



Real People. Real Solutions.

1609 US Hwy 18 East  
Algona, IA 50511

Phone: (515) 395-3140  
Bolton-Menk.com

July 3, 2025

Cerro Gordo County Board of Supervisors  
Cerro Gordo County Courthouse  
220 N Washington Ave.  
Mason City, Iowa 50401

RE: Certification of Contract Completion  
Wunsch Construction  
Main Tile Repair  
Drainage District No. 1  
Project No.: OT7.131386

Dear Cerro Gordo County Board of Supervisors, acting as Trustees of Drainage District No. 1:

I hereby certify that the contract with Wunsch Construction, Inc., for the Main Tile Repair in Drainage District No. 1, commencing in September 2024, has been completed in substantial compliance with the plans and specifications. A completion report is attached. This certification is intended to satisfy the requirements of Iowa Code Section 468.101.

A date for the completion hearing will need to be set by the Board in accordance with Iowa Code Section 468.101. Notice should be made by publication and to the individual owners of land on which the work was performed at least 10 days prior to the hearing. The Completion Report and estimate of Crop Damages and Map should be included in the notice to allow for landowner review prior to the hearing.

Sincerely,

**Bolton & Menk, Inc.**

**Tyler A. Conley, P.E.**  
Project Manager

TAC/pnt

Encl: Completion Report  
Crop Damages Spreadsheet and Map



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### Completion Report

Main Tile Repair  
Drainage District No. 1  
Cerro Gordo County, Iowa  
BMI Project No. OT7.131386

### Contract Summary

- 1) Bids received on July 25, 2024
- 2) Contract awarded to Wunsch Construction, Inc. ----- \$ 276,146.00
- 3) High bid was ----- \$ 399,975.00
- 4) Engineer's Report Construction Cost Estimate ----- \$ 241,990.00
- 5) Work commenced in September 2024
- 6) Work was substantially completed on May 2, 2025
- 7) Construction Costs:

	<b>Total</b>
Original Contract Price	\$ 276,146.00
Change Order No. 1 Root cutting of 1,350 LF of existing 24" HDPE Tile	\$ 54,000.00
Change Order No. 2 Time extension for substantial project completion	\$ 0.00
Change Order No. 3 Rectification/Cancellation of item number CO1-113	\$ - 54,000.00
Change Order No. 4 Bike Trail rock resurfacing	\$ 184.92
Change Order No. 5 Root cutting repairs and Rectify actual quantities with contract quantities	\$ 116.42
Total Completed Work	\$ 276,447.34
Total Amount Paid to Date	<u>\$ 248,802.61</u>
Total Amount Due to Contractor	\$ 27,644.73



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#### **Damages**

- Landowners are eligible for damages resulting from the work on their land.
- The contractors work limits as measured by the GPS were used for the area calculation of crop damages. The dollar amount per acre was based on rounded approximations of recent crop prices and yield averages. The calculated areas and damages are shown on the attached spreadsheet. Disagreements with the calculated amounts must be made to the Auditor at or before the time of hearing to be considered by the Board.
- Any additional objections or other claims for damages must be made to the Auditor at or before the time of hearing to be considered by the Board. Landowners must submit receipts detailing the cost of repairing damaged areas to the Auditor to be accepted. Damages, including dollar amounts, can be adjusted by the Board at the time of the hearing.
- Wunsch Construction, Inc., can be made to return and repair anything that fails because of their workmanship. However, the Drainage District will need to pay the contractor the bid price for any work not found to be because of their negligence.

#### **Next Steps at Report Filing**

- 1) Set a date and time for the completion hearing

#### **Next Steps at Completion Hearing**

- 1) Board considers acceptance of the work.
- 2) Board considers payment of damages to landowners.
- 3) Board considers Pay Application No. 3 – Final for payment of retainage and directs the Auditor to make final payment thirty (30) days after the Board's acceptance of the work.

