

PROCEEDINGS OF THE BOARD OF SUPERVISORS
November 7, 2024

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

Chairperson Meacham Ginapp convened the meeting at 10:00 a.m.

Callanan moved with Watts seconding, to approve today's agenda and the minutes for the October 28, 2024 regular session. Motion passed unanimously.

Public comment session was held.

Watts moved with Callanan seconding, to approve claims, less claim number 295597. Motion passed unanimously.

Watts moved with Callanan seconding, to adopt Resolution 2024-78, 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
<u>Pay Change</u>	<u>Effective Date</u>
Sheriff	Chance Carter
\$22.75/hourly	11/18/2024

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.

Callanan moved with Watts seconding, to authorize Rodney McKinney to conduct field review on the following drainage district:

Work Order Number	2024102901
Drainage District:	101
Reported By:	Fred Lundt
Problem:	Sinkhole

Motion passed unanimously.

Watts moved with Callanan seconding, to approve the Sheriff's Monthly Report of Fees. Motion passed unanimously.

Watts moved with Callanan seconding, to approve the Change Order Number One for the Courthouse Entry Project and authorize the Chair to sign. Motion passed unanimously.

Watts moved with Callanan seconding, to abate taxes on mobile home at 777 S. Eisenhower Ave, Lot 148 in the amount of \$138, 777 S. Eisenhower Ave, Lot 329 in the amount of \$332, 777 S Eisenhower Ave, Lot 75 in the amount of \$386, 777 S. Eisenhower Ave, Lot 139 in the amount of \$1,293, 5851 South Shore Dr, Lot 7 in the amount of \$156, and parcel 07-09-305-015-00 in the amount of \$1,020. Motion passed unanimously.

Watts moved with Callanan seconding, to adopt Resolution 2024-79, RESOLUTION SETTING FORTH THE PROPOSAL TO CONVEY REAL ESTATE OWNED BY CERRO GORDO COUNTY, IOWA, AND ORDERING PUBLIC HEARING UPON THE PROPOSED CONVEYANCE PURSUANT TO 331.361 OF THE IOWA CODE

WHEREAS, Cerro Gordo County, Iowa, ("County") is the owner of the following described real estate, to-wit: THE SOUTH 46.4 FEET EXCEPT THE EAST 10 FEET OF LOT 3, BLOCK J, OAK PARK ADDITION TO MASON CITY, IOWA

Parcel No. 07-03-355-004-00
(the "Real Estate")

WHEREAS, the 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 the 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 \$100.00 from Jonathan Rivera De Jesus and Krystal Rosa Lee Morales.

Section 3. A public hearing upon the proposal to convey the Real Estate shall be held beginning at 10:05 a.m. on the 18th day of November, 2024, in the Boardroom of the Cerro Gordo County Courthouse, 220 North Washington Avenue, 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 18th day of November, 2024, in the Boardroom, Cerro Gordo County Courthouse, 220 North Washington Avenue, Mason City, Iowa, to consider a Resolution proposing to convey Real Estate owned by Cerro Gordo County, Iowa, and described as follows, to-wit: THE SOUTH 46.4 FEET EXCEPT THE EAST 10 FEET OF LOT 3, BLOCK J, OAK PARK ADDITION TO MASON CITY, IOWA

Parcel No. 07-03-355-004-00

Cerro Gordo County, Iowa, proposes to sell the Real Estate to Jonathan Rivera De Jesus and Krystal Rosa Lee Morales for \$100.00 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 Callanan seconding, to approve reports from the Environmental Health Service Manager concerning Manure Management Plan Update for Braun Farms (site #59583), Amaracon LLC (The Gray Barn) (site #64413), and Elk Run Farms Inc. (Paul Finisher Farm) (site #64027) and forward to the DNR. Motion passed unanimously.

County Engineer Billings provided an update.

Chairperson Meacham Ginapp opened the public hearing on Conveyance of Interest in Real Estate at 10:10 a.m.

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

Watts moved with Callanan seconding, to adopt Resolution 2024-80, RESOLUTION APPROVING CONVEYANCE OF INTEREST IN REAL ESTATE WHEREAS, Cerro Gordo County, Iowa, is the owner of the following described real estate, to-wit:

A TRACT IN THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 12, TOWNSHIP 96 NORTH, RANGE 21 WEST OF THE 5TH P.M., CERRO GORDO COUNTY, IOWA, CONTAINING 27.79 ACRES MORE OR LESS AND APPROXIMATELY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 12; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) APPROXIMATELY 650 FEET; THENCE NORTHEASTERLY TO THE EAST LINE OF SAID SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) APPROXIMATELY 1200 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4); THENCE WEST TO THE POINT OF BEGINNING (the "Real Estate"); and

WHEREAS, the Board of Supervisors of Cerro Gordo County, Iowa, adopted Resolution 2024-76, setting forth its proposal to sell the Real Estate and ordering public hearing upon the proposal based on the terms of an Offer to Buy Real Estate and Acceptance executed by Brian S. Vold on August 30, 2024 (the "Offer"); and WHEREAS, public hearing was held upon the proposal at 10:10 A.M. on the 7th day of November, 2024, following publication of notice of hearing as required by law.

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

- The sale of the following described real estate to Brian S. Vold or assignee for \$160,000.00 is hereby approved:
A TRACT IN THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 12, TOWNSHIP 96 NORTH, RANGE 21 WEST OF THE 5TH P.M., CERRO GORDO COUNTY, IOWA, CONTAINING 27.79 ACRES MORE OR LESS AND APPROXIMATELY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 12; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) APPROXIMATELY 650 FEET; THENCE NORTHEASTERLY TO THE EAST LINE OF SAID SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4); THENCE SOUTH ALONG SAID EAST LINE APPROXIMATELY 1200 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4); THENCE WEST TO THE POINT OF BEGINNING
- The Chairperson of the Board of Supervisors and the Deputy Cerro Gordo County Auditor shall be and they are hereby authorized and directed to take all action necessary to complete the transaction described in the Offer, including but not limited to, executing the Offer and executing and delivering a Quit Claim Deed upon receipt of the purchase price.
- The County shall record at Buyer's expense the Resolution Setting Forth the Proposal to Convey Interest in Real Estate; the Proof of Publication of Notice of Hearing; the Resolution Approving the Conveyance of Interest in Real Estate. The recorded Resolutions and Proof of Publication shall be retained by County following recording with its official records. The Quit Claim Deed shall be delivered to Buyer upon payment of the purchase price and recorded at Buyer's expense.

Motion passed unanimously.

Chairperson Meacham Ginapp opened the public hearing on Drainage Repairs or Improvements on Drainage District 35 at 10:15 a.m.

Tyler Conley, Drainage Engineer with Bolton and Menk, presented to the Board.

Watts moved with Callanan seconding, to close the public hearing on Drainage Repairs or Improvements on Drainage District 35. Motion passed unanimously.

Watts moved with Callanan seconding, to direct the Drainage Engineer to draft a letter to send to the owner of the private crossing in Drainage District 35. Motion passed unanimously.

Callanan moved with Watts seconding, to adjourn at 11:15 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.

Chairperson Lori Meacham Ginapp
Board of Supervisors

ATTEST:

Bob Peshak, Deputy Auditor
Cerro Gordo County