



MARION COUNTY encourages all citizens of the county to attend Board of Supervisors' meetings. Board of Supervisors' chambers are handicapped accessible a county staff members are available to provide assistance if needed. If you are hearing impaired, vision impaired, or a person with limited English proficiency and require an interpreter or reader, please contact us by noon on the business day prior to scheduled meetings to arrange for assistance (641 828-2231). TTY telephone service is available for the hearing impaired through Relay Iowa (800-735-2942). For questions about ADA compliance or related issues, contact Steve Edwards (641-828-2213 or 641-891-8225).

**\*PLEASE TURN OFF ALL CELL PHONES & BEEPERS IN THE BOARDROOM\***

**The following information is available for participating in the meeting electronically.**

**Please see instruction below:**

- All participants will be muted upon entering the meeting.
- Participants are asked to use the chat feature to let the meeting controller know that they would like to address the Board, either during the open comments segment or if attending the meeting to address the Board for a specific agenda item.

Marion County is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/83100556846?pwd=NmVsUXVReFlzdDUzRlBtVEZQTUNQQT09>

Meeting ID: 831 0055 6846

Passcode: 785654

# **MARION COUNTY BOARD OF SUPERVISORS REGULAR AGENDA**

**3014 E Main St, Knoxville, Iowa**

**September 27, 2022 9:00 A.M.**

I. **CALL TO ORDER AND ROLL CALL**

Kisha Jahner\_\_\_\_\_ Mark Raymie\_\_\_\_\_ Steve McCombs\_\_\_\_\_

## II. AGENDA –

1. September 27, 2022 Regular Session agenda.

### III. COMMUNICATIONS

IV. **PUBLIC COMMENTS:** This is the portion of our agenda during which we hear any public comment about any item **NOT** on the agenda below. If you are here to be heard on an agenda item, please wait for that item's discussion portion of the agenda to make your comment about the item. Thank you.



V. **CONSENT AGENDA** (All items listed under the consent agenda will be enacted by one motion.)

1. Marion County Claims through 9/27/2022.
2. Marion County Board of Supervisor Regular Session Minutes: 9/13/2022
3. Marion County Board of Supervisor City of Pella 9/13/2022 Special Election Canvass Minutes: 9/20/2022
4. Marion County employee salary adjustments. Complete list available in the Human Resource Office.
5. Marion County Conservation Board Warrants #247203-#247248 through 9/20/2022.

## VI. BUSINESS –

### 1. Discussion/action:

Class C Native Wine Permit including Outdoor Service and Sunday Sales  
- Thunder Creek Winery – Ronald Vande Lune, 574 210<sup>th</sup> Ave. Pella, IA



# State of Iowa

Alcoholic Beverages Division

## Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
Ronald Vande Lune	Thunder Creek Winery	(641) 629-6009		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
574 210th Ave		Pella	Marion	50219
MAILING ADDRESS	CITY	STATE	ZIP	
574 210th Ave	Pella	Iowa	50219	

## Contact Person

NAME	PHONE	EMAIL
Kris Vande Lune	(641) 629-6009	rokrvandelune@iowatelecom.net

## License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
	Class C Native Wine Permit	12 Month	Submitted to Local Authority
TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS	
June 1, 2022	May 31, 2023		
SUB-PERMIT			
Class C Native Wine Permit			



# State of Iowa

Alcoholic Beverages Division

## PRIVILEGES

Outdoor Service, Sunday Service

## Status of Business

### BUSINESS TYPE

Sole Proprietor

## Ownership

### • Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Ronald Vande Lune	Pella	Iowa	50219	Owner	100.00	Yes

## Insurance Company Information

INSURANCE COMPANY	POLICY EFFECTIVE DATE	POLICY EXPIRATION DATE
Western Agricultural Insurance Company	June 1, 2022	June 1, 2023
DRAM CANCEL DATE	OUTDOOR SERVICE EFFECTIVE DATE	OUTDOOR SERVICE EXPIRATION DATE
BOND EFFECTIVE DATE	TEMP TRANSFER EFFECTIVE DATE	TEMP TRANSFER EXPIRATION DATE

