



Board of Supervisors Cerro Gordo County Courthouse

220 North Washington Avenue
Mason City, IA 50401-3254
<https://cerrogordo.gov/supervisors/>

Casey M. Callanan
Carl M. Ginapp
Chris Watts

CERRO GORDO COUNTY BOARD OF SUPERVISORS REGULAR SESSION

**MONDAY, OCTOBER 12, 2026
10:00 A.M. – BOARDROOM**

APPROVAL OF AGENDA

APPROVAL OF MINUTES

- A. October 5, 2026, Regular Session
- B. October 6, 2026, Workshop

PUBLIC COMMENT – Agenda Items Only

NEW BUSINESS

1. County Auditor – Claims
2. County Auditor – Payroll
3. County Auditor – Drainage
4. County Auditor – Resolution to Approve Auditors Transfer of Funds
5. County Auditor – Resolution to Create New Fund 121 for Nature Center Endowments
6. 10:05 a.m. Public Hearing – Change of Zone for Walnut Valley Farm
 - a. Resolution to Approve or Deny Change of Zone for Walnut Valley Farm
7. County Engineer –
8. Consider Reports from the Environmental Health Service Manager concerning the Manure Management Plan Update for Madison Industries LLC (Finch Double Wide #64430) and order that the report be forwarded to the Department of Natural Resources

CORRESPONDENCE & COMMUNICATION

ANNOUNCEMENTS

ADJOURNMENT

Next Resolution 2026-66

Posted: 10/9/26 at 9:00 a.m.

All times listed on the agenda, except the starting time, are tentative.

Cerro Gordo County strives to ensure that its programs and activities do not discriminate on the basis of race, color, national origin, sex, age, or disability. Persons requiring assistance, auxiliary aids or services, or accommodation because of a disability may contact the county's ADA coordinator at (641) 421-3075. If you are hearing impaired, call Relay Iowa TTY at 1-800-735-2942.

\$ 1,500,000 AUDITOR'S OFFICE OF Cerro Gordo COUNTY, IOWA
 Date October 12, 2026
 To the Treasurer of Cerro Gordo County, Iowa:
 YOU ARE HEREBY AUTHORIZED TO TRANSFER
One million five hundred thousand DOLLARS
 From Rural Services 011-0300-999-8120 Fund
 To Secondary Roads 020-9020-201-0300 Type 4 Fund
 Out of any of said Fund in the County Treasury not otherwise appropriated.
 BY ORDER OF THE BOARD OF SUPERVISORS
 (Date) _____ SESSION _____
 No. 1449 _____
 _____ County Auditor
 _____ Deputy County Auditor

\$ 1,100,000 AUDITOR'S OFFICE OF Cerro Gordo COUNTY, IOWA
 Date October 12, 2026
 To the Treasurer of Cerro Gordo County, Iowa:
 YOU ARE HEREBY AUTHORIZED TO TRANSFER
One million one hundred thousand DOLLARS
 From General Supplemental 002-0300-999-8150 Fund
 To public health 024-9010-231-0300 Type 4 Fund
 Out of any of said Fund in the County Treasury not otherwise appropriated.
 BY ORDER OF THE BOARD OF SUPERVISORS
 (Date) _____ SESSION _____
 No. 1450 _____
 _____ County Auditor
 _____ Deputy County Auditor

RESOLUTION
2026-

WHEREAS, it is desired to transfer monies from the Rural Services Fund to the Secondary Roads; and,

WHEREAS, it is desired to transfer monies from the General Supplemental Fund to the Public Health Fund; and,

WHEREAS, said operating transfers are in accordance with Section 331.432, Code of Iowa; and,

NOW THEREFORE, BE IT RESOLVED by the Board of Supervisors of Cerro Gordo County, Iowa, as follows:

The sum of One million five hundred thousand and 00/100 (\$1,500,000) dollars is ordered to be transferred from the Rural Services Fund to the Secondary Roads Fund, effective October 12, 2026. (Transfer #1449)

The sum of One million one hundred thousand 00/100 (\$1,100,000) dollars is ordered to be transferred from the General Supplemental Fund to the Public Health Fund, effective October 12, 2026. (Transfer #1450)

The Auditor is directed to correct his books accordingly and to notify the Treasurer of this operating transfer.

The above and foregoing resolution was approved by the Board of Supervisors of Cerro Gordo County, Iowa on the 12th day of October, 2026. The vote thereon being as follows:

AYES:

NAYS:

ABSENT:

Casey M. Callanan, Chairman
Board of Supervisors

ATTEST:

Bob Peshak
Deputy Auditor



**County Auditor
Cerro Gordo County Courthouse**

220 N Washington Ave
Adam Wedmore, Auditor
www.cerrogordo.gov

Mason City, IA 50401-3254

(641) 421-3028
FAX (641) 421-3139

Date: October 8, 2026

From: Heather Mathre

Re: Agenda item for 10/12/2026 – Creation of new Fund

Agenda item for the Board of Supervisors meeting on October 12, 2026, is the creation of a new fund to account for the endowments given to the Lime Creek Nature Center.

