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Legal Notices Cont.

Winterset City Council
October 6, 2025

The City Council of the City of Winterset, Iowa met on October 6, 2025 in accordance with the above Notice and Call of Public meeting. The meeting was called to order at 7 P.M. by Mayor Leners and recited the pledge of allegiance.

PRESENT: Michael Cook, Christopher Fairholm, Michael Eller
Mike Fletcher, Mary Ann Orr
ABSENT: none
The Mayor asked for a motion to adopt the presented agenda. Item 8.a. will be tabled for Parks and Recreation Board review and recommend. There being no further additions or deletions to the agenda and no further discussion, Council Member Fairholm made a motion, seconded by Council Member Eller. On roll call vote, all Council Members present voted Aye.
Whereupon the Mayor declared that the motion carried.

Consent Agenda
City Council Meeting Minutes from September 15, 2025.
Parks and Recreation Board minutes from September 10th, 2025
Tree Commission Minutes from September 3rd, 2025
Library Board Minutes from September 17, 2025
Class C Retail Alcohol License – The Drift LLC
Class C Retail Alcohol License – Pheasant Run Pub & Grill, Inc.
Class B Retail Alcohol License – Git-N-Go Convenience Stores, Inc.
Class C Retail native Wine License – Durnan Wine LLC
Special Class C Retail Alcohol License – Oviatt Enterprises LLC
Special Assessment Grant Program Reimbursement – 402 N 9th St. & 421 E Green St.
Utility Bill adjustment 812 S 4th Ave
The Mayor stated that the minutes of the September 15, 2025 City Council meeting were previously distributed to the Council Members for their review. There being no further discussion; a motion was made to approve the Consent Agenda by Council Member Fletcher and seconded by Council Member Cook to approve the minutes as submitted. On roll call vote, all Council Members voted Aye.

Receipts, Filings, and Affidavits
The claims submitted are in the amount of \$240,861.98
The Mayor called for a report on the claims. Council Member Eller stated that he reviewed the claims and moved to approve the following list of claims. Council Member Orr seconded the motion. On roll call vote, all Council Members voted Aye.
Reports from City Boards and Departments
Street Department Ryan Flaherty provided written report including preparation of Covered Bridge Festival. Providing assistance with the street debris stockpiling and future projects. Stump grinding, Street Improvements, and selling street signs.
Library Director Dave Hargrove acknowledged Sally Morris' 30 years of service and pending retirement. Friends of the Library will be hosting Chamber Coffee on Friday Oct 24th and celebrating "National Friends of the Library Week".
Park & Recreation Director Sky Smothers Reported on Current Programs, Ongoing projects including Field House, Trails, Facilities, and Projects. Notable items included Friend of Parks and Recreation establishment and managing

downtown flowers, and Fundraising Committee established.
Fire Chief Jayson McDonald reported 20 calls for August and September. New trucks continue on build schedule, ISO rating review was held. Participation in multiple school escorts and parades. Covered Bridge Fundraiser will take place both on Saturday and Sunday. Future community engagement for National Fire Prevention Month. Ryan Breeding retired and was thanked for his 24 years of service. Logan Allen retired and was acknowledged for his 6 years of service.
Police Chief Ryan Pittman provided written report including calls for service, arrests, training, and community event participation.
Code Enforcement Officer Hollie Burgus presented written report for cases, Board of Adjustment and Planning and Zoning. 5 Rental Inspections have been completed and met all requirements and issued permits.
City Administrator Report highlighted work and effort of city staff. Projects, Meetings, Operations, and other items were reported.
Public Comment – Individuals wishing to speak shall sign up prior to the meeting. When called upon please stand and give your address for the record. Each person may speak for up to three minutes. Please professionally and tactfully express your specific concerns and not disrespect individuals.
The Mayor noted that no one had signed up for public comment at this time.
Public Hearing
Public Hearing(s) for Ordinances #669, #670, & 671.
A motion was made by Council Member Cook to enter into public hearing, the motion was seconded by Council Member Fairholm. There being no further discussion; On roll call vote, all Council Members present voted Aye.
Whereupon the Mayor declared that the motion carried.
Public Hearing was entered at 7:37 p.m.
Notice of Publication was on file, no written protests received.
No Public was present to speak on the matter.
A motion was made by Council Member Orr to exit public hearing; the motion was seconded by Council Member Eller. There being no further discussion; On roll call vote, all Council Members present voted Aye.
Whereupon the Mayor declared that the motion carried.
Public Hearing was exited at 7:38 p.m.

