

## **Minutes**

### **Cass County Board of Supervisors**

**Tuesday, December 2, 2025**

The Cass County Board of Supervisors met in regular session at 9:00 a.m. in the courthouse board room with members present: Steve Baier, chair; Stephen Green, Wendy Richter, Mark O'Brien and Bernard Pettinger. Absent: none.

O'Brien moved, Pettinger seconded, to adopt the consent agenda as amended (remove discussion of Willow Heights lease) including:

Minutes from the November 18, 2025 meeting

Claims from November 16-30, 2025

All ayes. Motion carried.

Pettinger moved, Green seconded, to allow/disallow Family Farm credits as recommended by the county assessor in accordance with Iowa Code Chapter 425A for taxes collectible in Fiscal Year 2026-2027. All ayes. Motion carried.

Richter moved, O'Brien seconded, approval of Resolution 2025-38, Resolution to Abate or Compromise Tax by entering into an agreement with the City of Atlantic to abate all taxes penalties and interest collectible in accord with Iowa Code 445.16 subject to Atlantic taking possession of the following parcels:

300005263001003

303004831001000

305012568001010

Ayes: Baier, Pettinger, Green, Richter, O'Brien. Nays: None. Motion carried.

Pettinger moved, Green seconded, to acknowledge receipt of recommendations from the Cass County Zoning Commission and set the date of Public Hearing for December 16, 2025 at 9:05 AM to consider an application for zoning change by Karen Davis from SR (Suburban Residential) to AG (General Agriculture) for the following property:

A parcel of land located in the S ½ of the SE ¼ of Section 25, Township 74 North, Range 37 West (Pleasant Township) of the 5<sup>th</sup> P.M., Cass County, Iowa. The parcel number is 240003738003001 and the address is 59708 Yankton Rd.

All ayes. Motion carried.

Pettinger moved, O'Brien seconded, to acknowledge receipt of recommendations from the Cass County Zoning Commission and set the date of Public Hearing for December 16, 2025 at 9:05 AM (in consecutive order to the previous public hearing) to consider an application for zoning change by Kelly Wise from AG (General Agriculture) to B (Business) for the following property:

A parcel of land located in the SW ¼ of the SE ¼ of Section 5, Township 76 North, Range 35 West (Franklin Township) of the 5<sup>th</sup> P.M., Cass County, Iowa. The parcel number is 140001359002002 and the address is 67726 White Pole Road.

All ayes. Motion carried.

O'Brien moved, Green seconded, to acknowledge receipt of recommendations from the Cass County Zoning Commission and set the date of Public Hearing for December 16, 2025 at 9:05 AM (in consecutive order to the previous public hearing) to consider an application for zoning change by Tony Snyder from AG (General Agricultural) to IL (Light Industrial) for the following property:

A parcel of land located in the West Half of Section 6, Township 77 North, Range 37 West (Brighton Township) of the 5<sup>th</sup> P.M., Cass County, Iowa. The parcel number is 090000981002003 and the address is 54148 Boston Road.

All ayes. Motion carried.

Ryan Berven, with Assured Partners, presented the employee benefit renewal rates for Fiscal Year 2026-2027.

Dennis Vogal and Mark Knudsen reviewed current road and equipment projects for secondary roads.

Green moved, Richter seconded, to acknowledge receipt of the EMS Advisory Board's recommendation of the EMS levy Ayes: Baier, Green, Hartkopf, O'Brien, Pettinger. Nays: none. Motion carried.

Committee reports: Baier on Juvenile Detention; Richter on Juvenile Courts; O'Brien on Willow Heights lease.

Reports filed: Recorder, Sheriff, General Relief & Mental Health.

The following claims were approved, and the auditor authorized to issue checks for the same:

General Basic Fund

Able Locksmiths Inc	Repairs	280.00
Access Systems, Inc.	Copier Contract	938.91
Access Systems, Inc.	Service Agreement	278.04
Alliant Energy	Utilities	238.35
Amazon Business Amazon Capital	Office Supplies	14.99
Atlantic Municipal Utilities	Utilities	1958.18
Bluejay Properties LLC Attn: J	Rent	400.00
Department of Inspections Boil	Boiler Inspection	80.00
Cappels	Supplies	23.98
Cass Co Fair Association	Contribution	40000.00
Century Link	Telephone Services	646.08
Terry Duggan	Mileage	150.83
Grant Street Investments LLC	Rent	500.00
Griswold American Forsyth Publ	Publishing	240.05
Mitch Holmes	Mileage	117.91
Hy-Vee Pharmacy Attn: Store Ch	Prescriptions	140.75
Hy-Vee, Inc. Accounts Receivab	Food and Provisions	1741.71
Iowa State Medical Examiner De	Medial Examiner	3088.00
ISAC	Contribution	500.00
Erik Johnson	Registration	451.20
Mediacom	Telephone Services	500.00
ODP Business Solutions, LLC	Office Supplies	50.26
The Office Stop	Office Supplies	110.16
Pitney Bowes Inc	Equipment Lease	847.80
Dan Proehl	Cellular Services	40.00
Professional Pest Control LLC	Pest Control	296.00
Christine Short	Mileage	12.33
Kathy Somers	Mileage	198.05
Dorene D Sothman	Schooling Mileage	191.08
The Shredder Green Resource Ma	Shredding Services	84.00
Verizon Wireless	Cellular Service	437.90
Visa Banker's Bank	Misc Expenses	268.80
Visual Edge IT	Copier Contract	489.24

