

PUBLIC NOTICE:
CITY OF HOLSTEIN
ORD. NO. 267
PLANNING AND ZONING

CITY OF HOLSTEIN, IOWA
ORDINANCE NO. 267

Pursuant to Iowa Code Section 380.7(2), the following is a summary of Ordinance No. 267, adopted by the City Council of the City of Holstein, Iowa.

Ordinance No. 267 amends the Code of Ordinances of the City of Holstein by repealing and replacing Chapter 165, Zoning Regulations. The ordinance adopts a fully updated zoning code intended to modernize land-use regulations, improve administrative clarity, and implement the City's Comprehensive Plan.

Summary of Major Changes:

1. Reorganization of Chapter 165 into a modern format with revised section numbering, consolidated content, and a new Use Matrix.
2. Establishment of seven zoning districts, including a new Floodplain (FP) District and a consolidated Commercial (C) District.
3. Expansion and modernization of definitions, including accessory dwelling units, adult-oriented businesses, manufacturing uses, massage establishments, and updated housing classifications.
4. Updated land-use and development standards, including regulations for fences, solar and wind energy systems, off-street parking and loading, and warehouse restrictions.
5. Revised procedures governing building permits, zoning compliance certificates, variances, appeals, amendments, enforcement, and non-conformities.
6. Clarification of administrative responsibilities for the City Council, Mayor, Zoning Administrator, Planning and Zoning Commission, and Board of Adjustment.
7. Updated requirements for residential, commercial, mobile home park, agricultural, and industrial districts to promote consistency and clarity.

Purpose:

The ordinance is designed to promote public health, safety, and welfare; preserve agricultural and natural areas; encourage orderly development; modernize land-use controls; and provide clearer, more enforceable standards.

A full copy of Ordinance No. 267 is available for public inspection at Holstein City Hall.

This notice is published pursuant to the requirements of Iowa Code Section 380.7(2).

Published in The Holstein Advance on December 10, 2025

PROCEEDINGS:
G-H BOE • NOV. 25 MINUTES

Nov. 25, 2025
Special Board Meeting

The Galva-Holstein Board of Education met in open session on Nov. 25, 2025 at 4 p.m. in the Holstein board room with the following board members present: Don Kalin, Tara Ruble, Beth Schossow, and Jamie Whitmer. Absent: Grant Aschinger, Matthew Wittrock and Jeff Witzke.

Administrators present: Adam Bisenius.

Visitors present: Matt Basye with FEH Design (via Zoom), Matt Gillespie with Piper Sandler (via Zoom), Corvin Griffin and Tyler Vohs.

Call to order: President Whitmer at 4:02 p.m.

Motion by Schossow, second by Ruble to approve agenda. Motion carried 4-0.

Motion by Ruble, second by Schossow to approve resignations from Kaylee Petty (high school para educator) and Karyn Brophy (Galva kitchen staff). Motion carried unanimously.

Motion by Schossow, second by Ruble to approve a basketball cheer sponsor contract with Cherie Blaise, if numbers support the contract, as well as a contract for Erin Grant as a TAP agent for the Cherokee and MMCRU schools. Motion carried 4-0.

Motion by Kalin, second by Schossow to approve the special education delivery plan for the AEA and state. Motion carried 4-0.

Motion by Schossow, second by Ruble to approve an amendment to the NWAEA Service Agreement for 25-26 to include first and second year mentoring and training. Motion carried unanimously.

Basye presented 3 options for the weight/wrestling room project. After much review a consensus was reached that for the district's plans and funds available, option "B" at a single story, plus a shell for half the second story was the best options to meet both current and future needs.

Gillespie presented the bids received to service the district's capital loan notes.

Motion by Schossow, second by Kalin to direct the sale of \$2,786,000 general obligation school capital loan notes to United Bank of Iowa at a purchase price of par, plus accrued interest. The roll was called, and the vote was: Ayes: Kalin, Ruble, Schossow and Whitmer. Nays: None.

Motion by Ruble, second by Schossow to adjourn the meeting. Motion carried unanimously.

Meeting was adjourned at 4:55 p.m.

