by the chairman. Ryan Dokter, Sioux County Auditor presented the budget as published in the official county newspapers. Dokter reviewed the valuations, expenditure and revenue categories, and the projected ending fund balances. No comments were made from the public in attendance. The Chairman closed the Public Hearing. Motion by Bloemendaal and supported by Degen to approve a resolution approving the budget and certifying taxes as submitted by the Auditor. Roll Call on vote: Degen, Yes, Wright, Yes, Kleinwolterink, Yes, Bloemendaal Yes, Sybesma, Yes. Motion carried unanimously.

Form 638 - R  
(Sheet 2 of 2)

**ADOPTION OF BUDGET & CERTIFICATION OF TAXES**  
Fiscal Year July 1, 2018 - June 30, 2019

Budget Basis: CASH

Iowa Department of Management  
County Name: Sioux  
County Number: 84  
Date Budget Adopted: 3/6/2018

At the meeting of the Board of Supervisors of this County, held after the public hearing as required by law, on the date specified above and to the right, the proposed budget for the fiscal year listed above was adopted as summarized and attached hereto, and tax levies, as itemized below, were approved for all taxable property of this County.

There is attached a Long-Term Debt Schedule (Form 703) for the debt service needs, if any.

For the maximum amount of Mental Health and Disabilities Services Fund Levy Dollars please review your budget instruction documents. You may levy less than the maximum but not more.

Note: Utility Tax Replacements are estimated by subtracting the amounts produced in Column T from the amounts entered in Column P. The software performs this calculation and places the budget-year estimated Utility Tax Replacement amounts on line 11 of the Revenues Detail sheet.

Certification of Mental Health and Disabilities Services Fund Levy Dollars:  
County M-HDS Fund Levy Dollars (cannot exceed statutory max)

		(P) UTILITY REPLACEMENT AND PROPERTY TAX DOLLARS	(Q) VALUATION WITH GAS & ELEC UTILITIES	(R) LEVY RATE	(S) VALUATION WITHOUT GAS & ELEC UTILITIES	(T) PROPERTY TAXES LEVIED
<b>A. Countywide Levies:</b>	1		1,814,010,312		1,789,858,271	
General Basic	2	6,349,036		3.5		6,264,504
+ Cemetery (Pioneer - 331.4248)	3			0		0
= Total for General Basic	4	6,349,036				6,264,504
Emerg Mgmt Dollars Included Above in Gen Basic-Info Only for Tax Statement	5					0
General Supplemental	6	952,374		0.52501		939,693
Emerg Mgmt Dollars Included Above in Gen Supp-Info Only for Tax Statement	7					0
County M-HDS Fund (from certification above)	8	788,877		0.43488		778,374
Debt Service (from Form 703 col. I Countywide total)	9	675,700	2,116,226,572	0.27204	2,092,076,531	566,128
Voted Emergency Medical Services (Countywide)	10			0		0
Other (specify)	11			0		0
<b>Subtotal Countywide (A)</b>	12	8,665,987		4.73193		8,551,699
<b>B. All Rural Services Only Levies:</b>	13		958,482,264		940,863,887	
Rural Services Basic	14	2,241,382		2.33847		2,200,182
Rural Services Supplemental	16			0		0
Unified Law Enforcement	17			0		0
Other (specify)	18			0		0
Other (specify)	19			0		0
<b>Subtotal All Rural Services Only (B)</b>	20	2,241,382		2.33847		2,200,182
<b>Subtotal Countywide/All Rural Services (A + B)</b>	21	10,907,369		7.0704		10,751,881
<b>C. Special District Levies:</b>						
Flood & Erosion	22		0	0	0	0
Voted Emergency Medical Services (partial county)	23		0	0	0	0
Other (specify)	24	0	0	0	0	0
Other (specify)	25	0	0	0	0	0
Other (specify)	26	0	0	0	0	0
Township ES Levies (Summary from Form 638-RE)	27	0	0	0	0	0
<b>Subtotal Special Districts (C)</b>	28	0				0
<b>GRAND TOTAL (A + B + C)</b>	29	10,907,369				10,751,881