## Thunder Creek Winery 2022



### Overview



### Legend

- Parcels**
- Parcel
  - BLL
  - Survey Townships
  - 911 Roads
  - Address Points
  - Corporate Limits

Parcel ID	1350801000	Alternate ID	n/a	Owner Address	Vande Lune, Ronald P
Sec/Twp/Rng	28-77-18	Class	R		574 210th Ave
Property Address	574 210TH AVE	Acreage	3.55		Pella, IA 50219-
	PELLA				

District LAKE PRAIRIE PELLA  
Brief Tax Description SW1/4 APPROX S94.7  
OF W344.5' OF NW SW6  
N352' OF W344.1' OF  
SW SW

(Note: Not to be used on legal documents)

Before starting any construction projects, contact the Marion County Zoning department about Building Permit requirements.

Date created: 9/8/2022  
Last Data Uploaded: 9/8/2022 2:56:35 AM

Developed by  Schneider  
GEOSPATIAL

## 2. Discussion/action:

Class C Liquor License Renewal including Sunday Sales

- VP Venue LLC dba The Gathering Grounds

- Jana and Doug Van Polen, 2125 Hwy 5, Bussey, IA



# State of Iowa

Alcoholic Beverages Division

## Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
V.P. VENUE, LLC	The Gathering Grounds	(515) 208-6364		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
2125 Iowa 5		Bussey	Marion	50044
MAILING ADDRESS	CITY	STATE	ZIP	
2125 Iowa 5	Bussey	Iowa	50044	

## Contact Person

NAME	PHONE	EMAIL
Doug Van Polen	(515) 208-6364	dvp@avedaiowa.com

## License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LC0047651	Class C Liquor License	12 Month	Submitted to Local Authority
TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS	
Sep 28, 2022	Sep 27, 2023		
SUB-PERMITS			
Class C Liquor License			



# State of Iowa

Alcoholic Beverages Division

## PRIVILEGES

Sunday Service

## Status of Business

### BUSINESS TYPE

Limited Liability Company

## Ownership

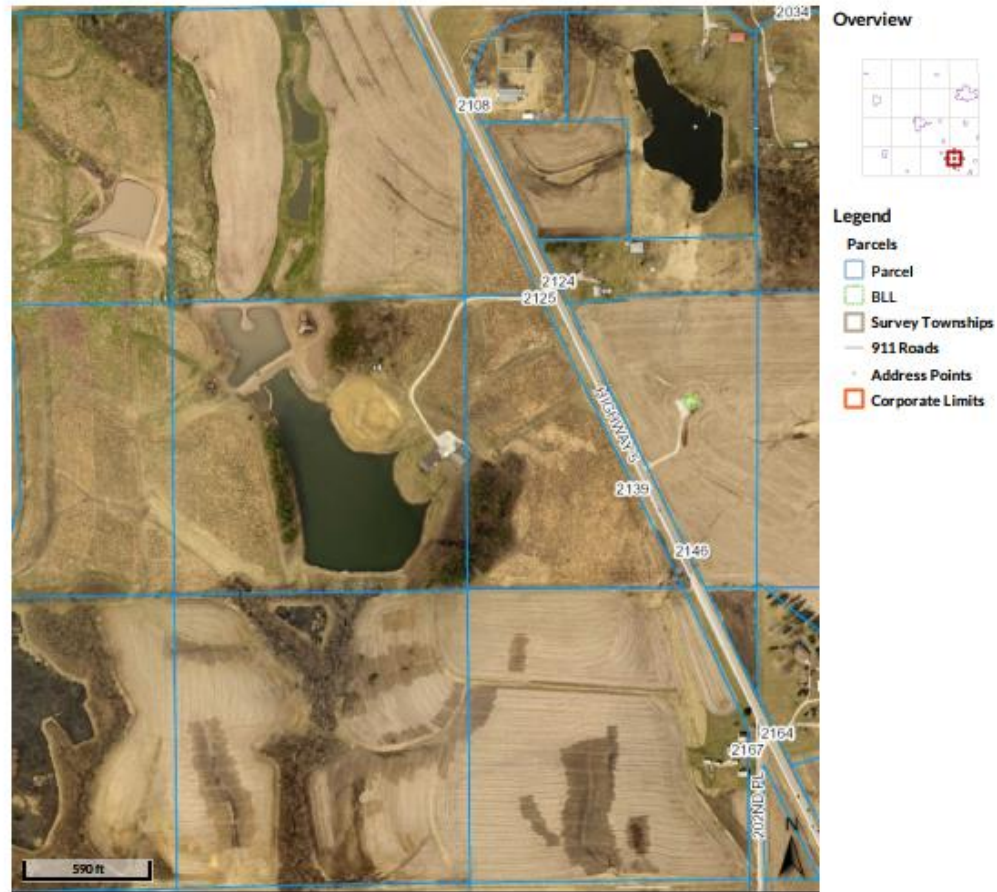
### Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Jana Van Polen	Bussey	Iowa	50044	Owner	50.00	Yes
Doug Van Polen	Bussey	Iowa	50044	Owner	50.00	Yes