Board Secretary
Board President

Published in The Holstein Advance on December 10, 2025

PROCEEDINGS:
HOLSTEIN CITY COUNCIL • NOV. 25 MINUTES / CLAIMS

A regular meeting of the Holstein City Council was held on Tuesday, Nov. 25, 2025, in City Council Chambers. Mayor Kathy Breyfogle called the meeting to order at 5 p.m. with the pledge of allegiance and a roll as follows: Bonnie Stevenson, Jamison Voss, Terri Schimmer, Marcus Prell, and Christine Wiese. A motion was made by Councilperson Wiese and seconded by Councilperson Schimmer approving the consent agenda, including the agenda, minutes of Nov. 10, 2025, Regular Council Meeting, and claims. The motion was duly put to a vote of the City Council. Ayes: Wiese, Schimmer, Voss, Stevenson, and Prell. Nays: none. Motion carried. A public hearing was held regarding the proposed Amended Zoning Code of the City of Holstein, Iowa at which time any citizen of Holstein, Iowa or any other person having an interest in the proposed Zoning Code of the City of Holstein, Iowa may appear and be heard for or against the adoption of the proposed Zoning Code or any part thereof was opened at 5:02 p.m. No citizens for or against were present. Hearing was closed at 5:03 p.m. Ordinance No. 267 Amending the Code of Ordinances of the City of Holstein, Iowa, By Amending Provisions Pertaining to Zoning Code was offered by Councilperson Schimmer and seconded by Councilperson Prell. The motion was duly put to a roll

call vote of the City Council. Ayes: Prell, Schimmer, Voss, Stevenson, and Wiese. Nays: none. 1st reading passed. A motion was made by Councilperson Prell and seconded by Councilperson Wiese to waive 2nd and 3rd reading and pass on 1st and final reading. The motion was duly put to a roll call vote of the City Council. Ayes: Schimmer, Voss, Stevenson, Wiese, and Prell. Nays: none. Ordinance 267 passed on 1st and final reading. Resolution 25-59 – Obligating Funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year was offered by Councilperson Schimmer and seconded by Councilperson Voss. The motion was duly put to a roll call vote of the City Council. Ayes: Wiese, Prell, Schimmer, Stevenson, and Voss. Nays: none. Whereupon the mayor declared Resolution 25-59 duly adopted. Resolution 25-60 – Authorizing and Approving a Loan and Disbursement Agreement and Providing for the Issuance and Securing the Payment of Sewer revenue Bonds, Series 2025 was offered by Councilperson Prell and seconded by Councilperson Schimmer. The motion was duly put to a roll call vote of the City Council. Ayes: Stevenson, Wiese, Prell, Schimmer, and Voss. Nays: none. Whereupon

the mayor declared Resolution 25-60 duly adopted. A motion was made by Councilperson Wiese and seconded by Councilperson Prell approving the Municipal Advisor Agreement for the SRF Loan. The motion was duly put to a vote of the City Council. Ayes: Schimmer, Prell, Voss, Stevenson, and Wiese. Nays: none. Motion carried. Resolution 25-61 Adopting Employee Wages and Salaries and Authorizing City Administrator to Draw Payroll was offered by Councilperson Stevenson and seconded by Councilperson Voss. The motion was duly put to a roll call vote of the City Council. Ayes: Wiese, Prell, Schimmer, Voss, and Stevenson. Nays: none. Whereupon the mayor declared Resolution 25-61 duly adopted. The City Administrator reported the following receipts and bills that were approved for payment on the consent agenda:

A & A Food & Fuel LLC	.....	542.70
Fuel	.....	542.70
AgState - Cherokee	.....	842.71
Fuel	.....	842.71
AT&T Mobility - Amb Phone	.....	825.76
Aureon..... Tech Services	.....	8.99
Beyer Brandon	.....
CDL License Upgrade 2025	.....	44.50
Bomgaars	.....
Scott Clothing Allowance	.....	85.99
Bound Tree Medical LLC	.....
Ambulance Supplies	.....	683.97
Builders Sharpening & Serv	.....
Supplies	.....	3.37