Resolutions
A motion was made by Council Member Eller to approve Resolution No. 2025-55 a Resolution Setting a Date of Public Hearing for Reclassifying Land use from the R-2 Single and Two-Family Residential District to R-3 Multi-Family Residential Zoning District seconded by Council Member Cook. There being no further discussion; On roll call vote, all Council Members voted Aye.
A motion was made by Council Member Fletcher to approve Resolution No. 2025-56 a Resolution to Set a Date of Public Hearing for an Amendment to FY 25-26 Budget seconded by Council Member Orr. There being no further discussion; On roll call vote, all Council Members voted Aye.
Ordinance Reading and Consideration
Ordinance No #669 Addition of Title IV, Chapt. 17, Sec. 4.1701 through 4.1711 (Parkland Dedication)
Council did not vote. Item was tabled until Parks and Recreation Board could recommend.
Ordinance No #670 Amendment of Title IV, Chapt. 16, Sec. 4.1601 through 4.1610 (Floodplain Management)
Possible waving of 2nd and 3rd readings of Ord #670
Possible final reading and adoption of Ord #670

A motion was made by Council Member Cook to approve the first reading of Ordinance No #670 Amendment of Title IV, Chapt. 16, Sec. 4.1601 through 4.1610 (Floodplain Management), the motion was seconded by Council Member Fletcher. There being no further discussion; On roll call vote, all Council Members present voted Aye.
A motion was made by Council Member Orr to approve the waving of 2nd and 3rd readings of Ord #670 Amendment of Title IV, Chapt. 16, Sec. 4.1601 through 4.1610 (Floodplain Management), the motion was seconded by Council Member Eller. There being no further discussion; On roll call vote, all Council Members present voted Aye.
A motion was made by Council Member Fletcher to approve the final reading and adoption of Ord #670 Amendment of Title IV, Chapt. 16, Sec. 4.1601 through 4.1610 (Floodplain Management), the motion was seconded by Council Member Fairholm. There being no further discussion; On roll call vote, all Council Members present voted Aye.
Ordinance No #671 repeal and replacement of Title IV, Chapt. 12, Sec. 4.1601 through 4.1610 (Planned Unit Development)
Possible waving of 2nd and 3rd readings of Ord #671
Possible final reading and adoption of Ord #671
A motion was made by Council Member Orr to approve the first reading of Ordinance No #671 repeal and replacement of Title IV, Chapt. 12, Sec. 4.1601 through 4.1610 (Planned Unit Development), the motion was seconded by Council Member Cook. There being no further discussion; On roll call vote, all Council Members present voted Aye.
A motion was made by Council Member Fletcher to approve waving of 2nd and 3rd readings of Ord #671 repeal and replacement of Title IV, Chapt. 12, Sec. 4.1601 through 4.1610 (Planned Unit Development), the motion was seconded by Council Member Cook. There being no further discussion; On roll call vote, all Council Members present voted Aye.
A motion was made by Council Member Fairholm to approve final reading and adoption of Ord #671 repeal and replacement of Title IV, Chapt. 12, Sec. 4.1601 through 4.1610 (Planned Unit Development), the motion was seconded by Council Member Eller. There being no further discussion; On roll call vote, all Council Members present voted Aye.

Council Considerations and Actions
BTWI Tower location if respective site is not secured around town. Discussion about reliable internet service and potential to reduce ROW directional boring, economic impact and willingness to consider sites was held.
Council Member Fletcher introduced a term "windphone" which is an antique phone that allows persons to make the "one last call" to loved ones in a private/public area and direct links to mental health, grief recovery, and loss of loved ones. Council supported the idea.
Attorney Rosien Discussed HF 706 requiring new elected and appointed officials to attend Chapter 21 and 22 training. A certificate of raining shall be retained on file. Time and location will be determined.
Mayor and Council Discussion
No discussion was held.
The Adjournment
There being no further business, Council Member Fletcher then made a motion to adjourn the meeting. The motion to adjourn was seconded by Council Member Eller. All Council Members voted Aye.
Whereupon the Mayor declared that the motion carried, and the meeting was adjourned at 8:13 p.m.