Beginning in the 1990's, Lime Creek Nature Center received several endowments that were deposited into the Nature Center Fund. I recommend creating a separate fund to account specifically for these endowments. Establishing a dedicated endowment fund will allow the principal of the endowments to be clearly separated from the investment earnings generated by those funds that are available for use by the Nature Center.

Fund 121 – Nature Center Endowments

RESOLUTION 2026-
MAINTAIN CERRO GORDO COUNTY CHART OF ACCOUNTS

WHEREAS, Cerro Gordo County maintains governmental and fiduciary funds within its Chart of Accounts in accordance with the Uniform Chart of Accounts for Iowa County Governments and guidelines established by the Iowa Department of Management; and

WHEREAS, it is necessary from time to time for the County to establish additional funds to properly account for and administer financial resources; and

WHEREAS, the Cerro Gordo County Board of Supervisors has determined that establishing a separate fund for Nature Center Endowments is appropriate to ensure the proper accounting and management of these resources.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of Cerro Gordo County, Iowa, that the following fund is hereby established within the Cerro Gordo County Chart of Accounts:

Fund 121 – Nature Center Endowments

BE IT FURTHER RESOLVED, that the Cerro Gordo County Auditor is authorized and directed to establish the fund and maintain its financial records in accordance with applicable accounting standards and requirements.

PASSED AND APPROVED by the Board of Supervisors of Cerro Gordo County, Iowa, this 12th day of October 2026, with the vote thereon being as follows:

AYES:

NAYS:

ABSENT:

Casey M. Callanan, Chairman
Board of Supervisors

ATTEST:

Bob Peshak
Deputy Auditor



PLANNING AND ZONING

Cerro Gordo County Courthouse

220 N Washington Ave, Mason City, IA 50401

Tom Meyer, Zoning Administrator

Michelle Rush, Assistant Zoning Administrator

Brittney Friederich, Assistant Zoning Administrator

(641) 421-3075

plz@cerrogordo.gov

Planning & Zoning Commission Walnut Valley Farm Change of Zone Staff Report Meeting – October 1, 2026 4:00 PM

Applicant: Walnut Valley Farm, Inc.

Existing Zoning: A-1 Agricultural District

Location: 21611 Killdeer Avenue, Mason City, IA, Iowa

Request: Rezone 5.78-acres from the A-1 Agricultural District to the A-2 Agricultural Residence District

STAFF REVIEW:

Proposed Parcel A consists of approximately 5.78 acres and includes the existing residential building site at 21611 Killdeer Avenue. The proposed parcel has frontage and existing access along Killdeer Avenue. The parcel would be separated from the surrounding agricultural land located primarily to the north and east.

Proposed Parcel A contains an existing dwelling and detached shed. The dwelling is located approximately 49 feet from the front lot line, while the A-2 Agricultural District requires a minimum front yard setback of 50 feet. Therefore, the existing dwelling does not meet the current front yard setback requirement. However, the structures were constructed for agricultural purposes and were considered exempt from county zoning requirements under state law at the time of construction. As a result, the existing setback is considered a lawful nonconforming condition.

The proposed division will not create access issues for the remaining agricultural land. Existing field access from Killdeer Avenue is available north of proposed Parcel A, providing independent access to the remaining farm ground.

The rezoning and proposed parcel division are generally consistent with the County Comprehensive Plan. The proposal separates an existing residential building site from the larger

agricultural tract while allowing the remaining farmland to continue in agricultural production. No additional farmland is proposed to be converted to residential use, and the division will not adversely affect access to or the continued agricultural use of the remaining farm ground.

RECOMMENDATION:

Staff recommends that the rezoning request for proposed Parcel A from **A-1 Agricultural District** to **A-2 Agricultural District** be forwarded to the Board of Supervisors with a recommendation for approval.