Casey's Business Mastercard	.....
Taxi Fuel	.....	21.48
Connor Beeck Window	.....
City Hall Window Cleaning	.....	12.00
Conover Derek	.....
Medical Reimbursement	.....	1,677.49
Crary Huff Law Firm	.....
Legal Fees	.....	4,744.90
Culligan of Ida Grove	.....
Bottled Water/Cooler Rent	.....	65.00
Daniel Brosamle	.....
Tree Removal Services	.....	4,950.00
Db a Cosgrove Law Firm	.....
Legal Fees	.....	678.50
Db a Holstein Sanitation Inc	.....
Sanitation Contract	.....	14,073.03
Elm USA.....Disc Cleaner	.....	103.95
Feldfire..... Supplies	.....	1,552.18
Foundation Analytical Lab	.....
Pre-Discharge	.....	74.50
Fuller Digital Solutions	.....
Advertising/Streaming	.....	4,157.50
G-H CSD/Ridge View CSD	.....
Yearbook Sponsor	.....	115.00
Gordon Flesch Co Inc	.....
Copier	.....	436.45
Gworks	.....
Annual Subscription Ub	.....	4,725.00
Heidman Law Firm PLLC	.....
Legal Fees	.....	2,415.50
Holstein Country Club	.....
Seeding New Soccer Field	.....	500.00
Holstein Mfg Inc	.....
Turn Bickles	.....	40.00
Holstein Super Market	.....
Senior Cards Supplies	.....	41.28
IMWCA... 2024-25 Audit	.....	2,495.00
Iowa Dept. Natural Resources	.....
2026 Annual Water Use Fee	.....	115.00

Iowa One Call	.....
Sept 25 One Call	.....	47.30
Iowa Rural Water Assoc	.....
IRWA Membership Dues 2026	.....	365.00
Iread..Library Supplies	.....	278.54
ISG Prj 25-33323 Park	.....	18,630.09
J.P. Cooke Co	.....
Notary Stamp	.....	39.40
Kay Pam	.....
Class D Drivers License	.....	64.00
Matheson Tri-Gas Inc	.....
Oxygen Supplies	.....	182.89
Micromarketing Associates	.....
Library Books	.....	29.04
MidAmerican Energy Co	.....
Utilities - Parks	.....	11.31
Motor Parts Sales	.....
Supplies	.....	56.38
Moville City Of	.....
Oct 2025 Nuisance Inspection	.....	1,520.53
N.E.T. Broadband	.....
Telephone/Internet Services	.....	212.29
Nelson Dale	.....
Expense Reimbursement	.....	24.95
New Tec Inc	.....
8 Ft Snow Pusher	.....	2,150.00
Niemeier Scott	.....
Reimbursement	.....	633.53
NW Rural Electric Co	.....
Utilities	.....	2,265.02
Office Elements	.....
Furniture	.....	758.15
Plunkett's Pest Control	.....
Pest Control Comm Ctr	.....	56.57
Power Solutions	.....
Ball Field Lights	.....	7,777.99

Quick Med Claims	.....
Amb Claims Filing Fees	.....	1,228.49
Rods Fertilizer and Sales Inc	.....
Supplies	.....	54.25
Sioux City Truck Sales Inc	.....
Vehicle Service/Inspection	.....	524.83
Stevenson Hardware	.....
Supplies	.....	393.57
Storey Kenworthy	.....
Utility Billing Forms	.....	924.61
Trionfo Solutions LLC	.....
Life Insurance	.....	122.56
Tyler Business Forms	.....
Supplies	.....	406.62
Tyler Technologies	.....
Technology Services	.....	4,060.00
UMB Bank	.....
Municipal Advisory Services	.....
VC3 Inc. Tech Services	.....	10,000.00
	.....	5,317.54
	.....	104,167.20

A motion was made by Councilperson Prell and seconded by Councilperson Schimmer to adjourn the meeting. The motion was duly put to a vote of the City Council. Ayes: Stevenson, Wiese, Schimmer, Prell, and Voss. Nays: none. Motion carried. The meeting adjourned at 5:14 p.m.

Kathryn Breyfogle, Mayor
Attest: Tamara Nuckolls,
City Administrator

Published in The Holstein Advance on December 10, 2025