GENERAL		Verizon Wireless, cellular service	305.83	SOLID WASTE/GARBAGE:		STREET CLEAN:	
POLICE:		ADMINISTRATION:		Payroll Account, benefits	473.91	Payroll Account, salaries	262.40
Ahlers & Cooney PC, contract	175.00	Holly Williams-Pena, sister city gift	157.28	Payroll Account, salaries	1,065.86	SNOW REMOVAL:	
Brandon Douglas, training	21.00	IA Municipalities Workers Comp, work		INTERNAL SERVICE FUND		Ziegler, repairs	893.62
Centurylink, phone service	1,178.92	comp premium	9,693.00	ADMINISTRATION:		SEWER UTILITY FUND	
Iowa Dept of Public Safety, computer services	300.00	Iowa League of Cities, dues	30.00	Access Systems Leasing, service contract	171.43	SANITARY SEWER:	
Madison Co Sheriffs Office, dispatch service	7,500.00	Madison County Recorder, recording fees	231.00	D & D Pest Control, pest control	45.00	Centurylink, phone service	625.37
Payroll Account, salaries	31,904.26	Payroll Account, salaries	1,175.00	First Citizens Bank & Trust Co, copier lease	357.00	Iowa Pump Works Inc, repairs	938.85
Quality Car Care, repairs	757.65	Payroll Account, salaries	8,571.92	GreatAmerica Financial Services, server lease	349.72	Marco Technologies LLC, supplies	1,174.51
Scott Merriman Inc, supplies	432.00	Winterset Madisonian, publications	670.71	Mediacom, phone/internet service	583.71	Payroll Account, benefits	905.51
Stopstick, Ltd., equipment	5,944.00	World Ins Associates LLC, insurance	504.13	MMIT Business Solutions Group, copier		Payroll Account, salaries	2,279.55
T-Mobile, phone service	1,429.27	ANIMAL CONTROL:		maintenance/repairs	279.86	Vanderpool Construction Inc, repairs	43,680.00
Unplugged Wireless LLC, repairs	150.00	Winterset Veterinary Center, impound fees	69.30	Quill Corporation, office supplies	189.95	SEWER IMPROVEMENT PROJECT	
FIRE:		AIRPORT:		Warren Water District, reading fees	25.00	SANITARY SEWER:	
Adel Winterset TV & Appliance, repairs	747.00	Winterset Airport Authority, appropriation	5,532.33	ROAD USE TAX		Sewer Improvement Project Fund, transfer	20,000.00
Centurylink, phone service	689.48	ECON DEVELOPMENT:		ROADWAY MAINTENANCE:		Sewer Revenue Bond Sinking Fund, transfer	25,091.42
Fire Service Training Bureau, training	50.00	Madison Co Alliance Group, appropriation	4,697.91	Alexander Construction, repairs	7,437.00	TRUST & AGENCY	
Mediacom, phone/internet service	601.92	Madison Co Historic Preservation, annual		Barco Municipal Products Inc, supplies	160.00	POLICE:	
MMIT Business Solutions Group, copier		allocation	2,000.00	Bill Jensen Heating & Cooling, replace venting	2,100.00	Payroll Account, benefits	7,183.74
maintenance	40.00	BUILDING INSPECTOR:		Centurylink, phone service	229.15	ADMINISTRATION:	
Outback Embroidery, uniforms	313.24	Payroll Account, salaries	3,185.68	Freightliner of Des Moines Inc, repairs	4,320.67	Payroll Account, benefits	5,156.47
Pye-Barker Fire & Safety LLC, repairs/		Veenstra & Kimm Inc, Building permit fees/		Iowa Prison Industries, supplies	68.90	Payroll Account, benefits	5,156.47
maintenance	1,988.50	professional services	3,533.90	Payroll Account, salaries	9,480.61	ROADWAY MAINTENANCE	
Reliant Fire Apparatus Inc, repairs	153.90	GARBAGE FUND		Ziegler, repairs	472.04	Payroll Account, benefits	4,970.13

PUBLIC NOTICE

The Madison County Board of Supervisors, has received a construction permit application for a confinement feeding operation, more specifically described as follows: Voss Cattle Company, LLC

Location of the proposed construction: Section 27 of Jackson Township.

Type of confinement feeding operation structure[‡] proposed:

One new 2480 head deep pit swine finishing barn at an existing swine confinement facility. Animal Unit Capacity Of The Confinement Operation after Construction: 4960 animal units (4960 head of swine finishers).

Examination: The application is on file at the County Auditor’s Office and is available for public inspection during the following days:

Monday – Friday between the hours: 8am to 4pm.


Comments: Written comments may be filed with the Madison County Board of Supervisors, 112 N John Wayne Drive, Winterset Iowa 50273; or bosclerk@madisoncounty.iowa.gov; not later than October 21, 2025.

[‡] A confinement feeding operation structure = a confinement building with a below the floor concrete pit; confinement building with an earthen basin or anaerobic lagoon; aboveground steel tank, etc. (see definition in footnote 1, page 1 of this application form).


NOTICE OF PUBLIC HEARING FOR RECLASSIFYING LAND USE FROM THE R-2 SINGLE AND TWO-FAMILY RESIDENTIAL DISTRICT TO R-3 MULTI-FAMILY RESIDENTIAL ZONING DISTRICT

Notice is hereby given that the City Council of the City of Winterset, Iowa, will conduct a public hearing in accordance with Resolution No. 2025-55 for the purpose of reclassifying land use from the R-2 Single and Two-Family Residential District to the R-3 Multi-Family Residential Zoning District.
Copies of the proposed code of ordinances are available at the city clerk's office as this notice states.
The public hearing will be held on October 20th, 2025, at 7:00 PM, at the City Hall. City Council will receive oral or written objections from any resident or property owner of the City; written objections must be received at City Hall prior to the beginning of the hearing. All interested persons are invited to attend this hearing. This notice is given by order of the City Council of Winterset, Iowa, in accordance with Section 362.3 of the Code of Iowa.

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