MHDS Reimbursable Expense

Access Systems, Inc.	Copier Contract	69.17
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General Supplemental Fund

Douglas County Sheriff	Notices	75.00
Mary Dunn	PEO Compensation	86.25
Kimberlee Sears	PEO Compensation	86.25
Dorene D Sothman	Election Mileage	113.90
Sheryl Sunderman	PEO Compensation	98.93

Weimer Law, PC Krisanne Corl W	Juvenile Services	2100.00
Rural Services Basic Fund		
Anita Public Library c/o Anita	Contribution	23175.00
Atlantic Public Library	Contribution	34196.00
ATLAS Consulting Group LLC	Equipment	1487.75
Cumberland Public Library	Contribution	17098.00
Griswold Public Library	Contribution	23896.00
Lewis Library	Contribution	17098.00
Massena Public Library	Contribution	17304.00
Unmanned Vehicle Technologies	Equipment	6977.70
Secondary Road Fund		
Agriland FS, Inc.	Bulk Fuel	9108.57
Alliant Energy	Utilities	747.52
Anita Supply Center	Supplies	1.31
Atlantic Ag & Auto LLC	Supplies	136.59
Atlantic Motor Supply Inc	Supplies	1535.34
Atlantic Municipal Utilities	Utilities	393.41
Blacktop Service Company	Outside Services	12550.00
Cappels	Supplies	938.73
Dave Christensen	Reimbursement	40.00
Christofferson Pumping Duane C	Building Maintenance	275.00
Dan's Sanitation Danny Winther	Sanitary Disposal	60.00
EJS Supply, LLC	Expendable Parts	1398.72
Farm Service Coop	Supplies	188.50
Fastenal Company	Supplies	10.56
Gregg Young Automotive	Parts/Service	1393.95
Griswold Communications	Telephone Service	38.12
Henningesen Constr Co Inc	Supplies	175.00
Scott Holaday	Reimbursement	40.00
Curtis Holste	Reimbursement	40.00
Housby Mack Inc	Parts/Service	1310.83
ICEA	Meeting Fees	325.00
IDALS Pesticide Bureau-IDALS	Pesticide License	15.00
Robert Kirchner	Reimbursement	40.00
Mark Knudsen	Reimbursement	40.00
Ethan Miller	Reimbursement	40.00
Jason Mitchell	Reimbursement	40.00
Nishnabotna Valley R E C	Intersection Lighting	39.67
Schildberg Construction, Inc.	Rock	61424.95
Chad Schwarte	Crop Damages	473.00
Andrew Steffen	Reimbursement	40.00
Truck Center Companies Inc	Parts/Service	302.41
Visa Banker's Bank	Misc Expenses	1797.10
Vogel Traffic Service, Inc.	Pavement Marking	51536.12
Kyle Wilmeth	Reimbursement	40.00
Trent Wolken	Reimbursement	40.00
Wyman's Carquest Wyman Auto Pa	Supplies	180.50
Ziegler Inc.	Parts/Service	930.23
Sheriff Investigations-Drone		
Unmanned Vehicle Technologies	Equipment	2943.00
Sheriff Invest Fed Treasury		
Unmanned Vehicle Technologies	Equipment	6500.00
Local Option Tax Fund		
Anita Public Library c/o Anita	Contribution	12952.95
Atlantic Public Library	Contribution	19112.79
Cass Co Meals on Wheels	Contribution	650.00
Cumberland Public Library	Contribution	9556.40
Griswold Public Library	Contribution	13355.93
Lewis Library	Contribution	9556.40
Massena Public Library	Contribution	9671.53
Capital Projects		
Atlantic Municipal Utilities	Utilities	605.48
Emergency Comm. Upgrade-DbSv		
First Whitney Bank& Trust	Debt Repayment	3726.50

Rolling Hills Bank & Trust	Loan Repayment	3726.50
2017 Agribus Long Term Debt		
First Whitney Bank& Trust	Debt Repayment	1591.88
Rolling Hills Bank & Trust	Loan Repayment	1591.88
Local Emergency Mgmt Agency		
Intellicene Direct	Software	6067.20
Mike Kennon	Fuel/Supplies	50.91
Environmental Control Agn		
Cass Health	Testing	121.00
Farmers Electric Cooperative	Utilities	1460.97
Microbac Laboratories, Inc. c/	Testing Fees	7378.63
Scales Sales & Service, Inc.	Scale Inspection	475.00
Secondary Road Fund	Reimburse Sec Rd Hours	500.00
Grand Total		458457.63

At 10:18 a.m. Richter moved, Green second, to adjourn. All ayes. Meeting adjourned.

Next meeting December 16, 2025.