EXHIBITS:

- Exhibit 1: Aerial photograph of property
- Exhibit 2: Change of Zone Application dated August 11, 2026
- Exhibit 2: Plat of Survey
- Exhibit 3: Parcel Highlight



INDEX LEGEND

LOCATION
 PARCEL 'A' BEING PART OF THE
 NW 1/4 SEC 23-27-21
 5TH P.M. CERRO GORDO COUNTY, IOWA

PROPRIETOR
 WALNUT VALLEY FARM INC

SURVEY REQUESTED BY
 NICK MOFFER

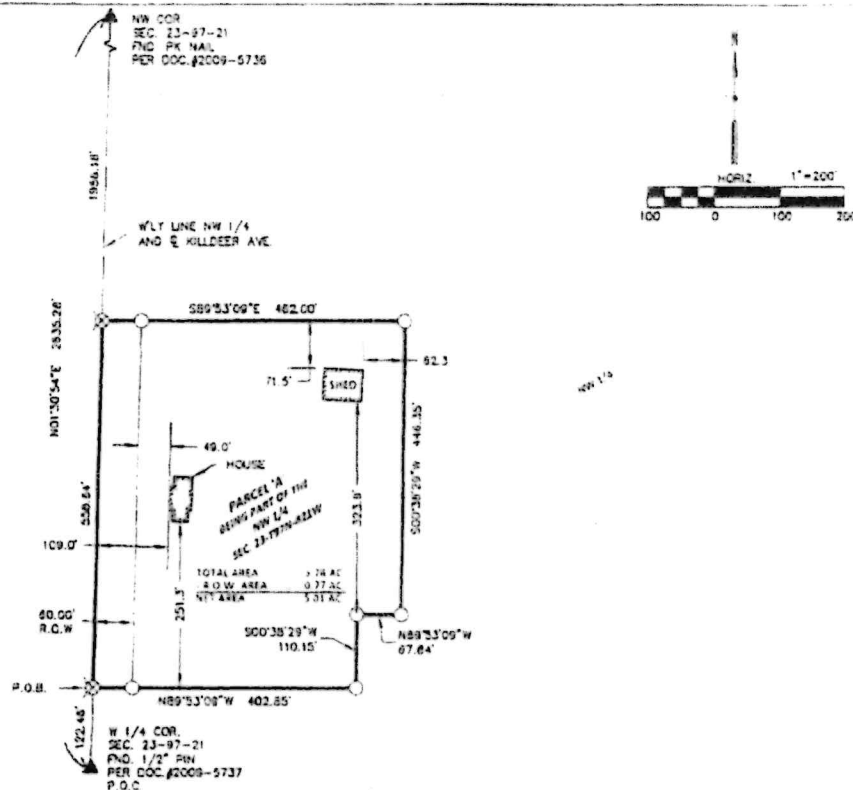
SURVEYOR COMPANY
 STARK SURVEYING INC.
 1622 S TAFT AVE
 MASON CITY, IOWA, 50401
 PHONE: 641-423-7947

RETURN TO:
 BENJAMIN STARK
 1822 S TAFT AVE
 MASON CITY, IOWA, 50401

7/1/24

Instrument N: 2026-4181
 08/03/2026 02:59:39 AM Total Pages: 1
 ISUR SURVEY
 Recording Fee \$ 7.00
 AnnMarie Legler Recorder Cerro Gordo County IA

PLAT OF SURVEY



DESCRIPTION

A PARCEL OF LAND DESIGNATED AS PARCEL 'A' BEING PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 23-27-21 OF THE 5TH P.M. CERRO GORDO COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING (P.O.C.) AT THE WEST QUARTER CORNER (W 1/4 COR.) OF SAID SECTION TWENTY-THREE (23); THENCE ON AN IOWA ZONE TWO (2) REGIONAL COORDINATE SYSTEM BEARING OF N01°30'54"E 122.46 FEET ALONG THE WESTERLY LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION TWENTY-THREE (23) TO THE POINT OF BEGINNING (P.O.B.) OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID WESTERLY LINE N01°30'54"E 556.64 FEET; THENCE S89°53'09"E 462.00 FEET; THENCE S00°38'29"W 446.35 FEET; THENCE N89°53'09"W 67.64 FEET; THENCE S00°38'29"W 110.15 FEET; THENCE N89°53'09"W 402.85 TO THE POINT OF BEGINNING (P.O.B.); SAID PARCEL 'A' CONTAINS 5.78 ACRES INCLUDING 0.77 ACRES IN PUBLIC ROAD RIGHT OF WAY (R.O.W.); AND IS SUBJECT TO ANY EASEMENTS WRITTEN OR OTHERWISE.

LEGEND

- △ SET SECTION CORNER AS NOTED (P.O.C.) POINT OF COMMENCEMENT
- SET 1/2" REBAR 24" LONG YPC 23709 (P.O.B.) POINT OF BEGINNING
- FOUND PINS PIPE MONUMENT UNLESS NOTED
- ▲ FOUND SECTION CORNER AS NOTED (55) LOT NUMBER
- ⊗ SET MAG NAL (0.00') RECORD MEASUREMENT

SURVEYOR'S NOTES:
 1) IOWA ZONE 2 IS THE BASIS OF BEARING FOR THE PURPOSE OF THIS SURVEY.

