

January 9, 2024

Hildebrandt & Cerwinske met as part of the Bremer-Waverly Law Board in the Law Center at 9:00 a.m. Minutes recorded by Dan Pickett, Sheriff.

The Bremer County Board of Supervisors met in session on Tuesday, January 9, 2024 in the Courthouse, Waverly, Iowa, at 9:30 a.m. Cerwinske, Kammeyer, Hildebrandt present. Cassandra Johansen, Finance Director, also present. Unless otherwise noted all actions were approved unanimously. Some Resolutions and Ordinances herein are summary descriptions, full text is available for viewing online at:

https://www.bremercounty.iowa.gov/government/resolutions_and_ordinances.php and also available M – F 8:00 AM to 4:30 PM in the Bremer County Auditor's office.

Following the Pledge of Allegiance, the meeting was called to order by Chairman Cerwinske. Hildebrandt moved/Kammeyer second to approve the agenda after removing Northeast Iowa Community Action's FY25 funding request due to weather/road conditions.

Erik Pingel, ISG Project Mgr., met with the board by phone to present the Bremer County Courthouse Addition and Renovation project cost estimates and CMaR process updates. Scott LaRue, GIS/Maintenance & Adam Hoffman, Treasurer, present.

Board met with Landon Moore, County Engineer, for a weekly department update. Hildebrandt moved/Kammeyer second to adopt RESOLUTION NO. 24-09: WHEREAS, Section 321.345 of the Code of Iowa authorizes the Board of Supervisors to designate through highways and designate any intersection or specified entrance as a stop intersection, and WHEREAS, In the interest of the safety of the traveling public, the Bremer County Engineer recommends that the westbound lane at the intersection of 248th Street and Atlas Avenue are deemed to warrant a stop sign. NOW THEREFORE BE IT RESOLVED by the Bremer County Board of Supervisors that in Sec. 18 T-91N/R-14W all traffic entering Atlas Avenue from 248th Street from the east shall stop, and BE IT FURTHER RESOLVED that the Bremer County Highway Department shall erect the appropriate signs in accordance with the Manual On Uniform Traffic Control Devices For Streets And Highways. PASSED AND ADOPTED THIS 9th day of January, 2024. Adam Hoffman, Treasurer, present.

Kammeyer moved/Hildebrandt second to approve payroll changes for Monica Blakeman, Assist. Jail Admin., from the 5/2 schedule to the 6/3 schedule, effective 12/31/23; Lillie Fitzgerald, CBS Direct Care Staff, from \$16.25/hr., \$10/hr. sleep time to \$16.50/hr., \$10.10/hr. sleep time, step increase effective 1/8/24.

Hildebrandt moved/Kammeyer second to approve the 1/2/24 minutes.

Hildebrandt moved/Kammeyer second to approve claims as listed below and authorize Auditor to issue checks.

Hildebrandt moved/Kammeyer second to accept and place on file quarterly reports from the Auditor, Recorder, and Sheriff.

Hildebrandt moved/Kammeyer second to make the following appointments to Boards, Commissions and Committees for calendar year 2024:

MHI ADVISORY BOARD

1. Dewey Hildebrandt

**COMPENSATION COMMISSION ON EMINENT DOMAIN PROCEEDINGS (1 year terms)
OWNER/OPERATOR OF AGRICULTURAL PROPERTY**

1. Danny Buls

OWNERS OF CITY PROPERTY

1. Greg Westendorf
2. Curt Junker

Board met with Lindsey Koehler, Building & Zoning Admin, to consider subdivision requests. Kammeyer moved/Hildebrandt second to approve division of land and adopt RESOLUTION NO. 24-10: APPROVING THE AMENDED MINOR SUBDIVISION PLAT OF Ronald J. & Janice A. Kriener: Amended Plat of Doc. 2023-2453: Parcel H: Being a portion of the W $\frac{1}{2}$ of the NW $\frac{1}{4}$, Sec 23, T91N, R14W of the 5th P.M., Bremer County, IA, further described as: Beginning at the SE corner of Parcel D as recorded (Doc. 2007-303); thence N00°37'23" E200.00' to the NE corner of Parcel D as recorded; thence S58°14'52" E228.94'; thence S16°53'10" E79.74' to the NE corner of Parcel G as recorded (Doc. 2021-6057); S89°09'22" W220.00' to the point of beginning, containing 0.64 acres. WHEREAS, ON THE 9th day of January, 2024 at a regular meeting of the Bremer County Board of Supervisors, Bremer County, Iowa an amended minor subdivision plat of Ronald J. & Janice A. Kriener: Amended Plat of Doc. 2023-2453: Parcel H: (previously described) has been considered and should be approved. NOW, THEREFORE, BE IT RESOLVED by the Bremer County Board of Supervisors, Bremer County, Iowa that said amended minor subdivision plat be approved, and the Chairman of the Board of Supervisors and the County Auditor of Bremer County, Iowa, are hereby directed to affix their signatures to said Resolution. PASSED AND ADOPTED THIS 9th day of January, 2024.

Kammeyer moved/Hildebrandt second to approve division of land and adopt RESOLUTION NO. 24-11: APPROVING THE MINOR SUBDIVISION PLAT OF James A. Eichenberger: Parcel I: In the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec 22, T92N, R14W of the 5th P.M., Bremer County, IA, and more particularly described as follows: Commencing at the NW corner of said the East line of said deed description; thence N00°42'35" W340.00' along said East line to the point of beginning. Containing 1.71 acre(s), including 0.25 acre(s) of County Road C33 (190th St) ROW, subject to any easements recorded or unrecorded. Parcel J: In the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec 22, T92N, R14W of the 5th P.M., Bremer County, IA, and more particularly described as commencing at the NW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence N88°48'11" E285.70' along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section to the point of beginning; thence continuing N88°48'11" E337.85' along said North line; thence S00°47'03" E340.00'; thence S88°48'11" W338.29'; thence N00°42'35" W340.00' to the point of beginning. Containing 2.64 acre(s), including 0.39 acre(s) of County Road C33 (190th St) ROW, subject to any easements recorded or unrecorded. Utility Easement: In the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec 22, T92N, R14W of the 5th P.M., Bremer County, IA, and more particularly described as commencing at the NW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence N88°48'11" E285.70' along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section to the NW corner of Parcel J, as shown on this plat of survey; thence N00°42'35" E340.00' along the West line of said Parcel J to the SW corner thereof; thence N88°48'11" E74.32' along the South line of said

Parcel J to the point of beginning; thence continuing N88°48'11" E40.00' along said South line; thence S01°11'49" E260.00'; thence S88°48'11" W40.00'; thence N01°11'49" W260.00' to the point of beginning. Containing 0.23 acre(s) (10,236 sq feet), subject to any other easements recorded or unrecorded. Ingress-Egress Easement: In the NE¼ of the NW¼ of Sec 22, T92N, R14W of the 5th P.M., Bremer County, IA, and more particularly described as being the E33.00' of the S150.00' of the N200.00' of the W½ of the NE¼ of the NW¼ of said section. Containing 0.11 acre(s) (4,950 sq feet), subject to any other easements recorded or unrecorded.

WHEREAS, ON THE 9th day of January, 2024 at a regular meeting of the Bremer County Board of Supervisors, Bremer County, Iowa a minor subdivision plat of James A. Eichenberger: Parcel I and Parcel J with a Utility Easement and Ingress-Egress Easement (all previously described) has been considered and should be approved. NOW, THEREFORE, BE IT RESOLVED by the Bremer County Board of Supervisors, Bremer County, Iowa that said minor subdivision plat be approved, and the Chairman of the Board of Supervisors and the County Auditor of Bremer County, Iowa, are hereby directed to affix their signatures to said Resolution.

PASSED AND ADOPTED THIS 9th day of January, 2024.