## Insurance Company Information

INSURANCE COMPANY	POLICY EFFECTIVE DATE	POLICY EXPIRATION DATE
Founders Insurance Company	Sep 28, 2022	Sep 28, 2023
DRAM CANCEL DATE	OUTDOOR SERVICE EFFECTIVE DATE	OUTDOOR SERVICE EXPIRATION DATE
BOND EFFECTIVE DATE	TEMP TRANSFER EFFECTIVE DATE	TEMP TRANSFER EXPIRATION DATE

## GATHERING GROUNDS



Before starting any construction projects, contact the Marion County Zoning department about Building Permit requirements.

Date created: 9/22/2021

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Developed by  **Schneider**  
GEOSPATIAL

### 3. Discussion/action:

Craig Kelley – Downtown Knoxville Statue Project











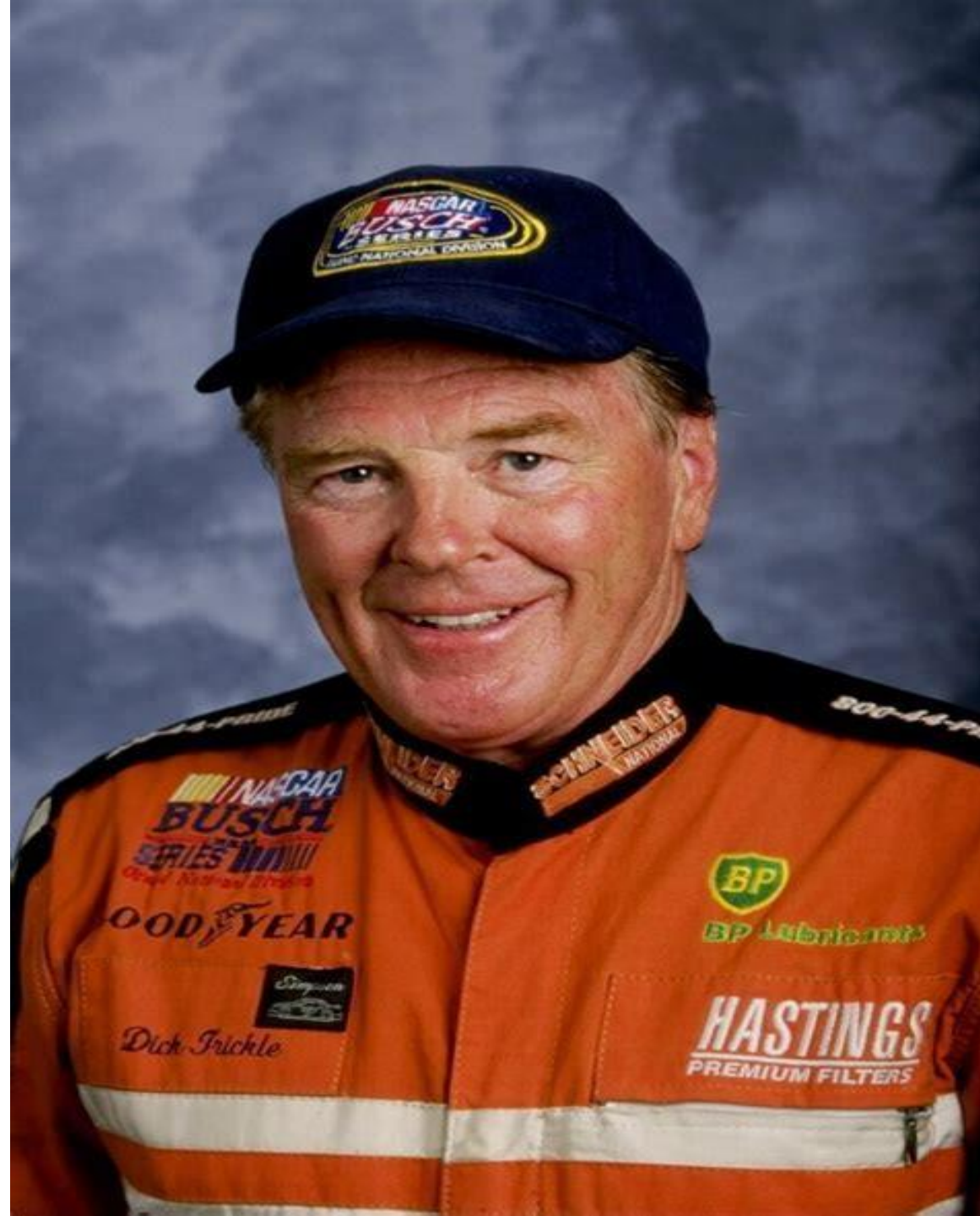
















re rounds on September 2-3, 1986,  
Arnold Palmer, just shy of his 57th  
the 182-yard 3rd hole using a 5-iron  
for the Chrysler Cup International  
n. Based on available hole-in-one  
was the first professional golfer  
accomplish that feat.

up Team Member Chi Chi Rodriguez  
on Palmer's amazing achievement,  
d to think Arnold Palmer could  
n water. Now I know it."

"Golf is deceptively  
and endlessly comp  
it satisfies the s  
and frustrates the ir  
It is at the same time r  
and maddening - and it  
a doubt the greatest  
mankind has ever inv  
Arnol







# Knoxville, Iowa Google Search

## ***#3 – Best Things To Do In Knoxville***

- 1. Knoxville Raceway**
- 2. Lake Red Rock**
- 3. National Sprint Car Hall of Fame**
- 4. Elk Rock Park**
- 5. Nearwood Winery**
- 6. Grand Theater**
- 7. Peace Tree**

