

PROCEEDINGS OF THE BOARD OF SUPERVISORS  
May 1, 2023

The Board of Supervisors of Cerro Gordo County, Iowa, met in regular session pursuant to adjournment. Present: Chairman Casey Callanan, Vice Chairwoman Lori Meacham Ginapp, Supervisor Chris Watts and various members of the public.

Chairman Callanan convened the meeting at 10:00 a.m.

Meacham Ginapp moved with Watts seconding, to approve today's agenda and the minutes for the April 24, 2023 regular session. Motion passed unanimously.

Public comment session was held.

Watts moved with Meacham Ginapp seconding, to approve claims. Motion passed unanimously.

Watts moved with Meacham Ginapp seconding, to adopt Resolution 2023-46, WHEREAS, the following payroll change requests were submitted to the Board of Supervisors for review; and WHEREAS, the Board of Supervisors of Cerro Gordo County, has reviewed and considered the change requests as follows:

Department	Name
Pay Change	Effective Date
Conservation	Marcus Majerczyk
\$15.00/hourly	05/01/2023

THEREFORE, BE IT RESOLVED, that the Board of Supervisors of Cerro Gordo County does hereby approve the requests as shown above and directs the Auditor to make the necessary adjustments to the payroll. Motion passed unanimously.

Meacham Ginapp moved with Watts seconding, to approve the payroll register for period ending 04/22/2023. Motion passed unanimously.

Meacham Ginapp moved with Watts seconding, to authorize the Chair to sign the GIS Data Sharing Agreement with Apex Clean Energy. Motion passed unanimously.

Watts moved with Meacham Ginapp seconding, to approve dock permits 26P, 29P, 53P, 57P, and 58P. Motion passed unanimously.

Meacham Ginapp moved with Watts seconding, to authorize the Chair to sign agreement with the City of Swaledale and Collin and Roger Witte. Motion passed unanimously.

Meacham Ginapp moved with Watts seconding, to adopt Resolution 2023-47, WHEREAS, Cerro Gordo County, Iowa ("County") is the owner of the following described real estate, to-wit:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-FOUR (24) TOWNSHIP NINETY-FOUR (94) NORTH, RANGE TWENTY-TWO (22) WEST OF THE 5<sup>TH</sup> P.M. IN THE CITY OF THORNTON, THENCE NORTH ON SECTION LINE 964.5 FEET, THENCE WEST 33 FEET TO POINT OF BEGINNING. THENCE CONTINUING WEST A DISTANCE OF 185 FEET, THENCE SOUTH 113.4 FEET, THENCE NORTH 75°31'30" EAST A DISTANCE OF 103.95 FEET, THENCE NORTH 82°17'45" EAST A DISTANCE OF 85.9 FEET, THENCE NORTH 76 FEET TO POINT OF BEGINNING. THE EAST LINE OF SE1/4 SEC. 24 IS ASSUMED TO BEAR NORTH AND SOUTH  
Locally described as 112 S. 1<sup>st</sup> Street, Thornton, Iowa 50479, Parcel No. 13-24-433-009-00 (the "Real State").

WHEREAS, County proposes to sell the above Real Estate owned by it; and, WHEREAS, the County has received an offer to buy the Real Estate a copy of which is on file in the office of the Board of Supervisors.

WHEREAS, 331.361 (2) of the Iowa Code requires Cerro Gordo County to set forth its proposal to convey Real Estate in a resolution and publish notice of the time and place of public hearing on the proposal in accordance with 331.305 of the Iowa Code.

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

Section 1. County is the owner of the above Real Estate.

Section 2. County has received an Offer to purchase the Real Estate for \$62,500.00 from the City of Thornton, Iowa, an Iowa municipal corporation.

Section 3. A public hearing upon the proposal to convey the Real Estate shall be held beginning at 10:05 a.m. on

the 15<sup>th</sup> day of May, 2023, in the boardroom of the Cerro Gordo County Courthouse, 220 North Washington, Mason City, Iowa. Notice of the time and place of hearing shall be published in the Mason City Globe Gazette not less than four nor more than twenty days before the date of the hearing in accordance with 331.305 of the Iowa Code.