Sincerely,  
**Bolton & Menk, Inc.**

**Tyler A. Conley, P.E.**  
Project Manager

TAC/pnt

PROPOSED DAMAGES  
MAIN TILE REPAIR  
DRAINAGE DISTRICT NO. 1  
CERRO GORDO COUNTY, IOWA

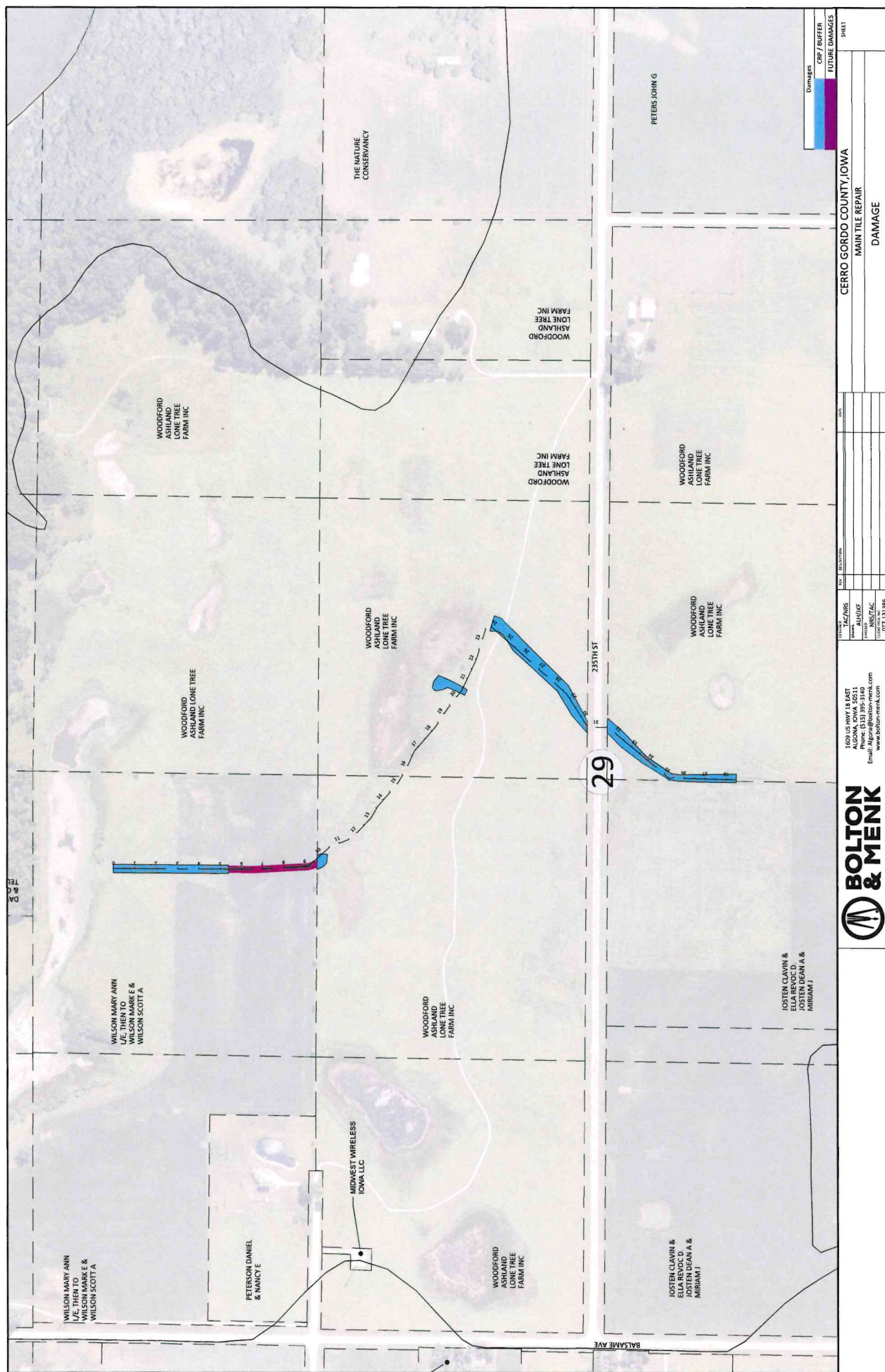
PROPOSED CONSTRUCTION DAMAGES	
	\$ PER ACRE
BEANS (HARVESTED)	\$0.00
CRP/BUFFER	\$300.00