Hildebrandt moved/Kammeyer second to approve division of land and adopt RESOLUTION NO. 24-12: APPROVING THE MINOR SUBDIVISION PLAT OF Koehler, LLC: Parcel C: In the NW¼ of the NW¼ of Sec 9, T92N, R13W of the 5th P.M., Bremer County, IA, and more particularly described as follows: Commencing at the NW corner of said section; thence S01°40'04" E495.00' along the West line of said ¼-¼ section to the point of beginning; thence N85°33'54" E515.00'; thence S00°00'55" W320.00'; thence S88°19'56" W505.00' to said West line; thence N01°40'04" W295.00' along said West line to the point of beginning. Containing 3.60 acre(s), including 0.24 acre(s) of County Road V21 (Ivory Ave) ROW, subject to any easements recorded or unrecorded. WHEREAS, ON THE 9th day of January, 2024 at a regular meeting of the Bremer County Board of Supervisors, Bremer County, Iowa a minor subdivision plat of Koehler, LLC: Parcel C: (previously described) has been considered and should be approved. NOW, THEREFORE, BE IT RESOLVED by the Bremer County Board of Supervisors, Bremer County, Iowa that said minor subdivision plat be approved, and the Chairman of the Board of Supervisors and the County Auditor of Bremer County, Iowa, are hereby directed to affix their signatures to said Resolution. PASSED AND ADOPTED THIS 9th day of January, 2024. Hoffman exited. Board continued meeting with Lindsey Koehler, B & Z Admin. for a FY25 budget work session.

Hildebrandt moved/Kammeyer second to authorize the Board Chair to sign Iowa Department of Transportation notices of excess ROW parcels for sale, declining the offers.

Hildebrandt moved/Kammeyer second to authorize Board Chair to sign an Amendment to the Food Service Partnership Agreement with Summit Food Service, LLC to amend pricing.

Board met with Lindley Sharp, Public Health Director, for a FY25 budget work session.

Board discussed the cost estimates received from ISG for the Bremer County Courthouse Addition and Renovation project. Hildebrandt moved/Kammeyer second to adopt RESOLUTION NO. 24-13 to fix a date for public hearing on proposal to enter into a General Obligation Urban Renewal Loan Agreement and to borrow money thereunder. WHEREAS, the Board of Supervisors (the "Board") of Bremer County, Iowa (the "County"), has established the

2023 Bremer County/Waverly Urban Renewal Area (the “Urban Renewal Area”); and WHEREAS, the County now proposes to enter into a General Obligation Urban Renewal Loan Agreement (the “Loan Agreement”) and to borrow money thereunder in a principal amount not to exceed \$7,500,000 pursuant to the provisions of Section 331.402 and Section 331.441(2)(b)(14) of the Code of Iowa for the purpose of paying the costs, to that extent, of undertaking the County Facilities Renovation and Improvement Project, an urban renewal project of the County authorized by action of the Board of Supervisors on January 9, 2024 (the “Project”), and in lieu of calling an election thereon, the County desires to institute proceedings to enter into the Loan Agreement by causing a notice of such proposal to be published, including notice of the right to petition for an election, under the provisions of Section 331.442(5) of the Code of Iowa; and it is now necessary to fix a date of meeting of the Board of Supervisors at which it is proposed to take action to enter into the Loan Agreement and to give notice thereof as required by such law; NOW, THEREFORE, Be It Resolved by the Board of Supervisors of Bremer County, Iowa, as follows: Section 1. This Board will meet on January 30, 2024, at the Supervisors Office, Lower Level, Bremer County Courthouse, Waverly, Iowa, at nine o’clock a.m., at which time and place hearing will be held and proceedings will be instituted and action taken to enter into the Loan Agreement. Section 2. The County Auditor is hereby directed to give notice of the proposed action on the Loan Agreement and setting forth the amount and purpose thereof, the time when and place where the said meeting will be held by publication at least once and not less than 10 and not more than 20 days before the date selected for the meeting, in a legal newspaper which has a general circulation in the County. The notice shall be in substantially the following form: NOTICE OF PROPOSED ACTION TO INSTITUTE PROCEEDINGS TO ENTER INTO A LOAN AGREEMENT AND TO BORROW MONEY THEREUNDER IN A PRINCIPAL AMOUNT NOT TO EXCEED \$7,500,000 (GENERAL OBLIGATION) The Board of Supervisors of Bremer County, Iowa, will meet on January 30, 2024, at the Supervisors Office, Lower Level, Bremer County Courthouse, Waverly, Iowa, at nine o’clock a.m., for the purpose of instituting proceedings and taking action on a proposal to enter into a loan agreement (the “Loan Agreement”) and to borrow money thereunder in a principal amount not to exceed \$7,500,000 for the purpose of paying the costs, to that extent, of undertaking the County Facilities Renovation and Improvement Project, an urban renewal project of the County authorized by action of the Board of Supervisors on January 9, 2024. The Loan Agreement is proposed to be entered into, and bonds will be issued thereunder, pursuant to authority contained in Section 331.402 and Section 331.441(2)(b)(14) of the Code of Iowa. The Loan Agreement and the bonds will constitute general obligations of the County. At that time and place, oral or written objections may be filed or made to the proposal to enter into the Loan Agreement. After receiving objections, the County may determine to enter into the Loan Agreement, in which case, the decision will be final unless appealed to the District Court within fifteen (15) days thereafter. At any time before the date fixed for taking action to enter into the Loan Agreement, a petition may be filed with the County Auditor asking that the question of entering into the Loan Agreement be submitted to the registered voters of the County, pursuant to the provisions of Section 331.441(2)(b)(14) of the Code of Iowa. By order of the Board of Supervisors of Bremer County, Iowa. Shelley Wolf, County Auditor. Section 3. Pursuant to Section 1.150-2 of the Income Tax Regulations (the “Regulations”) of the Internal Revenue Service, the County declares (a) that it intends to undertake the Project which is reasonably estimated to cost approximately \$7,500,000, (b) that other than (i) expenditures to be paid or reimbursed from sources other than the issuance of bonds, notes or other obligations (the “Bonds”), or (ii)