Section 4. The public notice shall be published in substantially the following form:

PUBLIC NOTICE

Public notice is hereby given that the Board of Supervisors of Cerro Gordo County, Iowa, will meet and hold a public hearing beginning at 10:05 a.m. on the 15<sup>th</sup> day of May, 2023, in the boardroom, Cerro Gordo County Courthouse, 220 North Washington, Mason City, Iowa, to consider a Resolution proposing to convey Real Estate owned by Cerro Gordo County, Iowa, and described as follows, to-wit:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-FOUR (24) TOWNSHIP NINETY-FOUR (94) NORTH, RANGE TWENTY-TWO (22) WEST OF THE 5<sup>TH</sup> P.M. IN THE CITY OF THORNTON, THENCE NORTH ON SECTION LINE 964.5 FEET, THENCE WEST 33 FEET TO POINT OF BEGINNING. THENCE CONTINUING WEST A DISTANCE OF 185 FEET, THENCE SOUTH 113.4 FEET, THENCE NORTH 75°31'30" EAST A DISTANCE OF 103.95 FEET, THENCE NORTH 82°17'45" EAST A DISTANCE OF 85.9 FEET, THENCE NORTH 76 FEET TO POINT OF BEGINNING. THE EAST LINE OF SE1/4 SEC. 24 IS ASSUMED TO BEAR NORTH AND SOUTH

Locally described as 112 S. 1<sup>st</sup> Street, Thornton, Iowa 50479, Parcel No. 13-24-433-009-00

Cerro Gordo County, Iowa, proposes to sell the Real Estate to the City of Thornton, Iowa, for \$62,500.00 payable according to the terms of the Offer following approval of the sale by the Board of Supervisors following public hearing as required by law.

All parties in interest and citizens of Cerro Gordo County, Iowa, shall have an opportunity to present objections to the proposal to convey the Real Estate at the public hearing.

Chairperson, Board of Supervisors

Motion passed unanimously.

Watts moved with Meacham Ginapp seconding, to adopt Resolution 2023-48, WHEREAS, Cerro Gordo County, Iowa, ("County") is the owner of the following described real estate, to-wit:

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 12, TOWNSHIP 96 NORTH, RANGE 21 WEST OF THE 5<sup>TH</sup> P.M., CERRO GORDO COUNTY, IOWA, EXCEPT FOR THAT PORTION THEREOF CONVEYED TO THE STATE OF IOWA FOR HIGHWAY PURPOSES, SAID TRACT OF LAND LOCATED IN THE NORTHWEST CORNER THEREOF AND APPROXIMATELY 3.68 ACRES, MORE OR LESS, WITH THE EXACT LEGAL DESCRIPTION DETERMINED BY SURVEY, (the "Real Estate").

WHEREAS, County proposes to sell the above Real Estate owned by it, and, WHEREAS, the County has received an offer to buy the Real Estate a copy of which is on file in the office of the Board of Supervisors. WHEREAS, 331.361 (2) of the Iowa Code requires Cerro Gordo county to set forth its proposal to convey Real Estate in a resolution and publish notice of the time and place of public hearing on the proposal in accordance with 331.305 of the Iowa Code. NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Cerro Gordo County, Iowa:

Section 1. County is the owner of the above Real Estate.

Section 2. County has received an offer to purchase the Real Estate for \$163,043.48 per net acre from Bonham Construction and Maintenance Services, Inc., an Illinois corporation.

Section 3. A public hearing upon the proposal to convey the Real Estate shall be held beginning at 10:10 a.m. on the 15<sup>th</sup> day of May, 2023, in the boardroom of the Cerro Gordo County Courthouse, 220 North Washington, Mason City, Iowa. Notice of the time and place of hearing shall be published in the Mason City Globe Gazette not less than four nor more than twenty days before the date of the hearing in accordance with 331.305 of the Iowa Code.