PROPOSED FUTURE DAMAGES	
Area = Pipe length X 30' Width	
	\$ PER ACRE
	\$770.00

LANDOWNER (TENANT)	CROP FARMED	PARCEL NUMBER	SEC-TWP- RNG	LEGAL DESCRIPTION	CONSTRUCTION DAMAGE AREA (Acres)	CONSTRUCTION DAMAGE (Dollars)	FUTURE DAMAGE AREA (Acres)	FUTURE DAMAGE (Dollars)	TOTAL DAMAGE (Dollars)
WILSON, MARK E	CRP / BUFFER	052910000300	29-26-22	NE NW 29-96-22	0.60	\$180.00	0.00	\$0.00	
	BEANS (HARVESTED)	052910000500	29-26-22	SE NW 29-96-22	0.29	\$0.00	0.29	\$223.30	
TOTALS					0.89	\$180.00	0.29	\$223.30	\$403.30

WOODFORD ASHLAND LONE TREE FARM INC	CRP / BUFFER	052910000500	29-26-22	SE NW 29-96-22	0.06	\$18.00	0.00	\$0.00	
	CRP / BUFFER	052920000300	29-26-22	SW NE 29-96-22	0.75	\$225.00	0.00	\$0.00	
	CRP / BUFFER	052940000100	29-26-22	NW SE 29-96-22	0.55	\$165.00	0.00	\$0.00	
TOTALS					1.36	\$408.00	0.00	\$0.00	\$408.00

	CONSTRUCTION DAMAGE AREA (Acres)	CONSTRUCTION DAMAGE (Dollars)	FUTURE DAMAGE AREA (Acres)	FUTURE DAMAGE (Dollars)	TOTAL DAMAGE (Dollars)
TOTAL:	2.25	\$588.00	0.29	\$223.30	\$811.30





**County Auditor  
Cerro Gordo County Courthouse**

220 N Washington Ave  
Mason City, IA 50401  
[www.cerrogordo.gov](http://www.cerrogordo.gov)

Adam Wedmore, Auditor  
641-421-3034  
[awedmore@cerrogordo.gov](mailto:awedmore@cerrogordo.gov)

Date: July 3, 2025

To: Drainage District Trustees

Re: Request for Easement Through Drainage District ROW- JDD113/123

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An application for easement through a drainage district right-of-way was filed by Sara Smith, engineer with IDALS, on behalf of T&J Boehnke Farms. The request is to modify Joint Drainage District 113/123 facilities to create a wetland pool within the drainage district.

On June 2, 2025 the Joint Trustees appointed Tyler Conley with Bolton & Menk to review the application and plans.

On July 3, 2025 Tyler Conley submitted the following:

Good Morning Adam,

My apologies, I thought I had responded to this earlier. That project passes my review. All capacities are being preserved, and district facilities are either being relocated, undisturbed, or directly outlet to the proposed wetland. In any of these events, again, the capacity is being conserved.

Tyler



Tyler Conley, PE (IA, MN)  
Water Resources Project Manager  
Bolton & Menk, Inc.

☐ (712) 363-2359

Based on Tyler's review I recommend that the Joint Trustees approve the application for easement and allow the project to proceed as planned and that no fee be assessed for this application.

Thanks,

Adam Wedmore  
Cerro Gordo County Auditor



## County Auditor's Report of Fees Collected

SECTION 342.3 - CODE OF IOWA

STATE OF IOWA

Cerro Gordo County

TO THE BOARD OF SUPERVISORS OF Cerro Gordo COUNTY:

I, Tracie Siemers, Deputy

Auditor of the above named County and State, do hereby certify that the following is a true and correct statement of the fees collected by me in my office for the quarter ending June 30, 2025 and the same has been paid to proper authorities, as per duplicate vouchers No. \_\_\_\_\_ hereto attached:

## OFFICE FEES

For Transfer Fees		
Change of Title Fees		
Real Estate Filing Fees		
Copy Fees		
For Other Office Fees		
Total Office Fees		
<b>OTHER COLLECTIONS</b>		
For Dog License		
Sale of Supplies		
Maps and Plats      GIS Maps/Real estate data		
For Miscellaneous Collections Other Than Office Fees		
For Sale of Plat Books	81.71	
For Sale of Election Reports	40.00	
Total Other Than Office Fees		
Total	121.71	

All of which is respectfully submitted.

Tracie Siemerk, Deputy  
Deputy County Auditor

Subscribed and sworn to before me by Tracie Siemers, Deputy County Auditor,

This 8th day of July, 2025

Notary Public in the State of Iowa



## 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

July 14, 2025

**SUBJECT: Mason City Application for Iowa Clean Air Attainment Program Funding**

Dear Commissioner:

Cerro Gordo County would like to express our strong support for Mason City's application for Clean Air Attainment Program Funding.

