

MINUTES OF SIOUX COUNTY BOARD OF SUPERVISORS

MEETING HELD ON OCTOBER 2, 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, Al Bloemendaal and Arlyn Kleinwolverink.
- 2) Minutes of the meeting held on September 18, 2018, were submitted, and the Chairman declared them approved.
- 3) Claims were approved for October 2, 2018 as submitted by the County Auditor.
- 4) Doug Julius, Sioux County Engineer,
 - Presented two permit agreements from Premier Communications for Board consideration 1) place a fiber optic cable in Section 3 of Nassau Township and 2) place a fiber optic cable in Sections 33 and 34 of Logan Township. Motion by Degen and supported by Kleinwolverink to approve the proposed permits. Motion carried unanimously.
 - Presented a permit agreement from Rural Water System #1 for Board consideration to place a water line in Sections 21 and 27 of Garfield Township. Motion by Degen and supported by Kleinwolverink to approve the proposed permit. Motion carried unanimously.
 - Presented a permit agreement from Oolman Pork for Board consideration to place a liquid feed line and a manure line in Sections 26 and 35 of West Branch Township. Motion by Wright and supported by Bloemendaal to approve the proposed permit. Motion carried unanimously.
 - Updated the Board on secondary road activities.
 - Reported that 60,000 tons of gravel has been crushed at the Chatsworth pit.
 - Reported on preliminary talks with FEMA for damage assessment from flooding.
 - Updated the Board on the progress on the 2018 construction projects.
 - Reported that patching and crack sealing is ongoing.
- 5) Committee Reports:
 - **Kleinwolverink & Degen** – Reported on a meeting with Interstates Mechanical Corporation and Jon Buitter with EDA on the ongoing issues with the geothermal system in the courthouse.
 - **Wright & Sybesma** – 1) Reported on the Sioux Rivers Mental Health meeting from September 25. 2) Informed the Board about an information request made by the Northwest Iowa Care Connections mental health region.
 - **Kleinwolverink**– Attended a Workforce Development meeting in Spencer.
 - **Bloemendaal** – 1) Attended a Northwest Iowa Planning meeting on September 20. 2) Attended a RIDES meeting on September 20. 3) Reported on the MidSioux meeting from September 26 and stated that there is \$5,000 in disaster assistance per family for those who meet the income requirements.
 - **Wright**– 1) Attended the Northwest Iowa Development partners meeting on September 19 at the new events center in Sheldon. 2) Attended the bid letting at Sandy Hollow on September 20. 3) Reported on the YES Board meeting from September 21. Stated that State reimbursement was down a little due to other county claims that should not have been submitted for reimbursement.

- **Sybesma** – 1) Reported on the Housing Trust meeting and stated there is \$59,000 in unspent funds from 2016. Agency is looking into options for dispersing the funds to various agencies. 2) A tentative date of November 14, 2018 has been set for the grand opening of the Sioux County Regional Airport. Work with landowners continues in regards to drainage issues.

6) Shane Walter, Sioux County Zoning Director presented the following:

- Application 2018-166 Petition to Amend the Zoning District Boundaries- Rachel and Kelly Brunsting request that a parcel, or portion thereof, currently located in an agricultural zoning district in the SE ¼ of the SE ¼ of West Branch Township, Section 36 be classified as ‘Commercial’. Motion by Kleinwolterink and supported by Degen to approve the classification change as stated in the following resolution. Roll Call on vote: Kleinwolterink, Yes; Degen, Yes; Bloemendaal, Yes; Wright, Yes; Sybesma, Yes. Motion carried unanimously.

RESOLUTION NO. 2018-33

WHEREAS, a petition has been received from Rachel Brunsting requesting an amendment to the Sioux County Zoning Ordinance and the Sioux County Zoning Map to change the Zoning Classification of the property described herein, from an Agricultural (AG) District to a Commercial (C) District,

PROPERTY DESCRIPTION

A portion of that part of the Southeast Quarter (SE 1/4) of Section Thirty-six (36), Township Ninety-five (95) North, Range Forty-five (45) West of the 5th Prime Meridian, designated Parcel A in a Plat of Survey recorded in the 2011 File at Card No. 2930, and shown on the accompanying site plan (Exhibit A),

