



Board of Supervisors Cerro Gordo County Courthouse

220 North Washington Avenue
Mason City, IA 50401-3254
<https://cerrogordo.gov/supervisors/>

Chris Watts
Casey M. Callanan
Carl M. Ginapp

CERRO GORDO COUNTY BOARD OF SUPERVISORS REGULAR SESSION

**MONDAY, FEBRUARY 3, 2025
10:00 A.M. – BOARDROOM**

APPROVAL OF AGENDA

APPROVAL OF MINUTES

- A. January 27, 2025 Board Staff Discussion
- B. January 27, 2025 Regular Session

PUBLIC COMMENT – Agenda Items Only

NEW BUSINESS

1. County Auditor - Claims
2. County Auditor – Payroll
3. County Auditor – Drainage
4. County Auditor – Motion to Approve Lease with Pitney Bowes on Mail Machine & Authorize County Auditor to Sign the Lease
5. Consider Reports from the Environmental Health Service Manager concerning the Manure Management Plan Update for Christensen Family Farms F108 #59310 and order that the report be forwarded to the Department of Natural Resources
6. Consider Reports from the Environmental Health Service Manager concerning the Manure Management Plan Update for Christensen Family Farms F114 #65040 and order that the report be forwarded to the Department of Natural Resources
7. County Engineer –
8. Update on Carbon Summit Solutions Project

CORRESPONDENCE & COMMUNICATION

ANNOUNCEMENTS

ADJOURNMENT

Next Resolution 2025-18

Posted: 01/31/25 at 10:00 a.m.

All times listed on the agenda, except the starting time, are tentative.

Cerro Gordo County strives to ensure that its programs and activities do not discriminate on the basis of race, color, national origin, sex, age, or disability. Persons requiring assistance, auxiliary aids or services, or accommodation because of a disability may contact the county's ADA coordinator at (641) 421-3075. If you are hearing impaired, call Relay Iowa TTY at 1-800-735-2942.



**County Auditor
Cerro Gordo County Courthouse**

220 N Washington Ave
Mason City, IA 50401
www.cerrogordo.gov

Adam Wedmore, Auditor
641-421-3034
awedmore@cerrogordo.gov

Date: January 24, 2025
To: Board of Supervisors
Re: Pitney Bowes Contract

In June of 2020 we were notified that our previous vendor, Mail Services, would not longer be providing mail processing services and at that time we began researching alternatives. It was decided at that time to transition to a Pitney Bowes postage machine and in July of 2020 the Board of Supervisors authorized entering a 60-month lease for a Pitney Bowes postage machine which is coming up for renewal.

I am not aware of any vendor that serves the area and provides the services that Mail Services previously provided. After brief research it appears that the Pitney Bowes system is still the most cost effective and reliable of the few mail systems that are available.

The new lease includes a new, updated version of the same model mail machine that we currently have. The cost for the new lease is \$167.26 for the first month and \$125.45 for the subsequent months. The payment is invoiced quarterly at \$501.78 which is less than our current quarterly payment of \$520.05. The lease would cover the cost of the new mail machine, customer support, and service. The county would be responsible for any supplies and each department is billed semiannually for their postage used.

This new contract would run from May 2025 until May 2030.

Because the mail machine lease is paid through the postage department budget, and not an Auditor budget, I request Board of Supervisors approval to authorize me to sign the lease agreement with Pitney Bowes.

A handwritten signature in blue ink, appearing to read "Adam Wedmore".

