

**BOARD OF SUPERVISORS MEETING
THIRTY-SIXTH MEETING, 2022 SESSION (36)
AUGUST 16, 2022**

The Buena Vista County Board of Supervisors met in regular session on Tuesday, August 16, 2022, at 8:30 A.M. in the Boardroom with Chairman Merten presiding, and the following members present: Altena, Huseman, Ringgenberg, and Snyder and with Auditor Susan Lloyd as clerk for the meeting.

Unless otherwise indicated, all the following **motions** offered at this meeting were carried with the following vote: Ayes: Altena, Huseman, Merten, Ringgenberg, and Snyder. Nays: none. Abstentions: none.

Motion by Snyder, second by Ringgenberg, to approve **today's agenda**. Carried.

Secondary Road Report: They have opened up the 8th culvert, with one more to do on 70th Ave. and one more on 600th St.; the mowers have been going on the gravel roads and the hard surface roads; and crews are working on driveways; Wilkinson is working on the design of grading and the right-of-way on Hwy 7 and 70th Ave. Wilkinson stated that he will be meeting with the railroad, about the crossings at 70th Ave. and 80th Ave., then he will try to apply for railroad money; Wilkinson will be attending the ISAC meeting next week.

Motion by Huseman, second by Altena, to approve the **minutes** of 8/11/22, as presented, today's **claims approval list and stamped warrant report**, and the following **reports**: July Conservation Board minutes and July BV County Landfill minutes Carried.

Motion by Snyder, second by Ringgenberg, to approve and authorize the Chair to sign **Resolution #2022-08-16-A** Approving Reimbursement of Training Expenses Agreement between the BV County Sheriff's Office and Sheriff's Deputies and to establish Residency Requirements for Deputies. Carried.

Motion by Huseman, second by Altena, to authorize the Auditor to **void and reissue check** #316201 for \$16.50, dated 6/21/2022 to Megan R. Sankey. Carried.

Attorney Dan Connell, Kyle Cejka, and Color-ize owner Lona Munger came to talk to the Board about a counteroffer for the Color-ize building. Connell stated that the original offer was for \$340,000 plus \$10,000 for the furniture. The Board had made a counter offer last week for \$290,000, which included the furniture. Connell stated that the building is right on, after looking at sales of other buildings in the area and stated that Kevin Cone appraised the building at \$340,000. Connell stated that the offer was still \$340,000, and Munger stated that the price included the walnut furniture, which was all custom made, and the counters, which were oak. Munger stated that the building is move-in ready, and the interior walls can be moved. Munger stated that the building is hard-wired and has two servers, all lights have been switched to LED with all ballasts having been removed. Munger stated that the building has a loading dock, with a garage door on both ends of the garage, as they needed it to move their large equipment in and out. Connell stated that the house to the north of Color-ize will be sold, so that would be an option to buy for more parking. The Board thanked them all for coming in, and then Connell, Cejka and Munger all left before the remainder of the discussion. Steve Brashears, Real Estate Specialists, was present and informed the Board that the former Meta Bank was for sale, with a listing price of \$575,000, stating there is 13,600 sq. feet of space, three staircases, 7 offices on the second floor, four bathrooms, and a large boardroom. There is also a full basement. Merten suggested that the courthouse facilities committee should go over and walk through the Meta Bank. Ringgenberg commented that the Color-ize building is excellent but does not help

