

PROCEEDINGS OF THE BOARD OF SUPERVISORS  
January 17, 2017

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

Latham made a motion, with Watts seconding, to approve the minutes from the January 10, 2017 regular session, January 9, 2017, January 10, 2017 and January 12, 2017 special session and today's agenda. Motion passed unanimously.

Watts made a motion, with Latham seconding, to approve the new job description for general maintenance position for the County Engineer Department to include the new starting wage of 70% of the regular contract rate. Motion passed unanimously.

Watts made a motion, with Latham seconding, to approve claims. Motion passed unanimously.

Latham made a motion, with Watts seconding, to approve the payroll warrant register for the week ending January 7, 2017. Motion passed unanimously.

Latham made a motion, with Watts seconding, to approve reports from the Zoning Director and Environmental Health Service Manager concerning the Manure Management Plan filed by Christensen Farms ID #65040 and forward them to the DNR. Motion passed unanimously.

Latham made a motion, with Watts seconding, to authorize the chairman to sign the Standard Title VI/Non-Discrimination Assurances. Motion passed unanimously.

Watts made a motion, with Latham seconding, to close the public portion of the hearing on Disposal of an Interest in real estate by easement to ITC Midwest, LLC for utility purposes. Motion passed unanimously.

Latham made a motion, with Watts seconding, to adopt Resolution 2017-19, A Resolution Approving The Disposal Of An Interest In Real Estate By Easement To ITC Midwest, LLC For Utility Purposes Across Real Estate Owned By Cerro Gordo County, Iowa For The Following-Described Land: Premises: Lot 6 (6) in the Southeast Quarter (SE¼) of the Northwest Quarter (NW¼) of Section Thirty-four (34), Township Ninety-seven (97) North, Range Twenty (20) West of the 5th P.M.; AND the North 484.96 feet of all that part of Lot Six (6) in the Auditor's Plat of the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼) of Section Thirty-four (34), Township Ninety-seven (97) North, Range Twenty (20) West of the 5th P.M. lying Easterly of the Easterly right-of-way line of the Minneapolis and St. Louis Railroad. Easement Area: The Easement Area being a strip of land 100 feet in width, being 50 feet either side of a center line as determined by the placement of the existing structures on or adjacent to the Premises. (hereafter referred to as "the Easement") to ITC Midwest, LLC for good and valuable consideration in the amount of \$4,066.74; and: Whereas, Cerro Gordo County, Iowa, is the owner of the following described real estate, to-wit: Premises: Lot 6 (6) in the Southeast Quarter (SE¼) of the Northwest Quarter (NW¼) of Section Thirty-four (34), Township Ninety-seven (97) North, Range Twenty (20) West of the 5th P.M.; AND the North 484.96 feet of all that part of Lot Six (6) in the Auditor's Plat of the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼) of Section Thirty-four (34), Township Ninety-seven (97) North, Range Twenty (20) West of the 5th P.M. lying Easterly of the Easterly right-of-way line of the Minneapolis and St. Louis Railroad. Easement Area: The Easement Area being a strip of land 100 feet in width, being 50 feet either side of a center line as determined by the placement of the existing structures on or adjacent to the Premises. (hereafter referred to as "the Easement"); and: Whereas, the Board of Supervisors of Cerro Gordo County, Iowa, adopted Resolution 2017 - 14, Setting Forth the Proposal to Dispose of an Interest in Real Estate by Granting an Easement to ITC Midwest, LLC across Real Estate owned by Cerro Gordo County, Iowa, described above and ordering public hearing upon the proposal; and, Whereas, public hearing was held upon the proposal at

10:15 A.M. on the 17th day of January, 2017, following publication of notice of hearing as required by law; and: Whereas, the Board of Supervisors stated its intent to dispose of an interest in said Real Estate by granting the Easement subject to approval by the Board of Supervisors following public hearing as required by law. Now, Therefore, Be It Resolved by the Board of Supervisors of Cerro Gordo County, Iowa:

1. That the Easement is hereby granted by the Board of Supervisors of Cerro Gordo County, Iowa, to ITC Midwest, LLC, for the purposes stated in the document titled, "Electric Line Easement" (hereafter referred to as the "Easement Document").

2. The Chairman of the Board of Supervisors and the Cerro Gordo County Auditor shall be and they are hereby authorized and directed to execute the Easement Document and all other documents associated with said Easement Document.

3. The executed Easement Document shall be delivered to ITC Midwest, LLC for execution after the expiration of thirty (30) days from date of this resolution unless an appeal of this action has been made to the Iowa District Court.

4. The County shall record the Resolution Setting Forth the Proposal to dispose of an Interest in Real Estate by Granting an Easement; the Proof of Publication of Notice of Hearing; the Resolution Approving the Disposal of an Interest in Real Estate by Easement; and the Easement Document following execution by ITC Midwest, LLC. The cost of recording shall be paid by ITC Midwest, LLC. The recorded Resolutions, Easement Document, and Proof of Publication shall be retained by County following recording with its official records. Motion passed unanimously.