Providing a roundabout at the intersection of 12<sup>th</sup> Street NW & Pierce Avenue will improve traffic flow, reduce traffic congestion, and reduce delays while supporting local commerce by making it easier for customers, employees, and delivery services to access businesses in the area. With traffic congestion reduced, it will have a positive effect on air quality by reducing emissions.

The proposed roundabout design is a proven solution that will help reduce vehicular crashes, reduce crash severity, calm traffic speeds, and improve pedestrian safety – all of which are essential for creating a more livable and accessible community.

Thank you for your careful consideration of this request.

Sincerely,

Chris Watts, Chairman  
Cerro Gordo County Board of Supervisors





# PUBLIC HEALTH

healthier together

**DATE:** July 9, 2025

**TO:** Cerro Gordo County Board of Supervisors

**CC:** Michelle Rush, Assistant Zoning Administrator, Cerro Gordo County

**FROM:** Daniel Ries, Cerro Gordo County Department of Public Health

**SUBJECT:** Manure management plan for Research Farms LLC-East Site

This report is to make you aware of concerns regarding the Manure Management Plan Annual Update received by this office from **Research Farms LLC-East Site 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 operation is located at **16127 180<sup>th</sup> Street in Section 27 of Bath Township**. The facility houses 2,490 finishing hogs or 996 total AU (animal units). The site has one building 200 feet by 101 feet. The 690,620 gallons of manure produced annually are stored in below building pits.

The plan consists of twelve fields totaling 995.5 acres in Sections 14, 23, 26, 27, 28, 29, 34 and 35 of Bath Township. **The fields on which manure will be applied is unchanged**. The operator indicates changes to crop rotation or optimum yields. The concerns are outlined below:

- Rockwell is adjacent to the manure application area.
- East Branch Beaverdam Creek its tributaries and respective flood plain abut and crisscross the manure application area in Sections 28 and 34.
- There is a waterway in the field of Section 14.
- The Blazing Star Prairie (county owned) is about ¼ mile from the manure application area.
- Public use areas within about a mile of the manure application area include Rockwell Aquatic Center, Linn Grove Golf Club, Zeidler Park and Linn Grove Park and Campground.
- The site is on a Level B Minimum Maintenance Road.

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



# PUBLIC HEALTH

healthier together

**DATE:** July 10, 2025

**TO:** Cerro Gordo County Board of Supervisors

**CC:** Michelle Rush, Assistant Zoning Administrator, Cerro Gordo County

**FROM:** Daniel Ries, Cerro Gordo County Department of Public Health

**SUBJECT:** Manure Management Plan for JCT Site

This report is to make you aware of concerns regarding a Manure Management Plan Annual Update received by this office from **JCT Site** 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 **6221 Finch Avenue in Section 1 of Grimes Township**. This is an existing operation that is not expanding. The capacity of the four-building operation is 3,840 hogs. Annual manure production is 534,538 gallons which is stored in below building pits. The six fields totaling 416.8 acres are in Sections 1, 11, 12, and 13 of Grimes Township. **The update indicates a reduction and change of acres for manure application from the previous plan** The concerns with the plan are listed below:

- The city of Thornton is adjacent to the manure application area.
- Beaverdam Creek Waterfowl Protection Area is adjacent to the manure application area.
- Union Hills Wildlife Management Area is about 1½ from the manure application area.
- Bailey Creek Waterfowl Protection Area is about 2¼ miles from the manure application area.
- Ring-Neck Wildlife Area is about ½ mile from the manure application area.
- Ingebretson Park and Campground is about one mile from the manure application area.
- Pleasant Valley Golf Course is about ½ mile from the manure application area.
- Pleasant View Cemetery is adjacent to the manure application area.
- Drainage Ditch #70 intersects the fields in Section 13 of Grimes Township.
- West Branch Beaverdam Creek runs adjacent to the fields in Section 1 of Grimes Township.
- There is a grassy waterway in Section 11 of Grimes Township.
- The annual manure production is less than half of the previous plan for no apparent reason.

If you have any questions, feel free to contact me at (641) 421-9338 or [dries@cghealth.com](mailto:dries@cghealth.com).