DOCUMENTS USED FOR THIS SURVEY:
 PLATS: DOC #2020-0412, DOC #2018-8788
 CERTS: DOC #2009-5736, DOC #2009-5737
 DEED: DOC #2009082

DATE SURVEYED	7-24-26
SCALE	AS SHOWN
PROJECT NO.	26278
DRAWN BY	BVS
CHECKED BY	BVS
SHEET	1 of 1



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Benjamin Stark
 Benjamin Stark
 License number 23709
 My license renewal date is December 31, 2027

Date: 7-20-26
 Sheets covered by this sheet: 1

**STARK
 SURVEYING
 INC.**

02-22-200-002

02-23-100-001

02-23-100-002

CH S34 KILLDEER AVE

02-22-200-004

02-23-100-003

02-23-100-004

02-23-300-005

02-22-400-003

02-23-300-006

02-23-300-002

Prepared by Brittney Friederich, 220 North Washington Ave., Mason City, IA 50401, (641)421-3075
Return to Brittney Friederich, 220 North Washington Ave., Mason City, IA 50401, (641)421-3075

RESOLUTION #2026-
AMENDMENT NO. 469 TO ORDINANCE NO. 15, ARTICLE 5.2

WHEREAS, the Cerro Gordo County Planning & Zoning Commission, after study, has recommended that the change of zoning classification of a certain area hereinafter described, upon the application of Walnut Valley Farm Inc, be made, and

WHEREAS, the final public hearing has been held with notice as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Cerro Gordo County Board of Supervisors that Ordinance No. 15, Article 5.2, of the Zoning Ordinance of Cerro Gordo County, Iowa, is hereby amended by changing the district boundaries thereof so as to change the classification of the following described property from the A-1 Agricultural District to the A-2 Agricultural Residence District on the following described real estate, to-wit:

Parcel A containing 5.78-acres being part of the Northwest Quarter (NW¼) of Section 23, Township 97 North, Range 21 West of the 5th P.M. Cerro Gordo County, Iowa as described in the Plat of Survey dated July 30, 2026, and recorded on August 3, 2026, with the Cerro Gordo County Recorder's Office as Document No. 2026-4181.

Motion was made by Supervisor _____ and seconded by Supervisor _____ that the foregoing Resolution be adopted.

Ayes –
Nays –
Absent –

Resolution adopted this 12th day of October, 2026.

Casey M. Callanan, Chairperson, Board of Supervisors
Cerro Gordo County, Iowa

I hereby certify that the foregoing is a full, true and complete copy of Resolution as full, true and complete as the same remains on file and of Record in my office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of the Auditor's Office in Mason City, Iowa, this 12th day of October, 2026.

Bob Peshak, Deputy Auditor, Cerro Gordo County, Iowa



DATE: October 2, 2026

TO: Cerro Gordo County Board of Supervisors

CC: Brittney Friederich, Cerro Gordo County Planning and Zoning

FROM: Lauren Hunt, Cerro Gordo County Department of Public Health

SUBJECT: Manure Management Plan for Madison Industries (Finch Double Wide #64430)

This report is being written to make you aware of concerns regarding a Manure Management Plan received by this office from **Madison Industries LLC (Finch Double Wide #64430)** swine operation. This report is being submitted according to Resolution 2003-123 **A Resolution Adopting Policy for the Receipt, Review and Comment on Manure Management Plans Received by the Cerro Gordo County Board of Supervisors**. Within seven (7) days of receipt of the manure management plan the Environmental Service Manager shall review the Manure Management Plan and prepare a report to the Board of Supervisors detailing the issues to be forwarded to the Iowa Department of Natural Resources.

The facility is located at **2145 Finch Ave, Hampton, IA in Section 24 of Wisner Township in Franklin County** 3½ miles south of the Cerro Gordo-Franklin County line. This is an existing operation that is not expanding. The capacity of the facility is 2,490 hogs. The 636,195 gallons of manure produced at this facility is stored in below building pits. The plan consists of a total of 1,433 acres on fifteen (15) fields. Only one field is in Cerro Gordo County; the remaining fields are in Franklin County. The one field in Cerro Gordo County is 92.6 acres and is located in Section 33 of Grimes Township. **The update indicates a change of crop rotation from the previous plan from 2020 and the acres have increased.**

The concerns for this report related to Cerro Gordo County are listed below:

- The city of Meservey is adjacent to the manure application area in Section 33 of Grimes Township.
- Prairie Land Trail is adjacent to the manure application area in Section 33 of Grimes Township.
- There are some small waterways within the field.
- Last year's plan designated the Cerro Gordo County field as HEL (Highly Erodible Land); however, this year's plan indicates the same field is not HEL.
- There is a large reduction in the amount of manure reported on this year's report (636,195) compared to last year's report (1,085,832) with the same number of hogs.

If you have any questions regarding this information feel free to contact this office at (641) 421-9306 or Lhunt@cghealth.com.