Compensation Schedule for FY:  
Elected Official:  
Attorney  
Auditor  
Recorder  
Treasurer  
Sheriff  
Supervisors  
Supervisor Vice Chair, if different  
Supervisor Chair, if different

2018/2019 Annual Salary
120,079
73,356
71,301
71,301
64,183
36,104
38,104

Number of Official County Newspapers: 3

Names of Official County Newspapers:

1	Capital Democrat
2	Sioux Center News
3	Siouxland Press
4	
5	
6	

The County Auditor represents the following to be true:

- The prescribed Budget Public Hearing Notice and Proposed Budget Estimate (Form 630) was lawfully published in all official newspapers, with said publication(s) being individually evidenced by verified and filed proof(s) of publication, if applicable, there was lawful publication of any rates exceeding statutory maximums.
- All budget hearing notices were published not less than 10 days, nor more than 20 days, prior to the budget hearing.
- Adopted property taxes do not exceed published amounts.
- Adopted expenditures do not exceed published amounts for any of the 10 individual expenditure classes, or in total.
- Budget was approved by Resolution # \_\_\_\_\_
- This budget was certified on or before March 15 unless otherwise documented to the Department of Management.

Board Chairperson (signature) \_\_\_\_\_

County Auditor (signature) \_\_\_\_\_

**RESOLUTION 2018-07**  
**Approval of FY 2018/2019 Budget and Certification of Taxes**

WHEREAS, the Sioux County Board of Supervisors has considered the proposed FY 2018/2019 county budget and certification of taxes, and

WHEREAS, a public hearing concerning the proposed county budget was held on March 6, 2018,

NOW THEREFORE BE IT RESOLVED by the Board of Supervisors of Sioux County that the county budget and certificate of taxes for FY 2018/2019, as set forth in the budget summary, is hereby adopted and that the Sioux County Auditor is directed to file said budget and to establish accounting records in accordance with the attached schedules.

BE IT FURTHER RESOLVED that the Chairperson and the County Auditor be and are hereby authorized to sign the approved FY 2018/2019 county budget.

Signed and dated this 6<sup>th</sup> day of March, 2018.

/s/Mark Sybesma, Chairman  
Sioux County Board of Supervisors

ATTEST: /s/Ryan Dokter  
Sioux County Auditor

- 3) Minutes of the meeting held on February 20, 2018, were submitted, and the Chairman declared them approved.
- 4) Claims were approved for March 6, 2018 as submitted by the County Auditor.
- 5) Committee Reports:
  - **Kleinwolterink & Degen** – Reported on the Courthouse Security meeting from February 26. Will be looking into adding additional cameras for parking areas around the courthouse, additional panic buttons, ID badges, and potential modifications to the Clerk of Court's office.
  - **Kleinwolterink** – Attended a Safety Committee meeting.
  - **Bloemendaal** – Reported on the MidSioux meeting from February 28. A risk assessment was done to assess the liability exposure due to the number of office locations the agency has. The agency is also getting some initial indication of the level of Federal funding to help complete the budget.
  - **Wright** – Reported on the Sioux Rivers Mental Health meeting from February 27. Tele-medicine was discussed and the Orange City and Le Mars hospitals are very interested in this technology. The Rolling Hills Mental Health Region will vote on whether they will accept Woodbury County into their region.
- 6) Shane Walter, Sioux County Zoning Director, presented the following matter to the Board:
  - As this was the time 9:15 a.m. and date, March 6, 2018 set for a Public Hearing to consider a construction permit for one new 2390 head deep pit swine finisher confinement building at an existing swine and beef confinement facility for Jairus Koenen, located in Section 14 of Garfield Township. The Chairman opened the said Public Hearing. No written or oral comment was received for the proposed construction permit. The Chairman closed the Public Hearing. Motion by Degen and

supported by Kleinwolterink to recommend that this permit be approved by the DNR. Motion carried unanimously.