**Knoxville, Iowa**  
**Google Search**

**#2 National Sprint Car**  
**Capitol of The World**

**We don't need to re-create the wheel, it  
was done over 61 years ago.**

**Building On Our Brand**







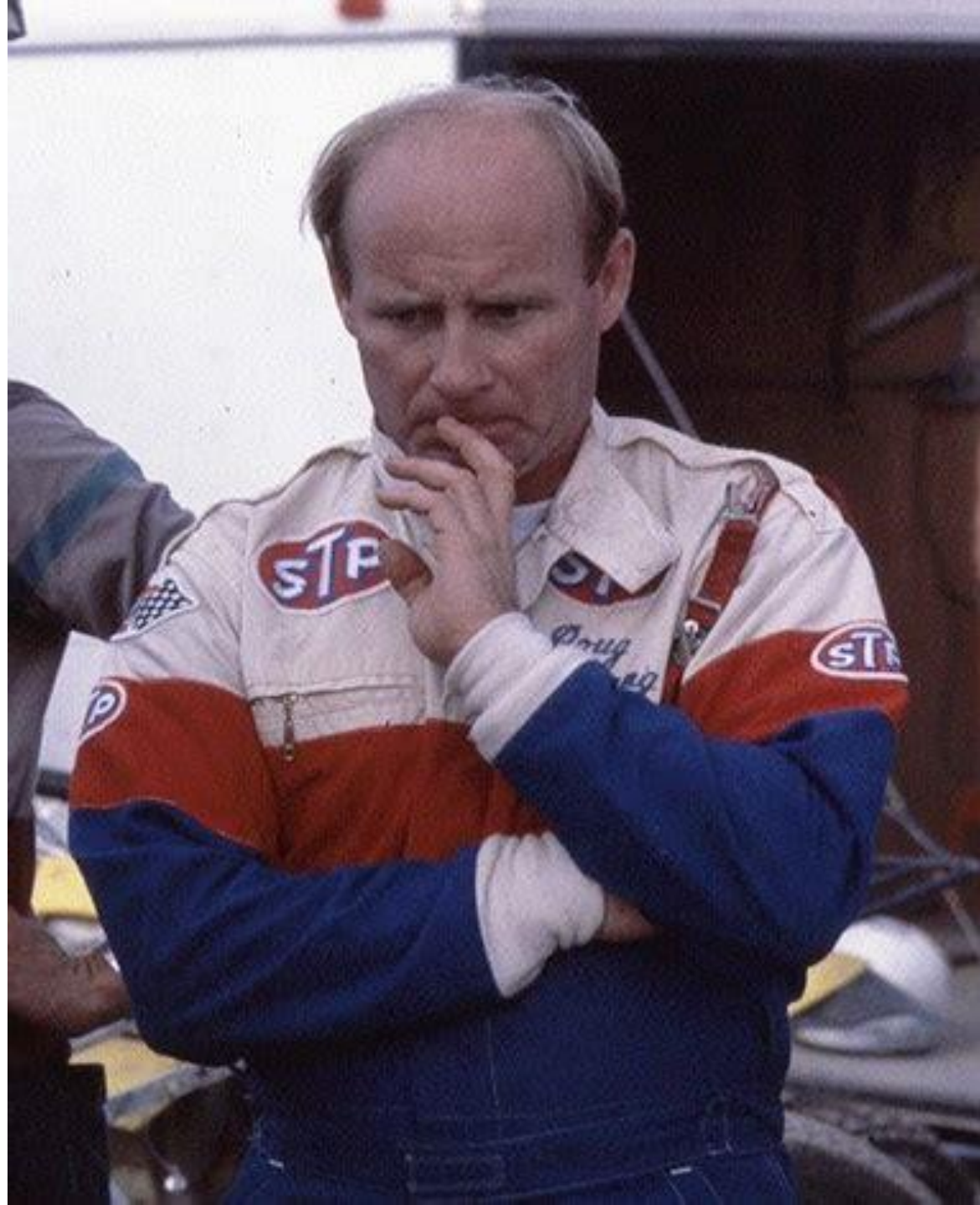






(c) John's Racing











Conceptual drawing by Amber Klootwyk

# Projected Economic Impact

## Traffic Flow Comparison

Winslow I-40	11.5 million annually (AZ Dot)
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Winslow attracts approx. 2 million tourists annually  
Or 17.4%

Knoxville I-35 & I-80	20.3 million annually (IA DOT)
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Using the 17.4% or	3.5 million tourists annually
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# **With an Aggressive Tourism Marketing Program**

**Tourist Count using the same template as Winslow**

## **Knoxville**

Annually 3.532 million

Monthly 339,634 thousand

Weekly 67,927

Daily 9703