Watts made a motion, with Latham seconding, to close the public portion of the hearing on vacation of old unused/ambiguous roads located in Weiner First Subdivision. Motion passed unanimously.

Latham made a motion, with Watts seconding, to adopt Resolution 2017-20, Road Vacation. Whereas, the Board of Supervisors of the County of Cerro Gordo did receive a request to vacate and convey the real estate described in Section 1 herein, and; Whereas, the Board of Supervisors did, upon published notice, hold a public hearing on the 17th day of January, 2017, on a proposal to vacate and convey to the respected owners of Lot 1 and Lot 2 of Weiner First Subdivision, Cerro Gordo County Iowa the real estate described in section 1 herein, and; Now, Therefore, Be It Resolved by the Board of Supervisors of Cerro Gordo County, Iowa do approve the vacation and conveyance of said real estate: Section 1: All named and un-named streets, avenues, alleys, roads, and roadways for road purposes in and across Lots 1 and 2 in Weiner First Subdivision, Cerro Gordo County, Iowa except those shown on the Final Plat of Weiner First Subdivision, Cerro Gordo County, Iowa as 250<sup>th</sup> Street, Mill Street, and Thrush Avenue, describes as: Beginning at the Northeast Corner of the NE ¼ of Section 19-T96N-R19W and Point of Beginning (POB); thence S00° 21' 35"W along the east line of said section, 284.11 feet; thence S85° 43' 35"W, 140.33 feet; thence S04° 16' 25"E, 17.00 feet; thence S85° 43' 35"W, 116.40± feet; thence N06° 43' 35"W, 50.05± feet; thence N07° 17' 42"E, 51.04± feet; thence N85° 43' 35"E, 108.31± feet; thence S04° 16' 25"E, 17.00 feet; thence N85° 43' 35"E, 112.57 feet; thence N00° 21' 35"E, 185.79 feet; thence S87° 21' 14"W, 175.62 feet; thence N02° 38' 46"W, 33.03 feet; thence N87° 21' 14"E, 210.40 feet to the Point of Beginning (POB) all in Lot 1 of Weiner First Subdivision, Cerro Gordo County, Iowa, located in part of the Northeast Quarter (NE1/4) of Section Nineteen (19), Township Ninety-Six (96) North, Range Nineteen (19) West of the Fifth Principal Meridian, Cerro Gordo County, Iowa. Beginning at the Northeast Corner of the NE¼ of Section 19-T96N-R19W thence S00° 21' 35"W along the east line of said section, 284.11 feet to the Point of Beginning (POB); thence S00° 21' 35"W along the east line of said section, 415.89 feet; thence S87° 20' 25"W, 50.07 feet; thence N00° 21' 35"E, 339.04 feet; thence N89° 38' 25"E, 17.00 feet; thence N00° 21' 35"E, 76.82 feet; thence N85° 43' 35"E, 33.11 feet to the Point of Beginning (POB), all in Lot 2 of Weiner First Subdivision, Cerro Gordo County, Iowa, located in part of the Northeast Quarter (NE1/4) of Section Nineteen (19), Township Ninety-Six (96) North, Range Nineteen (19) West of the Fifth Principal Meridian, Cerro Gordo County, Iowa.

Section 2: That a copy of this resolution, as recorded, shall be provided to the respected owners of Lot 1 and

Lot 2 of Weiner First Subdivision to serve as the deed of conveyance as allowed in Chapter 354.23, Code of Iowa. Section 3: That all resolutions or parts of resolutions in conflict with the provisions of this resolution are hereby repealed.

Section 4: If any section, provision, or part of this resolution shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the resolution as a whole or any section thereof, or part thereof, not adjudged invalid or unconstitutional.

Section 5: This resolution shall be in full force and effect from and after its passage. Motion passed unanimously.

The public hearing on the proposal to submit a CDBG application to IDEB was opened at 10:30 AM. Chris Diggins, NIACOG staff presented the following: The need for the activity has been identified by North Iowa Transition Center (NITC), Mercy Medical Center – North Iowa (MMC-NI), the local hospital providing emergency department care and inpatient psychiatric care, Mason City Police Department, Cerro Gordo County Sheriff's Department, and WellSource, the local community mental health center. Each of these entities has stated that behavioral health crises are an unmet need in our region and expressed support for the development of residential crisis stabilization services. The proposed activities will be funded with a combination of CDBG funds and local funds that may include cash reserves, bank financing, local government contributions and fundraising. The application has a due date of 11:59 PM, January 20, 2017, and will be submitted by then.