A one hundred and seventy five foot by four hundred and twenty five foot (175’ x 425’) area, approximately one and seventy-one hundredths (1.71) acres in size more or less, in the SE 1/4 of the SE 1/4 of Section 36, West Branch Township, Sioux County, Iowa,

WHEREAS, the above described property and surrounding area has a significant history of commercial usage, and is not in conflict with the Sioux County Land Use Plan, and,

WHEREAS, said change does not appear to have a detrimental effect on other properties adjacent to this site, and no major effect on the majority of the property owners in the area, and,

WHEREAS, the Sioux County Zoning Commission recommended, on September 13, 2018, approval of the proposed zoning classification change of the property described and shown on the area site plan attached to this petition.

THEREFORE, it is hereby resolved by the Sioux County Board of Supervisors, that the Zoning Classification of said property be changed from an Agricultural (AG) District to a Commercial (C) District, and that said change shall be effective on publication of this resolution.

RESOLVED, this 2nd day of October, 2018.

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

ATTEST: /s/Ryan Dokter
 Sioux County Auditor

- 1) Waiver of Separation of Distance for manure storage structures, Big C Farms, LLC, Location of facility: 4096 440th St, Hospers, Location of confinement barns to R.O.W. 50' – 60' to Kingbird Avenue R.O.W. easement. 2) Waiver of Separation of Distance for manure storage structures, Big C Farms, LLC, Location of facility: 3797 Jay Avenue, Orange City, Location of confinement barns to R.O.W. 62' to 380th St R.O.W. easement. Motion by Bloemendaal and supported by Wright to approve the waiver of separation of distance requests. Motion carried unanimously.
- 7) As this was the date and time, 9:45 a.m. for a Public Hearing on proposed plans and specifications, form of contract and estimate of cost for a new nature center located in Oak Grove State Park, Hawarden, Iowa, the Chairman opened the Public Hearing.

David Brockshus with CMBA Architects stated that the plans were publicly available for the nature center in the Engineer's Office for approximately 30 days, the bids came in on September 20th and the low bid was Nelson Construction from Sioux City in the amount of 3.3 million dollars, for the construction of a 12,000 square foot nature center. This includes the offices of the Conservation staff, exhibit space, education space, general storage space, and the parking around the proposed facility.

The Chairman requested any public comment, which would be passed on to the Conservation Board for their consideration at their October 3, 2018 meeting. No comments were received. The Chairman closed the Public Hearing.

- 8) Discussion began around the need for financing for the nature center as not all of the pledges have been received. Sioux County Attorney, Tom Kunstle is seeking clarification from bond counsel for the need of a county-wide special election for financing. General County Purpose bonds would be needed for the financing of the nature center before action can be taken on the proposed contracts. Kunstle relayed that bond counsel recommended not entering into any kind of contract until financing has been established. A formal petition from the Sioux County Conservation Board to the Sioux County Board of Supervisors, is the first step in the process for pursuing General County Purpose bonds.

Sioux County Conservation Director, Rob Klocke reported that the project is expected to cost 4.6 million and that pledges to date are roughly 3.5 million. This does not include the \$600,000 in State grant funding. The project must be completed by March 31, 2020 in order to keep the grant. The Sioux County Conservation Foundation has approximately 1 million dollars on hand according to Conservation Board member Dave Meylink.

Chairman Sybesma requested to see the bid details as well as the pledges for the project.

- 9) Kim Westerholm, Children and Family Services Director, Community Health Partners provided a quarterly update from the agency.
- Deb Vander Plas retired on July 1 and her position will not be filled, and her duties are being divided amongst other employees.
 - Reported on a new grant in conjunction with the Sioux County Sheriff's office for texting and driving education.
 - The Decat grant has been renewed recently for education of parents with young children.
 - Reported on the family literacy program, diabetes prevention program, and the community health needs assessment.

- There is an ongoing contract with IDPH for tobacco and nicotine free policies and a lead poison and prevention grant. Both of these cover a five county area.
- Reported that there were 99 cases of West Nile virus in the State of Iowa, 9 of which were in Sioux County.

10) The Chairman adjourned the meeting at 10:35 a.m. until 9:00 a.m. Tuesday, October 16, 2018.

Mark Sybesma, Chairman
Sioux County Board of Supervisors

ATTEST: _____
Ryan Dokter
Sioux County Auditor