# Based on \$100.00 spent per Tourist

Visitors by By %	Number of Visitors Annually	Total Revenue	LOST
10%	203,000	\$20.3 Million	\$203,000.00
5%	101,500	\$10.15 Million	\$101,500.00
2.5%	55,750	\$5.75 Million	\$57,500.00
1%	20,300	\$2.88 Million	\$28,800.00

# Based on \$200.00 spent per Tourist

Visitors by By %	Number of Visitors Annually	Total Revenue	LOST
10%	203,000	\$40.6 Million	\$406,000.00
5%	101,500	\$20.30 Million	\$203,000.00
2.5%	55,750	\$11.50 Million	\$115,000.00
1%	20,300	\$4.60 Million	\$28,800.00

# Arizona/Navajo County Tourism Impact

2021 - Based on \$100.00 spent per Visitor

Generated Tax Revenue District 6 which includes Flagstaff & Winslow

Local Tax    \$6.30

State Tax    \$4.90

\$11.20

Tourism generated \$1,442,000,000.00 in

AZ Tourism Dept – Diego Cando – Senior Research Manager



#### 4. Discussion/action:

Marion County Engineer Tyler Christian – Junction 92 Shop Funding  
Proposals

# ROAD DEPARTMENT

## Jct. 92 Budget Proposal



Tyler Christian, P.E.