- 7) Dr. Aletha Stubbe, President, NCC, and Leroy Van Kekrix, Trustee, NCC reported that a Special Election will be held on April 3, 2018 for a \$14,185,000 bond. The bond would pay for 1) an expanded nursing/healthcare training facility, 2) new career training resources in the agriculture, manufacturing, and transportation sectors, 3) high school career partnerships, and 4) enhanced services for military veterans.
- 8) Supervisor Kleinwolterink left the meeting at 9:40 a.m.
- 9) Shane Walter, Sioux County Zoning Director, presented the follow matter to the Board:

As this was the time 9:45 a.m. and date, March 6, 2018 set for a Public Hearing to consider amendments to County Ordinance No. 1. The Chairman opened the Public Hearing. Walter shared the following: TITLE OF PROPOSED AMENDMENT: Amendments to Sioux County Zoning Ordinance # 1 Update Articles: III, Definitions/Use Classifications; V, Ag Dist.; VI, EC Dist.; VII, Rural Res. Dist.; XI, Comm. Dist.; XII, Rural Comm. Dist.; XIII, Light Ind. Dist.; XIV, Heavy Ind. Dist.; XVI, Supplemental District Regs.; and Article XVII, Additional Use Regulations.

**SUMMARY OF PROPOSED AMENDMENT:**

In response to a recommendation from the Sioux County Planning and Zoning Commission which, on February 1, 2018, approved the following amendments to the text of the Sioux County Zoning Ordinance to more clearly establish the parameters for parcel divisions and setbacks, fireworks sales, home occupations, and rural commercial business operations and industrial enterprise, the Ordinance will be updated to include the following:

The following definitions shall be added to Article III, Section 3.1, Definitions:

**EVENTS CENTER:** Facility for conducting weddings/receptions, vendor fairs, family reunions, business meetings, etc.

**STABLE, COMMERCIAL:** Any property, building or commercial establishment in which more than three (3) Equine (horse, donkey, mule) are housed, groomed, bred, boarded, trained, or sold, all for a fee or compensation.

**WINERY/MICRO-BREWERY/TAP ROOM:** A use engaged in the preparation and retail sales of alcoholic beverages for consumption on the premises.

Article III, Section 3.2.S. shall be amended by replacing the following text: 'six (6)', with 'three (3)'

Article III, Section 3.2.T. shall be amended by adding the following text: cocktail lounge

Article III, Section 3.2. shall be amended by adding the following text: FF.

**WINERY/MICRO-BREWERY/TAP ROOM:** A use engaged in the preparation and retail sales of alcoholic beverages for consumption on the premises.

Article V, Agricultural District, shall be amended as follows:

Section 5.3.5. by adding the following text: Unless otherwise allowed by this Ordinance;

Inserting New Section: '5.3.6: Individual agriculturally zoned parcels that include a farm residence may be split for residential purposes once in the lifetime of both the original and resulting parcel provided all of the following criteria are met:

- a. The original parcel is a minimum of four(4), and a maximum of ten(10) net acres in size, and
- b. There is only one existing dwelling on the original parcel, and
- c. There is evidence to support a history of no farming (crop) activity for a minimum of five (5) years prior to the division of the parcel under consideration, and
- d. Each resulting parcel is a minimum of 2 acres net, and

- e. All other pertinent zoning regulations are met by both the original and resulting parcel, including minimum setback requirements, lot/parcel size, septic requirements, etc., and
- f. The properties are otherwise determined by the zoning director to be suitable for residential purposes.
- g. Both parcels are subject to the “Parcel Subdivision” regulations outlined in [Section 16.11](#) of this Ordinance, and
- h. All residential dwelling units must be constructed in compliance with the “Minimum Requirements for Residential Structures” regulations outlined in [Section 17.7](#) of this Ordinance. Manufactured or mobile homes must be converted to real property in conformance with section 135D.26 of the *Code of Iowa*.’