with growth in the future. Snyder agrees with Ringgenberg and said that Storm Lake is only going to continue to grow. Huseman asked when Munger would list her building. Merten stated that Munger would be listing her building for sale with a realtor after today's meeting. Altena stated that Color-ize is a good building and stated that the house to the north of the building would be going up for sale. Merten commented that nothing was budgeted for purchasing a building and suggested looking at borrowing from local banks. Auditor Lloyd informed the Board that there would still have to be a public hearing before the Board could borrow funds from a local bank. Lloyd stated that she had talked with Heidi Kuhl at Northland Securities prior to today's meeting, and had information available for the Board, looking at 3-, 5-, and 7-year loan payback schedules if they were to borrow funds for the purchase. Merten asked Brashears about the county being listed as a reserved buyer, and Brashears stated that if the county did this, then if they decided to purchase the Color-ize building at a later date, Color-ize would not be obligated to pay a realtor fee. Huseman asked if the Board could meet again on Thursday, and if Munger would give them more time. Merten commented that Munger gave the Board until last Friday, and now presented them with the original offer, that if the county does not agree to purchase today, she will list it with a realtor. Kathy Croker asked the Board if a study had been done, to see what the space needs are for other offices and asked if other offices need additional space. Merten commented that depending on what happens with Environmental Health, if they move out to Public Health, then they need an office for the Zoning Administrator and Veterans Affairs, and drivers license needs more space. Croker stated that 20 years ago, a company came into the courthouse, visited with each officer to evaluate their space needs, and then made recommendations to the Board. Croker asked Lloyd if smaller cages could not be purchased, and Lloyd stated that these cages were intended for elections and having one cage per precinct with everything inside and locked until Election Day. Merten stated that the courthouse does not have ground level and we need to make it easier to haul the cages out. Merten stated that the county could look at the Meta Bank for an administration building. Ringgenberg then commented that if there was an administration building, then maybe other county buildings could be sold, and those departments could move into the Courthouse. Ringgenberg stated that the supervisors need to look at the future needs, and what they want to end up with. Env Health/Zoning Director Kim Johnson asked what the court needs were, and that has not been determined at this time. Merten commented that there is a counteroffer on the table and the Board needs to decide today whether to purchase Color-ize or not. Merten stated that he wants a plan on how it would be paid for and asked the Board if they wanted to consider the Meta Bank building across the street, or if they wanted to build a building. Motion by Ringgenberg, second by Snyder, to not purchase the **Color-ize** building, to look for a different temporary solution for the election department, and to make a long-term plan. Ayes: Huseman, Merten, Ringgenberg, Snyder. Nays: Altena. Motion carried.

Conservation Director/Weed Commissioner Greg Johnson talked to the Board about the parcel that was purchased for the Watershed project, which was then turned over to the County, stating that there are taxes due on the parcel, and there will be maintenance in the future. Johnson asked the Board to consider authorizing the Conservation Department to be the land manager of the White Family Trust parcel. Motion by Ringgenberg, second by Snyder, to approve and authorize Conservation to be the land manager of the **White Family Trust parcel**, that the county owns, and to also pay the property taxes that are due. Carried.

Conservation Director/Weed Commissioner Greg Johnson informed the Board of a vacancy on the Conservation Board, due to the passing of Mark Kirkholm. Johnson stated that he could advertise for the position, for a minimum of 30 days, and accept applications, which they would then forward to the Board of Supervisors to make their appointment. The appointment would be to fill the vacancy of Mark Kirkholm's position, with a term to expire 12/31/2025. Motion by Huseman, second by Altena, to authorize Conservation to advertise for the **Conservation Board vacancy**, take applications, and then provide them to the Board of Supervisors in order to make an appointment, for a term to expire 12/31/2025. Carried.

Motion by Ringgenberg, second by Snyder, to accept the Assessor's recommendation for allowance of the **2022 Homestead/Military Credit List**, the **2022 Disabled Veterans Homestead Credit List**, and the disallowance lists of five **2022 Homestead Tax Credits**, as per Iowa Code Section 425.3. Carried.

Chairman Merten suggested that for a temporary fix for the Auditor's **election space needs**, maybe turn the current boardroom over to the Auditor's Office, and to move the boardroom downstairs.

Kathy Croker asked the supervisors if they have been involved in conversations about the new **wind tower project**. Merten stated that a few supervisors had attended a meeting regarding the wind tower project. Croker stated that if they remove 80 current towers, the county will lose \$50M in valuation, and \$500,000 per year of revenue is generated for the county. Croker stated that the county's current ordinance includes a 7-year sliding scale from zero to 30% of valuation. The new wind tower project replaces four old towers with one new unit. Croker stated that the valuation is based on the cost to install, and when the company physically removes one tower and replaces it with four, the valuation starts all over again at zero, and at the 7th year it would be at 30% of value. Croker stated that the county could remove the Ordinance, which would remove the 30% sliding scale. The Board thanked Croker for the information.

There being no further business, motion by Snyder, second by Ringgenberg, to adjourn the meeting at 10:23 a.m. until Tuesday, August 12 at 8:30 a.m. for a special meeting. Carried.