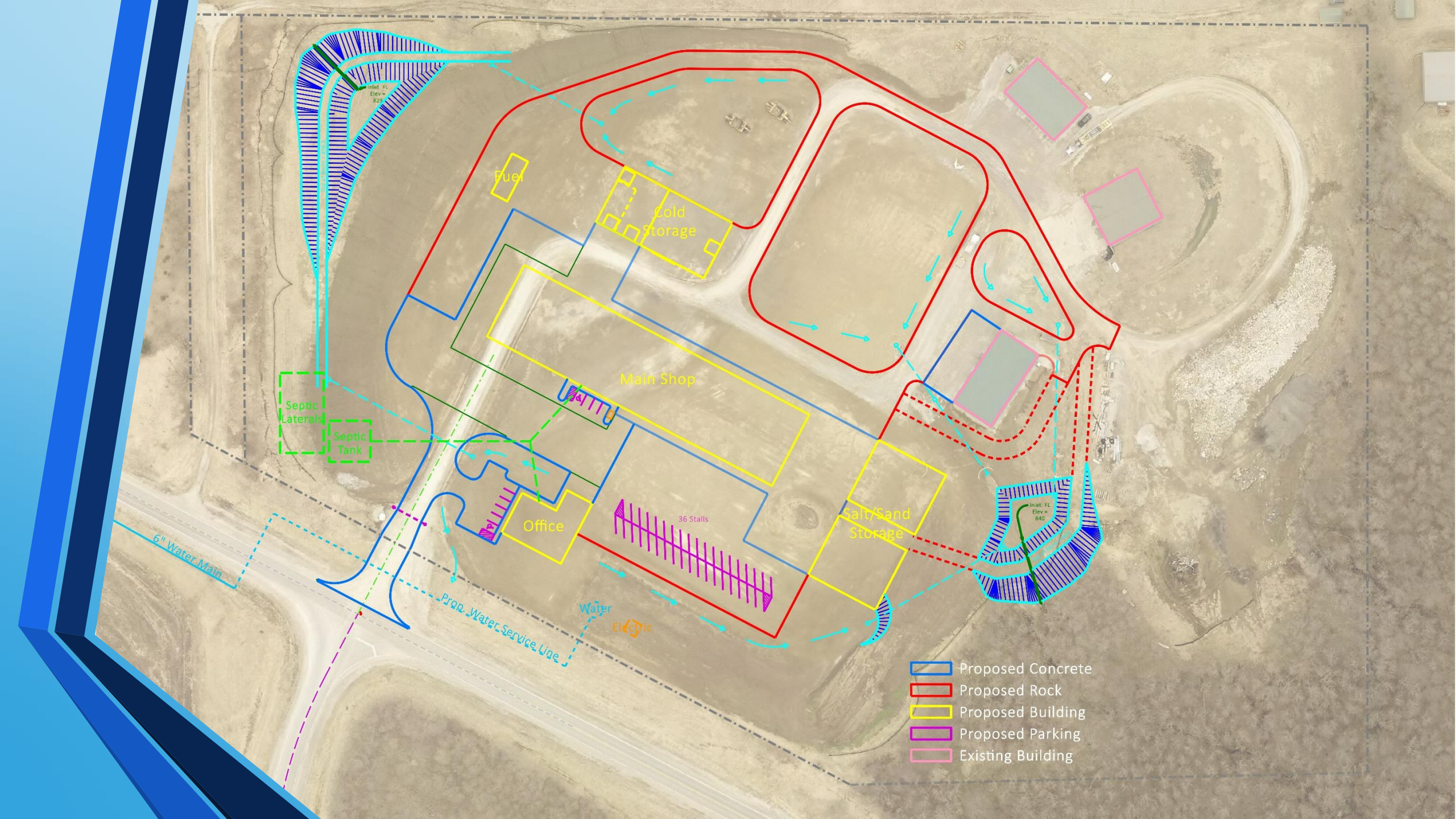
County Engineer

[tchristian@marioncountyiowa.gov](mailto:tchristian@marioncountyiowa.gov)

