

Floyd County Board of Supervisors Meeting  
March 4, 2024, 9:00 a.m.

The Floyd County Board of Supervisors met in the Board Room of the Floyd County Courthouse with the following in attendance: Supv Mark Kuhn, Supv Dennis Keifer, and Supv Jim Jorgensen.

Jorgensen/Keifer moved to approve the agenda as presented. Motion carried 3-0.

Public comment: Dan Rethemal informed the Board that Duane Tesch's rural Nora Springs property that was cleaned up last year is in worse condition now than it was before. Rethemal reported filing new nuisance complaint paperwork, along with pictures of the property, with the County Sanitarian/Zoning Administrator.

Keifer/Jorgensen moved to approve the February 26, 2024 minutes. Motion carried 3-0.

Jorgensen/Keifer moved to approve the claims presented: County #1896-1923 and Engineer/Secondary Roads #10491-10503. Motion carried 3-0.

K Adelmund	Rent	232.00	1
Ahlers	Legal	64.97	1
Alliant	Elect	154.60	1
Arnold Supply	Parts	1019.80	1
AT&T	Phone	49.72	1
ATC	Inspect	5550.00	1
Builders	Mat'l	3585.60	1
Calhoun-Burns	Inspect	1420.00	1
Casa Apt	Rent	300.00	1
Central IA Bldg Supp	Parts	166.56	1
CC Press	Notice	1101.46	1
Chatfield Brothers	Services	500.00	1
Croell	Rock	10459.00	1
DLT	Eng Prog	2516.78	1
Dogs for LE	Serv	430.00	1
FCSO	Services	1088.12	1
Force Am	Parts	73.16	1
F Dunn Co	Patch	949.00	1
GRP Assoc	Disposal	89.95	2
INOVALON	Software	556.26	1
IA DOT	Fuel/parts	33.75	1
IA Sportsman	Ads	250.00	1
ISACA	Dues	210.00	1
M Kuhn	Reimb	88.35	1
LEAF	Services	166.75	1
Mail Serv	Renewals	643.70	1
Mid Am	Util	107.95	1
ISAA	Dues	325.00	1
NS-Rkfd Reg	Notice	817.52	1
NIAA	Training	275.00	1
PATC	Forfeiture	200.00	1
T Schriever	Reimb	150.00	1
Road Fund	Reimb	242.82	1
Stellar Truck	Parts	238.50	1
Superior	Supplies	265.30	1
TJ Service	Reprs	688.96	1
USPS	Pstg	136.00	1
Visual Edge	Equip	73.70	2

Updates on various boards/commissions/activities: Supv Kuhn attended County Social Services and Charles City Area Development Corporation meetings and commented on IT equipment used in the Mitchell County Board Room that he would like to see in the Floyd Count Board Room. Supv Keifer attended Emergency Medical Services Advisory Council and FMC Landfill meetings.

Updates on Law Enforcement Center/Courthouse (LEC) Project: Supv Keifer reported he is still working on a water softening system. Auditor Carr reported that Young Plumbing is working on temperature control issues with some of the problem being the brick structure building with no insulation, Paulsen Electric will be onsite to do

wiring for the heater in the Main St entryway when it arrives, Samuels Group has completed some of the plaster, and plaster work in the engineer's office and wall in supervisor's office remains to be completed.

Supv Kuhn read a letter and counteroffer from Stephen Schlader for the county to purchase his property for the communication's tower site. Schlader countered the County's \$15,000 plus 15% revenue generated from leased space on the tower with counteroffer of \$75,000 plus 25% of the revenue generated from the tower for 30 years, the buyer pays all transaction costs and fees, all revenues from the tower will be paid directly to the seller or heirs and the buyer will be responsible for all crop damage and future maintenance and the buyer may not block or restrict access to the easement. Schlader provided comparable real estate transactions to support his offer, including a 1.5 acre site less than two miles from Schlader's property sold for \$77,500, a 2.5 acre site approximately six miles from Schlader's property sold several years ago for \$60,000 plus 50% of revenue for 20 years, and a 50x50 plot for a gas line service valve approximately 1.5 miles from Schlader's property sold last year for \$35,000. Prior to the meeting, Kuhn followed up with the Brandi Schmidt, Assessor, who responded most tower sales in the county are on leased land and have no sale of land association and in a search from January 2014 with criteria from 1-3 acres and \$59,000-78,000 sales, there was one parcel that did not have a tower. Ben Chatfield will obtain information County Attorney Todd Prichard commented there is quite a range in lease rates based on various factors such as location and suggested Schlader's information be verified and the board consider a closed session to consider a counter to Schlader. Kuhn suggested another location on the north end of the Joney Laudner Wildlife Preserve property that has a higher elevation than the Schlader property and would require an easement with a property owner from Balsam Avenue to the park site. Costs of fiber from the road to the tower, property easement, installing a road, and Motorola site study are factors to consider. Chatfield will reach out to Schlader to verify his comparable information.