Section 5.4 Conditional Uses, Industrial Uses, add the following new text: Fuel Storage, Pesticide/Fertilizer Storage & Processing, Chemical Storage, Renewable Energy/Resources Industries, Sanitary Landfill; Section 5.4 Conditional Uses, Commercial Uses, add the following new text: Commercial Recreation, Events Center, Farm Business, Retail or Novelty, Fireworks Sales ( requires annual renewal & proof of liability insurance and Fire Marshall Inspection or waiver)’, ‘ Stable, Commercial’; Section 5.4 Conditional Uses, add the following new text: Public/Private Uses: As deemed appropriate by the Board

Section 5.6. Site Development Regulations, Agricultural Support Housing, Minimum Side Yard Setback: replace ‘15’ with ‘25’

Article VI – EC, Environmental Conservation District, be amended as follows:

Add new text to 6.3. Conditional Uses and Structures, Civic/Public Uses, and Private Uses: Other uses deemed appropriate by the Board; Add new text to 6.3. Conditional Uses and Structures, Industrial Uses: Resource Extraction

Article VII RR – Rural Residential District, be amended as follows: Amend 7.2. Principal Permitted Uses: Replace ‘Agricultural Uses’ with ‘Commercial Uses’; Add to 7.2. Permitted Primary Uses, Agricultural Uses: Animal Husbandry, non-commercial, limited scope; Stable, Private; add to 7.3. Conditional Uses and Structures: Commercial Uses: Stable, Commercial Events Center, Farm Business, Retail or Novelty, Fireworks Sales (requires annual renewal & proof of liability insurance and Fire Marshall Inspection or waiver) ; Industrial Uses: Fuel Storage, Pesticide/Fertilizer Storage, Chemical Storage, Renewable Energy, Resources Industries, Sanitary Land Fill’; Other Public/Private Uses: As deemed appropriate by the Board.

Article XI C- Commercial District, be amended as follows: Section 11.2. Principal Permitted Uses: Move ‘Outdoor Sports and Recreation’ to Section 11.3. Conditional Uses and Structures; add to 11.2. Principal Permitted Uses, Commercial: Fireworks Sales (requires annual renewal & proof of liability insurance and Fire Marshall Inspection or waiver), add to 11.3 Conditional Uses and Structures: Public/Private Uses, Other uses as deemed appropriate by the Board

Article XII RC – Rural Commercial District, be amended as follows: add to 12.2. Principal Permitted Uses, Commercial: Fireworks Sales (requires annual renewal & proof of liability insurance and Fire Marshall Inspection or waiver); Add to 12.3 Conditional Uses and Structures: Public/Private Uses, Other uses as deemed appropriate by the Board

Article XIII LI – Light Industrial District, be amended as follows: add to 13.2. Principal Permitted Uses, Commercial: Fireworks Sales (requires annual renewal & proof of liability insurance and Fire Marshall Inspection or waiver); add to 13.3 Conditional Uses and Structures: Public/Private Uses, Other uses as deemed appropriate by the Board

Article XIV HI – Heavy Industrial District, be amended as follows: add to 14.2. Principal Permitted Uses, Commercial: Fireworks Sales (requires annual renewal & proof of liability insurance and Fire Marshall Inspection or waiver); add to 14.3 Conditional Uses and Structures: Public/Private Uses, Other uses as deemed appropriate by the Board

Article XVI Supplemental District Regulations, be amended as follows: Section 16.10.5. Insert: If the pond/lake abuts residential development; Section 16.11 – add text to paragraph one:

for residential purposes; Insert second paragraph: All parcel subdivisions created for purposes other than those regulated elsewhere by this Ordinance, shall retain the original parcel's zoning classification, and must meet the minimum site development regulation requirements for the zoning district classification of the original parcel.