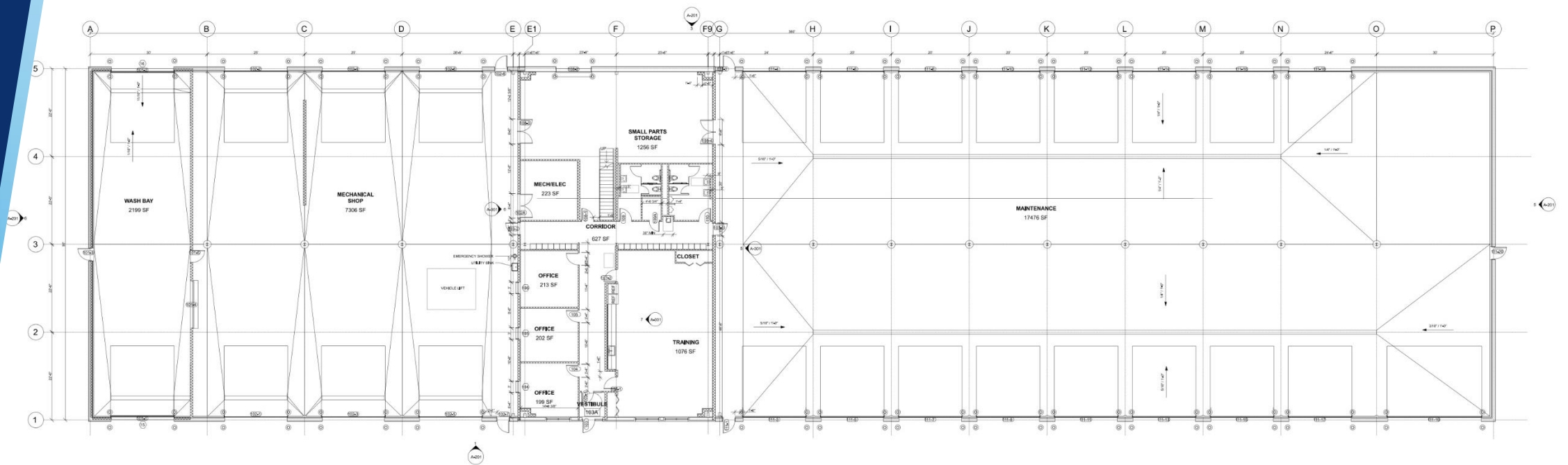
# Jct. 92 – Estimated Full Build Cost

- Total Cost ~\$8.5M
  - \$450k Utilities
  - \$5.4M Main Shop
  - \$435k Owner Supplied Equipment
  - \$386k Exterior Concrete
  - \$625k Cold Storage, Salt Sheds, & Mods to Exist. Bldgs.
  - \$700k Engineer's Office
  - \$500k Contingency









# Jct. 92 – For the Money

- Consolidate 3 Shops and Office into one location
  - Energy Efficient new Shop, energy efficient new office, new salt sheds
  - All primary and spare snow equipment under-roof
  - 13,350 or 30% square footage increase over existing facilities
    - 2,200 sf for wash bay
    - 1,500 sf for training room (break and meeting room)
    - 1,600 sf for interior parts/supplies
    - 3,000 sf or 2x mechanic shop (bay length, bay width, dedicated service bay w/ lift)
    - 5,050 sf to accommodate snow equipment currently outside and elbow room

# Jct. 92 – For the Money

- Wider and taller overhead doors w/ openers
- Overhead Crane in mechanic area
- Smooth heated floors
- Bulk material and supply storage capabilities
- Adequate restroom, crew lockers, Wi-Fi availability
- Safety
  - Maneuverable space, backing minimized
  - Ventilation & lighting
  - Inside vs Out
  - Minimizing lifting, dragging, pulling, kneeling, crawling, and climbing

