

## **Minutes**

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

**Tuesday, December 16, 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.

Green moved, Richter seconded, to adopt the consent agenda including:

Minutes from the December 2, 2025 meeting

Claims from December 1 – 15, 2025

All ayes. Motion carried.

At 9:06 a.m., Baier recessed for the public hearing 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. Green moved, Pettinger seconded, to close the public hearing. All ayes. Motion carried. At 9:12 a.m., Baier closed the public hearing.

Green moved, Pettinger seconded, to approve the zoning change request 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. Ayes: Baier, Green, O'Brien, Pettinger. Nays: Richter. Motion carried.

The public hearing to consider a zoning change by Tony Snyder was withdrawn by the applicant.

There were no public comments regarding the EMS Advisory Council's annual report and funding recommendation of a 1% local income surtax and property tax levy of \$0.75 per one thousand dollars of taxable valuation for Fiscal Year 2026-2027.

O'Brien moved, Green seconded, to approve a two-year lease of Willow Heights (the former county farm building) with Zion Behavioral Services for a drug and alcohol rehabilitation facility. Ayes: Baier, Green, O'Brien, Richter. Nays: none. Abstain: Pettinger. Motion carried.

Jotham Arber, Executive Director of Cass/Guthrie County Environmental Health, presented the monthly report, highlighting radon testing.

Green moved, O'Brien seconded, to approve the 2026-2027 Cass County Health Insurance Program implementing participation and non-participation rates for January 1, 2027 – December 31, 2027, based on participation in the 2026 wellness plan. All ayes. Motion carried.

Green moved, O'Brien seconded, to approve the Calendar Year 2026 ISAC Wellness Agreement. All ayes. Motion carried.

Trent Wolken, County Engineer, reviewed current road and equipment projects.

Committee reports: Green on EMS and landfill; Richter on the district supervisors meeting.

Reports filed: Clerk of Court.

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

General Basic Fund

Access Systems, Inc.	Copier Contract	1282.55
Ahlers Cooney Attorneys	HR Legal Services	2064.80
Akin Building Center	Supplies	234.86
Alliant Energy	Utilities	1403.48
Amazon Business Amazon Capital	Office Supplies	190.65
Anita Tribune Co Inc	Publishing	162.50
Atlantic Municipal Utilities	Utilities	957.30
Atlantic News Telegraph	Publishing	1096.97
Sean Berens	Cellular Services	40.00
Black Hills Energy	Utilities	82.43
Camblin Plumbing & Heat, Inc.	Repairs	473.65
Cappels	Supplies	241.20
Carroll Control Systems, Inc.	Boiler Repairs	1393.25
Cass County Pest Control	Pest Control	40.00
Cass County Sheriff	Notices	80.00
City of Lewis	Utilities	93.52
Judy Collins	Office Supplies	10.69
Cott Systems, Inc Valsoft	Maintenance/License	855.00
Culligan Soft Water Serv	Cooler Rent	63.00
DD&K Rentals LLC	Rent	400.00
Dell Marketing L.P % Dell USA	Equipment	15939.90
Ed's Lawn Equipment	Equipment Maintenance	183.50
Fareway Stores Inc	Food and Provisions	262.42
Farmers Electric Cooperative	Utilities	46.86
Keith A Findley	Deposition	315.00
Five Q Innovations, LLC	Website Hosting	100.00
Green Acres Lawn & Landscaping	Snow Removal	575.00
Griswold American Forsyth Publ	Publishing	80.00
Griswold Communications	Telephone Service	294.93
Hy-Vee, Inc. Accounts Receivab	Food and Provisions	11.48
ISCTA IA State Co Treasurers A	Registration	90.00
Laverty Sanitation Brandon Lav	Sanitary Disposal	224.00
Mail Services LLC	Postage	911.03
Mediacom	Telephone Services	1253.24
Mid American Energy	Utilities	87.07
Mid Plains Properties LLC	Rent	400.00
Ted's Cooperative aka Midtown	Rent	500.00
Nishnabotna Valley R E C	Utilities	406.83
OReilly Auto Parts	Vehicle Maintenance	56.93
Otto Lorence & Wiederstein	Professional Services	36.50
Pest Off Pest Control	Pest Control	95.00
Brenda Pottebaum	Custodial Services	1140.00
Dan Proehl	Cellular Services	40.00
Quill Corporation	Office Supplies	619.90
SIRWA	Utilities	30.00
Stone Office Products	Office Supplies	945.99
Verizon Wireless	Cellular Service	897.06
Visa Banker's Bank	Misc Expenses	978.62
Visual Edge IT	Copier Contract	176.19
Mary Ward	Mileage	38.46
Wex Bank (Fleet)	Fuel	681.51
21st Century Cooperative ATTN:	Seed	32.16

MHDS Reimburseable Expense

Access Systems, Inc.	Copier Contract	72.03
Debbie Schuler	Mileage	140.98

General Supplemental Fund

Atlantic News Telegraph	Publishing	26.53
Cass County Sheriff	Notices	702.00
Henry M Adkins & Son Inc	Election Supplies	6350.00