Article XVII Additional Use Regulations, be amended as follows: Section 17.4. Section subtitle HOME OCCUPATIONS, insert text: AND OFF PREMISES BUSINESSES; Section 17.4.1 Residential Home Occupations, replace paragraph two with the following text: Permits for home occupations issued as an accessory to residential uses shall be renewed every three (3) years and conducted in accordance with the following limitations: ; 17.4.1.B, Replace text: members of the immediate family, with: family members; 17.4.2 Agricultural Home Occupations, replace paragraph two with the following text: Permits for home occupations issued as an accessory to residential uses shall be renewed every three (3) years and conducted in accordance with the following limitations: ; 17.4.2.B, Replace text: members of the immediate family, with: family members; Add Section: 17.4.3. Off-Premises Businesses are uses that typically carry on a commercial type use off premises, with only equipment being stored on the premises, for example: construction, excavation, plumbing & electrical, and similar enterprises that are not typically conducted on the premises. Permits for off- premises businesses shall be issued and renewed every three (3) years, when conducted in accordance with the following limitations:

- A. Equipment or materials associated with the off premises business may be displayed or stored where visible from off the premises, in a neat and orderly fashion. However, the off premises business shall not use the principle use property as a sales lot or display area for products such as automobiles, recreational vehicles or farm machinery and equipment, and
- B. May have no more than one (1) flush-mounted non-illuminated wall sign not exceeding twelve (12) square feet, and one ((1) non-illuminated yard sign not exceeding twenty (20) square feet and ten (10) feet in height, and
- C. The storage of equipment related to the business shall not produce external noise, vibration, smoke, dust, odor, heat, glare, fumes, electrical interference or waste run-off outside of property of the principal use or elsewhere that would be a nuisance to neighboring properties, and
- D. Shall be permitted only when the business is conducted in accordance with state and federal regulations.

No written or oral comments were received. The Chairman closed the Public Hearing. The second and final reading of the amendments to County Ordinance No. 1 will be March 20, 2018 at 9:15 a.m.

**10) Doug Julius, Sioux County Engineer,**

- Requested Board consideration of a permit agreement for Northwest REC to place overhead electric cables in the County right-of-way in the northeast section of section 18 of Sherman Township, crossing Grant Avenue into section 17, crossing 480<sup>th</sup> St and ending in section 20. Motion by Degen and supported by Bloemendaal to approve the permit agreement. Motion carried unanimously, one member absent.
- Reviewed the specifications from the heavy duty tandem axel truck and will place the order for it.
- Reported on the letting for an asphalt resurfacing project STP-S-C084(157)—5E-84, which is road B14/280<sup>th</sup> Street from the O'Brien County border, west to L14, which is a 7 mile stretch and goes through Matlock. The letting is March 20, 2018 at 10:00 a.m. in Ames, Iowa. Late start date is August 18 and will have 30 working days.
- Reviewed the Bid Tab for stock culverts:

<u>Supplier</u>	<u>Total Bid</u>
Metal Culverts, Inc.	\$62,206.50
Contech Engineered Solutions	\$64,665.00
Northern Iowa Construction Products	\$66,136.00
Midwest Service & Sales	\$83,771.60

These quotes include 3,600 feet of 18” culverts, 960 feet of 24” culverts, and 180 feet of 36” culverts. The low bid was accepted.

- Informed the Board that Secondary Roads is working on snow removal.
- Reviewed the Bridge Rating Report, which may cause many of the County bridges to be reposted with new signs due to the number of different axel configurations.

**11)** Kevin Van Otterloo, Mayor, Rock Valley, informed the Board that the City of Rock Valley was asked to request additional funds by the Enhance Iowa Grant Program, before a decision would be made for funding the City’s event center. Motion by Wright and supported by Bloemendaal to maintain the current level of funding for the City of Rock Valley at \$5,000 per year, paid over 3 years for a total contribution of \$15,000. Motion carried unanimously, one member absent.

**12)** The Chairman adjourned the meeting at 10:25 a.m. until 9:00 a.m. Tuesday, March 20, 2018.

\_\_\_\_\_  
Mark Sybesma, Chairman  
Sioux County Board of Supervisors

ATTEST: \_\_\_\_\_  
Ryan Dokter  
Sioux County Auditor