The Board noted the resignation of Kallie Genzler, part-time assistant county attorney, effective March 8. Prichard would like the Board to consider approving the hiring a full-time paralegal instead of a part-time assistant county attorney. Keifer/Jorgensen to allow the county attorney to advertise for a full-time paralegal with a cap on the wage at \$22.05/hour. Motion carried 3-0.

The Board noted Brittany Hicks, Home Healthcare Aide, transitioning from a full-time position to an "as needed" position starting March 4.

The Board noted a 6-month performance increase for Spencer De Joode, Conservation staff, from \$23.08 to \$24.00/hour, retroactive to February 5.

Jorgensen/Keifer moved to adjust Tim Laube's wage from \$34.80 to \$35.74/hour for the added Weed Commissioner duties and to reduce the salary of Adam Sears' by \$1.963 for the removal of Weed Commissioner duties, effective February 5,. Motion carried 3-0.

Jorgensen/Keifer moved to approve Res\* #04-24 Road Embargo: It has been called to the attention of the Board, the necessity of imposing restrictions as to the weight of vehicles to be operated upon certain highways in Floyd County to prevent serious damage due to climatic conditions; the Board believes it to be in the best interest of the public to erect and maintain load limit signs on designated highways; be it resolved by the Board pursuant to Iowa Code 321.471, that it is determined that the following highway shall be designated as having a load limit of five (5) ton each axle (gross) on all vehicles and the County Engineer is hereby directed to erect and maintain 5 ton per axle gross limit signs on River Road starting at the intersection of 150<sup>th</sup> St. then north to 130<sup>th</sup> St. and that this embargo will take effect when appropriate signs are erected and will remain in effect until said signs are removed by the County Engineer: Roll call vote-Ayes: Jorgensen, Keifer, Kuhn; motion carried 3-0.

The Board reviewed two bids each for two box culvert projects with Minnowa Construction, Inc and Peterson Contractors, Inc. Jorgensen/Keifer moved to accept the low bid of \$96,250 from Peterson Contractors, Inc for box culvert project #LFM-FY25-01--7X-34. Motion carried 3-0. Keifer/Jorgensen moved to approve the low bid of \$139,850 from Minnowa Construction, Inc for box culvert project #L-FY25-02--73-34. Motion carried 3-0.

The Board reviewed two bids for the PCC Reconstruction 3<sup>rd</sup> Ave Floyd project one from Wicks Construction, Inc for \$486,953.92 and Croell, Inc for \$506,180.15. Jorgensen/Keifer moved to approve a bid from Wicks Construction, Inc's for \$486,953.92 for the Floyd 3<sup>rd</sup> Ave project #LFM-FY24-03--7X-34. Motion carried 3-0. The city of Floyd will reimburse the county for a portion of the project after completion.

Jacob Page, County Engineer, provided an update on Secondary Road activities including crews working on drive permits, work orders, brushing, rock resurfacing, maps, general shop maintenance, pouring box culverts,

and trucks were out due to weather conditions on February 28. Office staff have been working on day labor projects, Floyd 3<sup>rd</sup> Ave project, and general office work. The RAISE grant was submitted last Wednesday. Kukhan's bridge work will be restarting soon. Rock resurfacing requests for bids were sent out last Friday. The 170<sup>th</sup> and Glass Ave bridge project was removed from the proposed FY25 budget and will need to be included in the FY26. Page will provide an estimate for a communications tower road.

Keifer/Jorgensen moved to approve the liquor license application for Cedar Ridge GC. Motion carried 3-0. Jorgensen/Keifer moved to approve the liquor license application for Freeze Frame Bowl. Motion carried 3-0.

The Board reviewed FY25 budget information, including Auditor Carr proposing the following: General Basic tax rate of \$3.39806/\$1000 of taxable value resulting in an estimated 26.24% carryover ending fund balance, General Supplemental tax rate of \$1.46151 for an estimated 29.16% carryover, Debt Service tax rate of \$1.48043, and a Rural Services Basic tax rate of \$3.50 for an estimated 26.03% carryover. Jorgensen/Keifer moved to set March 25 at 8:30 a.m. for the required Proposed Tax Hearing. Motion carried 3-0.

Future agenda items: nothing discussed

Keifer/Jorgensen moved to adjourn. Motion carried 3-0.

*\*This is a summary of the resolution; full text of resolutions may be inspected during normal business hours in the Floyd County Auditor's office and at [www.floydcoia.org](http://www.floydcoia.org).*

ATTEST:

Gloria A. Carr  
Floyd County Auditor

Mark A. Kuhn, Chair  
Floyd County Board of Supervisors