# Jct. 92 Funding Proposal

- Not an informational presentation on a budgeted project
- Not a Funding Request (yet), due to multiple Board of Supervisor discretionary sources on the table
- Funding Options for Considerations & Road Dept. Recommendation
  - Cash – utilize existing fund balances
  - Bond – utilizing a revenue bond from LOSST
  - Combination of the previous two alternatives



# Cash Option – Available Cash Balances

- General Basic Fund 01000 - \$6.0M (est. FY '23 ending)
  - Pass-through for sale of facilities - Min. \$350k or actual sale amount
- Capital Improvement Fund 01007 - \$435k
- America Rescue Plan Fund 01008 - \$1.0M proposed line item
  - \$440k unobligated balance
- Secondary Road Fund 20000 - \$3.8M (current & est. for FY '23 end)
- Local Option Sales and Services Fund 29000 - \$2.1M (est. FY '23 end)

# Cash Option – Proposed Allocations

- Total Cash - \$14.125M of Funds accessible for project
- Cash Available \$8.625M
  - Assume we retain a \$4.0M fund balance in the General Basic Fund 01000
  - Assume we retain a \$1.5M fund balance in the Secondary Road Fund 20000
- Not recommended – all discretionary cash balances to zero or at minimum comfortable fund balance levels

# Bonding – LOSST Revenue Bond

- Revenue Bond of \$8.5M at 4.83% interest is roughly a \$745,000 annual payment for a 20-year term, initial payment in FY '25.
  - Would likely over commit the LOSST Revenue in years of economic downturn or recession
  - Yielding 95% of revenue as debit payment, assuming 0% growth
  - Assuming 3% growth, payment in year 10 would be at 70% of revenue
- Could be a more feasible option with a cash down payment
- No vote – public hearing, subject to reverse referendum, well defined authority
- Not recommended – see next slide for alternative

# LOSST Revenue Bond w/ Cash Down

- ~51% cash down payment of \$4.35M
  - \$2.0M LOSST, \$1.0M ARPA, \$1.0M Sec. Rd. Fund, \$350k sale of exist.
  - Yield a \$365,000 annual payment (first in FY 25, 20-yr. term, 4.83%)
- ~59% cash down payment of \$5.0M
  - \$1.5M LOSST, \$1.5M ARPA, \$1.0M Sec. Rd. Fund, \$1.0M General Fund (sales)
  - Yield a \$310,000 annual payment, essentially taking over the LEC LOSST debt payment once it comes off in June of 2024. (first in FY 25, 20-yr. term, 4.83%)
- Recommend Option – some variation of the above

# Sale of Facilities, ARPA & LOSST

- Sale of the Clay Shop, Pella Shop, & Harvey Shop
  - Recommend receipt to the General Fund
    - Commitment from the Board to designate this money to the Jct. 92 project.
    - Specifically, I would recommend a min. of \$350,000 (combined appraisal amount) committed from the General Fund, with any sales dollars exceeding the min. also designated for the project.
- ARPA
  - Recommend approval of a resolution committing to a minimum of \$1.0M
  - Also recommend commitment of any unobligated dollars, once all projects are complete to be allocated to the Jct. 92 project.
- LOSST – similar appropriation of \$1.5M Min. or your comfortable amount

# Jct. 92 Construction Schedule

- FY '23/24 Construct Cold Storage, Mod. Exist., Finish Utilities, site
- FY '24 Construct Main Shop Building & Appurtenances, Salt Sheds
- FY '24 &/or '25 Construct Engineer's Office & exterior concrete



# QUESTIONS?



Tyler Christian, P.E.  
County Engineer

[tchristian@marioncountyiowa.gov](mailto:tchristian@marioncountyiowa.gov)  
641-828-2225

5. Discussion/action:

Marion County Public Health Department Update



## 6. Board of Supervisor Updates

VII. **BOARD OF SUPERVISOR ADJOURNMENT**