Section 4. The public notice shall be published in substantially the following form:

PUBLIC NOTICE

Public notice is hereby given that the Board of Supervisors of Cerro Gordo County, Iowa, will meet and

hold a public hearing beginning at 10:10 a.m. on the 15<sup>th</sup> day of May, 2023, in the boardroom, Cerro Gordo County Courthouse, 220 North Washington, Mason City, Iowa, to consider a Resolution proposing to convey Real Estate owned by Cerro Gordo County, Iowa, and described as follows, to-wit:

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 12, TOWNSHIP 96 NORTH, RANGE 21 WEST OF THE 5<sup>TH</sup> P.M., CERRO GORDO COUNTY, IOWA, EXCEPT FOR THAT PORTION THEREOF CONVEYED TO THE STATE OF IOWA FOR HIGHWAY PURPOSES, SAID TRACT OF LAND LOCATED IN THE NORTHWEST CORNER THEREOF AND APPROXIMATELY 3.68 ACRES, MORE OR LESS, WITH THE EXACT LEGAL DESCRIPTION DETERMINED BY SURVEY,

Cerro Gordo County, Iowa, proposes to sell the Real Estate to Bonham Construction and Maintenance Services, Inc. for \$163,043.48 per net acre payable according to the terms of the offer following approval of the sale by the Board of Supervisors following public hearing as required by law.

All parties in interest and citizens of Cerro Gordo County, Iowa, shall have an opportunity to present objections to the proposal to convey the Real Estate at the public hearing.

Chairman, Board of Supervisors

Motion passed unanimously.

Chairman Callanan opened the public hearing on P5 Subdivision, Cerro Gordo County, Iowa at 10:05 a.m.

Meacham Ginapp moved with Watts seconding, to close the public hearing. Motion passed unanimously.

Watts moved with Meacham Ginapp seconding, to adopt Resolution 2023-49, A RESOLUTION APPROVING FINAL PLAT FOR "P5 SUBDIVISION, CERRO GORDO COUNTY, IOWA" WHEREAS, the Planning and Zoning Commission of Cerro Gordo County, Iowa, on the 4<sup>th</sup> day of August, 2022, duly approved the Final Plat for "P5 Subdivision, Cerro Gordo County, Iowa," and WHEREAS, said Plat appears to comply with all statutes of Iowa and ordinances of Cerro Gordo County relative to plats of additions and subdivisions. NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Cerro Gordo County, Iowa. Motion passed unanimously.

Meacham Ginapp moved with Watts seconding, to adopt Resolution 2023-50, 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 Mitchell J. Plagge & Rebecca J. Plagge, 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 A-1 Agricultural District to A-2 Agricultural Residence District on the following described real estate, to-wit:

Lots 1 & 2, P5 Subdivision, Cerro Gordo County, Iowa  
Motion passed unanimously.

County Engineer Billings provided an update.

Meacham Ginapp moved with Watts seconding, to adopt Resolution 2023-51, WHEREAS, the Iowa Department of Transportation has adopted Administrative Rule 761—Chapter 164, which created the Traffic Safety Improvement Program to allow for funding to be provided to local jurisdictions for eligible traffic safety improvement projects; and WHEREAS, traffic crash history shows the existing alignment on S-62 entering the Town of Rock Falls from the south is a problem area and these accidents could be reduced with appropriate realignment of S-62 and additional safety features; and WHEREAS, the Town of Rock Falls has a population under 500 and Cerro Gordo County is responsible for the S-62 extension through the town; and WHEREAS, the Cerro Gordo County Engineer recommends that the application be submitted to the Iowa Department of Transportation for possible Traffic Safety Funding of the above said project. NOW, THEREFORE, BE IT RESOLVED that the Cerro Gordo County Board of Supervisors endorses the above said project and will authorize maintenance of the improvement after it is constructed; and BE IT FURTHER RESOLVED that the Chairperson of the Cerro Gordo county Board of Supervisors be authorized to sign the

said application and direct the Engineering Department to submit the same to the Iowa Department of Transportation for Traffic Safety Improvement Funding. Motion passed unanimously.

Watts moved with Meacham Ginapp seconding, to approve reports from the Planning & Zoning Administrator and Environmental Health Service Manager concerning Manure Management Plan Updates for Christiansen Farms Midwest, LLC- Site F117 (#65151), Christiansen Family Farms- Site F46 (#59541), Christiansen Family Farms- Site F45 (#59538), EJ Pork-Sheldon's Site (#58266), and C.B. Neel & Sons (#63839) and forward to the DNR. Motion passed unanimously.

Watts moved with Meacham Ginapp seconding, to adjourn at 10:18 a.m. Motion passed unanimously.

Various tabulations, reports, correspondence and other documents that were presented at today's meeting are placed on file with the supplemental minutes.

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Chairman Casey M. Callanan  
Board of Supervisors

ATTEST:

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Adam V. Wedmore, Auditor  
Cerro Gordo County