IMWCA	Work Comp	3423.00
Public Safety Fund	County Contribution	38258.30
Storey Kenworthy	Election Supplies	56.46
Visa Banker's Bank	Misc Expenses	431.74
Weimer Law, PC Krisanne Corl W	Juvenile Services	2100.00
Rural Services Basic Fund		
Cass Co Environ Landfill	Contribution	9630.00
Iowa Weed Comm Ass'n c/o Megan	Registration	227.00
McAtee Tire Service Inc	Vehicle Maintenance	295.35
Visa Banker's Bank	Misc Expenses	29.29
Wex Bank Fleet Services	Fuel	3027.95
Secondary Road Fund		
Agriland FS, Inc.	Bulk Fuel	7289.38
Alliant Energy	Utilities	379.63
Allied Oil & Supply, Inc.	Oil/Supplies	3333.80
Atlantic Ag & Auto LLC	Supplies	273.99
Cass Health	Testing	133.00
CCL Supply, LLC	Supplies	234.67
Cintas LOC 749	Uniforms	216.16
Construction Trailer Specialis	Expendable Parts	278.59
Cook Sanitation	Sanitary Disposal	60.00
Dixon Construction Co	Contract Payment	128478.69
Fastenal Company	Supplies	58.89
Griswold Communications	Telephone Service	38.12
Housby Mack Inc	Parts/Service	672.78
Interstate Battery Systems of	Expendable Parts	440.46
JD Wyman Service	Outside Services	20.00
Lindeman Tractor, Inc.	Parts/Service	200.00
Lloyd & Meredith	Expendable Parts	53.99
Massena Telephone Company	Telephone Service	33.67
McAtee Tire Service Inc	Tires/Tire Repair	4626.69
MGX Equipment Services LLC Asp	Parts/Service	8063.22
Mid American Energy	Intersection Lighting	6.32
Midwest Wheel Companies, Inc.	Expendable Parts	3208.06
Jason Mitchell	Reimbursement	25.68
MTS, Inc. M & K Mills Tree Ser	Sanitary Disposal	30.00
Olsen Fuel Supply Inc	Fuel	9215.70
RDO Truck Center, Co.	Parts/Service	602.81
Schildberg Construction, Inc.	Rock	64313.90
SIRWA	Water	30.00
Sprayer Specialites, Inc.	Expendable Parts	1652.07
Steinbeck & Sons Inc.	Propane	2170.95
Tiger Mart Griswold Amoco LC	Fuel	59.47
Truck Center Companies Inc	Parts/Service	171.66
Unity Point Clinic-Occ Med	Testing	126.00
Verizon Wireless	Cellular Service	237.09
Visa Banker's Bank	Misc Expenses	443.10
Dennis Vogl	Reimbursement	26.00
Westel Systems	Telephone Service	37.46
Western Engineering Co, Inc.	Sand	5282.72
Kyle Wilmeth	Reimbursement	12.80
Wyman's Carquest Wyman Auto Pa	Supplies	143.91
Ziegler Inc.	Parts/Service	2838.85
21st Century Cooperative ATTN:	Fuel	736.65
Sheriff Investigations		
Visa Banker's Bank	Misc Expenses	14.00
Local Option Tax Fund		
Cass Co Meals on Wheels	Contribution	650.00
KJAN	Advertising	100.00
Visa Banker's Bank	Misc Expenses	13.75
EMS Trust Fund 422D.6		
Midwest Medical Transport	Ambulance Services	54691.88
Capital Projects		
McDermott Roofing, LLC	Roofing	146730.00

Valley Economic Dev CapPrj		
Anita Economic Development	Loan Agreement	250000.00
Local Emergency Mgmt Agency		
Mike Kennon	Fuel/Supplies	47.80
Verizon Wireless	Cellular Service	78.51
Environmental Control Agn		
Atlantic Ag & Auto LLC	Parts/Supplies	755.00
Champlin Tire Recycling, Inc.	Tire Disposal	2708.83
Culligan Soft Water Serv	Water	2.20
Frederiksen Iron Recycling Inc	Equipment Rental	3762.50
Hepler Curbside Recycling Inc	Contract Hauling	15129.73
HLW Engineering Group	Engineering Services	4793.00
Ia Dept of Nat Resources	Solid Waste Fee	9185.81
Iowa Waste Services LLC	Waste Disposal Fees	14869.90
Marne/Elk Horn Telephone	Telephone Service	4.14
Massena Telephone Company	Telephone/Internet Servic	163.10
Olsen Fuel Supply Inc	Fuel	68.77
Overhead Door Company Inc	Outside Services	1918.30
Visa Banker's Bank	Miscellaneous	247.80
Grand Total		855578.01

At 10:29 a.m. Richter moved, O'Brien second, to adjourn. All ayes. Meeting adjourned.

Next meeting Friday, January 2, 2025.