Adam Wedmore
Cerro Gordo County Auditor

Sourcewell State & Local FMV Lease

Agreement Number

Your Business Information

Full Legal Name of Lessee / DBA Name of Lessee

Tax ID # (FEIN/TIN)

Cerro Gordo County

426004949

Sold-To: Address

220 N Washington Ave, Mason City, IA, 50401-3220, US

Sold-To: Contact Name

Sold-To: Contact Phone #

Sold-To: Account #

Adam Wedmore

6414213034

0018379844

Bill-To: Address

220 N Washington Ave, Mason City, IA, 50401-3220, US

Bill-To: Contact Name

Bill-To: Contact Phone #

Bill-To: Account #

Bill-To: Email

Adam Wedmore

6414213034

0018379844

awedmore@cerroagordo.gov

Ship-To: Address

220 N Washington Ave, Mason City, IA, 50401-3220, US

Ship-To: Contact Name

Ship-To: Contact Phone #

Ship-To: Account #

Adam Wedmore

6414213034

0018379844

PO #

Your Business Needs

Qty	Item	Business Solution Description
1	SENDPROCAUTO	SendPro C Auto
1	1FXA	Interface to InView Dashboard
1	7H00	C Series IMI Meter
1	APAC	Connect+ Accounting Weight Break Reports
1	APAX	Cost Acctg Accounts Level (100)
1	APKN	Account List Import/Export
1	C5CC	Sendpro C Auto 95
1	CAAB	Basic Cost Accounting
1	F9PG2	PowerGuard LE Service Package
1	ME1A	Meter Equipment - C Series
1	MP81	C Series Integrated Scale
1	PAB1	C Series Premium App Bundle
1	SPCRK	Return Kit for SendPro C Series
1	STDSLA	Standard SLA-Equipment Service Agreement (for SendPro C Auto)

1	ZH24	Manual Weight Entry
1	ZH29	HZ03 95 LPM Speed
1	ZHC5	SendPro C500 Base System Identifier
1	ZHD5	USPS Rates with Metered Letter
1	ZHD7	E Conf Services for Metered LTR. BDL
1	ZHD9	Retail Ground LOR
1	ZHWL	5lb/3kg Weighing Option for MP81

Your Payment Plan

Initial Term: 60 months	Initial Payment Amount:	
Number of Months	Monthly Amount	Billed Quarterly at*
60	\$ 167.26	\$ 501.78

*Does not include any applicable sales, use, or property taxes which will be billed separately.
If the equipment listed above is replacing your current meter, your current meter will be taken out of service once this lease commences.

- () Tax Exempt Certificate Attached
 () Tax Exempt Certificate Not Required
 (X) Purchase Power® transaction fees included
 () Purchase Power® transaction fees extra

Your Signature Below

Non-Appropriations. You warrant that you have funds available to make all payments until the end of your current fiscal period, and shall use your best efforts to obtain funds to make all payments in each subsequent fiscal period through the end of your lease term. If your appropriation request to your legislative body, or funding authority ("Governing Body") for funds to make the payments is denied, you may terminate this lease on the last day of the fiscal period for which funds have been appropriated, upon (i) submission of documentation reasonably satisfactory to us evidencing the Governing Body's denial of an appropriation sufficient to continue this lease for the next succeeding fiscal period, and (ii) satisfaction of all charges and obligations under this lease incurred through the end of the fiscal period for which funds have been appropriated, including the return of the equipment at your expense.

By signing below, you agree to be bound by all the terms and conditions of this Agreement, including the Sourcwell Contract Number 011322-PIT, effective date March 3, 2022 and the State and Local Fair Market Value Lease Terms (including the Pitney Bowes Terms) (Version 1/22) which is available at <http://www.pb.com/states> and is incorporated by reference (the "Agreement"). You acknowledge that, except for non-appropriation, you may not cancel this lease for any reason and that all payment obligations are unconditional. This lease will be binding on us after we have completed our credit and documentation approval process and have signed below. This lease requires you to either provide proof of insurance or participate in the ValueMAX® requirement protection program (see Section 8 of the State and Local Fair Market Value Lease Terms) for an additional fee. If software is included in the Order, additional terms apply which are available by clicking on the hyperlink for that software located at <http://www.pitneybowes.com/us/license-terms-of-use/software-and-subscription-terms-and-conditions.html>. Those additional terms are incorporated by reference.