The Cerro Gordo County Board of Supervisors is requesting \$800,000 in CDBG funds. 99.2% of clients received Medicaid funding for services according to a review of client files. Therefore 99.2% or \$793,600 of federal funds will benefit LMI persons. The proposed activities will be conducted at 404 N. Federal Avenue in Mason City, Iowa. There will be no displacement of persons or businesses as a result of funded activities. Not applicable. (Plans to assist persons actually displaced). The nature of the proposed activities is to purchase the building and make renovations to the interior and exterior of the facility to provide space for North Iowa Transition Center, which is proposing to develop crisis stabilization residential services (CSRS). CSRS are short-term services provided in facility-based settings of no more than 16 beds. The goal of CSRS is to stabilize and reintegrate the individual back into the community. CSRS are designed for voluntary individuals who need a safe, secure environment, less intensive and restrictive than an inpatient psychiatric hospital. Following review of the proposed application, Diggins led the Board and others in attendance in the development of a Community Development and Housing Needs Assessment. The following is the result of the discussion:

**Cerro Gordo County Community Development and Housing Needs Assessment**

**Community Development and Housing Needs of LMI Persons**

1. Proper mental health care services to accommodate varying levels of need.
2. Infrastructure improvements such as water improvements in rural areas, subdivisions and unincorporated communities that have problems with arsenic as well as wastewater systems in un-sewered communities or rural subdivisions without adequate septic systems.
3. Assistance to low income families in owning and maintaining safe, decent, affordable housing.
4. Opportunities to assist in the availability of safe, decent low income rental housing for the elderly, including assisted living facilities.
5. Development opportunities for affordable homes in the \$100,000-\$130,000 range.

**Other Community Development and Housing Needs**

1. Economic development and industry attraction for the County
2. New businesses in the County
3. Infrastructure improvements to attract new housing.
4. County Revolving Loan Fund for on-site septic systems.

**Planned or Potential Activities to Address Housing and Community Needs**

1. Apply for CDBG funds on behalf of NITC to purchase and renovate a facility to provide Crisis Stabilization Residential Services.
2. Utilize financial assistance sources such as: tax increment financing and tax abatement as additional incentives for businesses, industry and homeowners who wish to make property improvements or investments.

3. Develop low income housing to meet the needs of the county residents and create additional jobs in the county to maintain or increase income levels.
  4. Work with area economic development groups to attract employers to create higher paying jobs.
  5. Apply to IEDA for CDBG funds to implement a housing rehabilitation program in the County.
- Date and location assessment was prepared: January 17, 2017 at 10:30 AM. Cerro Gordo County Courthouse 220 N Washington, Mason City, IA 50401.  
Number of local residents participating: 3 Supervisors, 2 Staff, 1 NIACOG, 1 NITC, 1 media.

Supervisor Latham recused himself from the vote as he could derive financial benefit as a result of the project.

Watts made a motion, with Callanan seconding, to **close the public portion of the hearing on Community Development Block Grant for North Iowa Transition Center and Community Development and Housing Needs Assessment.** Motion passed.

Callanan made a motion, with Watts seconding, to adopt **Resolution 2017-21**, Resolution Approving A Funding Application To The Iowa Economic Development Authority For Funding Through The Community Development Block Grant (CDGB) Program For A Community Facilities And Services Project As The Responsible Entity On Behalf Of The North Iowa Transition Center. Whereas, the Cerro Gordo County Board of Supervisors desires to benefit and improve the lives of all residents of the County, and; Whereas, the Cerro Gordo County Board of Supervisors will support projects to insure the health and safety and quality of life of its residents; and, Whereas, funds are available through the Iowa Economic Development Authority's CDBG Community Facilities and Services Fund Program in order to aid in partially funding a project as presented by the North Iowa Transition Center to provide crisis stabilization residential services through the purchase and renovation of a facility to provide said services; and, Whereas, the Cerro Gordo County Board of Supervisors agrees to be the applicant for the non-profit, North Iowa Transition Center, and agrees to be the responsible entity and fiscal agent for any project funds awarded to the County on behalf of the North Iowa Transition Center; and, Whereas, the North Iowa Transition Center will contract with NIACOG, its regional council of governments, as its provider of grant administration services, contingent on award of the grant funds. The North Iowa Area Council of Governments (NIACOG) has many years of experience in assisting in the successful completion of CDBG Infrastructure projects. Now, Therefore, Be It Resolved, the Cerro Gordo County Board of Supervisors hereby approves an application for CDBG Community Facilities and Services funds to the Iowa Economic Development Authority for a Community Facilities and Services Fund program project application in the amount of \$800,000 and agrees to comply with all rules, regulations and requirements as the responsible entity for the funds and authorizes the Chair to sign application documents. Motion passed with Watts and Callanan voting aye and Latham abstaining.

Latham made a motion, with Watts seconding, to adjourn at 10:43 a.m.

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 Callanan  
Board of Supervisors

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Becky J. Kirchgatter, Deputy County Auditor  
Cerro Gordo County