011322-PIT

State/Entity's Contract#

Lessee Signature

Print Name

Title

Date

Email Address

Pitney Bowes Signature

Print Name

Title

Date

Sales Information		
Jacob Leonard	jacob.leonard@pb.com	
Account Rep Name	Email Address	PBGFS Acceptance



PUBLICHEALTH
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DATE: January 27, 2025
TO: Cerro Gordo County Board of Supervisors
CC: Michelle Rush, Assistant Zoning Administrator
FROM: Daniel Ries, Cerro Gordo County Department of Public Health
RE: Manure management plan for the Christensen Family Farms F-108

This report is to make you aware of concerns regarding a Manure Management Plan Annual Update received by this office from **Christensen Family Farms F-108 swine operation**. This report is being submitted according to Resolution 2003-123 **A Resolution Adopting Policy for the Receipt, Review and Comment on Manure Management Plans Received by the Cerro Gordo County Board of Supervisors**. Within seven (7) days of receipt of the manure management plan the Environmental Service Manager shall review the Manure Management Plan and prepare a report to the Board of Supervisors detailing issues to forward to the Iowa Department of Natural Resources.

The confinement unit is located at **9517 120th Street in Section 28 of Pleasant Valley Township**. The maximum number of animals confined (4,050) will remain the same. About 1,275,750 gallons of manure will be produced annually and stored in below barn pits. There are two fields totaling 223.26 acres set aside for manure application. The fields are located in Sections 28 and 34 of Pleasant Valley Township. **The acres on which manure will be applied is unchanged.** The operator indicates no changes have been made to the plan. The concerns are listed below:

- The city of Swaledale is about 2½ miles from the manure application area.
- The city of Thornton is about 2½ miles of the manure application area.
- A waterway and its floodplain (a tributary to Bailey Creek) cuts through the field in Sections 28 and is adjacent to the field in Section 34.
- Stille Wildlife Area is about 1¾ miles from the manure application area.
- Pleasant Valley Township Cemetery is less than a mile from the manure application area.

If you have any questions regarding this information, feel free to contact this office at (641) 421-9338 or dries@cghealth.com.



PUBLIC HEALTH
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DATE: January 27, 2025
TO: Cerro Gordo County Board of Supervisors
CC: Michelle Rush, Assistant Zoning Administrator
FROM: Daniel Ries, Cerro Gordo County Department of Public Health
SUBJECT: Manure management plan for the Christensen Farms F-114

This report is to make you aware of concerns regarding a Manure Management Plan Annual Update received by this office from **Christensen Farms F-114 swine operation**. This report is being submitted according to Resolution 2003-123 **A Resolution Adopting Policy for the Receipt, Review and Comment on Manure Management Plans Received by the Cerro Gordo County Board of Supervisors**. Within seven (7) days of receipt of the manure management plan the Environmental Service Manager shall review the Manure Management Plan and prepare a report to the Board of Supervisors detailing the issues to forward to the Iowa Department of Natural Resources.

The confinement unit is located at **4511 140th Street in Section 15 of Grimes Township**. The maximum number of animals confined (6,240) in the three-building operation will remain the same. About 1,965,600 gallons of manure are produced annually and stored in below-building pits. Ten fields totaling 861.89 acres will be used for manure application. **The number of acres on which manure will be applied is unchanged from the previous year.** The ten fields are located in Sections 3, 10, 13, 14, and 15 in Grimes Township. The operator indicates no changes have been made to the plan. The concerns are listed below:

- The city of Thornton is about ½ mile from the manure application area.
- The Bailey Creek Waterfowl Production Area is within ¼ mile of the application area.
- The Union Hills Waterfowl Production Area is about one mile from the manure application area.
- The Beaver Dam Waterfowl Production Area is about 1½ miles from the application area.
- Ring-Neck Wildlife Area is about one mile from the manure application area.
- Pleasant View Cemetery (½ mile), Ingebretson County Park (1¼ miles), and Pleasant View Golf Course (¾ mile) are near the manure application area.
- Drainage Ditch # 70 and its flood plain dissect the manure application area in Sections 3, 10, 13, and 14.
- A tributary to Bailey Creek originates near the application area in Section 15 of Grimes Township.

If you have any questions regarding this information, feel free to contact this office at (641) 421-9338 or dries@cghealth.com.