expenditures made not earlier than 60 days prior to the date of this Resolution or a previous intent resolution of the County, or (iii) expenditures amounting to the lesser of \$100,000 or 5% of the proceeds of the Bonds, or (iv) expenditures constituting preliminary expenditures as defined in Section 1.150-2(f)(2) of the Regulations, no expenditures for the Project have heretofore been made by the County and no expenditures will be made by the County until after the date of this Resolution or a prior intent resolution of the County, and (c) that the County reasonably expects to reimburse the expenditures made for costs of the County out of the proceeds of the Bonds. This declaration is a declaration of official intent adopted pursuant to Section 1.150-2 of the Regulations. Section 4. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict. Section 5. This resolution shall be in full force and effect immediately after its adoption and approval, as provided by law. Passed and approved January 9, 2024.

Board/Committee Updates: Hildebrandt attended the Board of Health meeting.

Board reviewed the propositioned FY24 budget amendment which included discussion on the unfunded mandate established by State of Iowa HF718 ordering County Auditors to do a mass mailing to parcel owners that informs them of the upcoming School, County, and City budget public hearings and the EMA/Public Health building proposed to be built at the new county fairgrounds site.

Board met with Darius P. Robinson, County Attorney, for a FY25 budget work session.

Kammeyer moved/Hildebrandt second to set the date for the FY24 budget amendment public hearing to be January 30, 2024 at 9:30 a.m.

Board discussed the FY25 Budget.

Board met with Kip Ladage, Emergency Management/Safety & Risk Mgr., for a FY25 budget work session.

Hildebrandt moved/Kammeyer second to adjourn at 12:43 p.m.

The above and foregoing is a true and correct copy of the minutes and proceedings of a regular session of the January 9, 2024 meeting of the Bremer County Board of Supervisors.

Corey Cerwinski, Chairman

Attest: _____
Shelley Wolf, Auditor

Claims Publication Summary 1/9/24:

Air Services Inc	Courthouse Repairs	679.07
Alliant Energy - IP&L	Utilities	58.83
Amanda Gesme	Mileage Reimbursement	17.50
Amazon Capital Services	Office Supplies	99.02

Black Hawk Co Sheriff	Service Of Notice	312.39	2
Black Hills Energy	Utilities	450.98	3
Blackhawk Auto Sprinklers Inc	Annual Inspection	345.00	
Bremer Co Conservation Board	Stamps/ Deed Recording Reimb.	35.20	
Bremer Co Health Ins Fund	Early Retiree Insurance	1,507.00	
Bremer Co Highway Dept	Fuel	4,646.64	5
Bremer Co Sheriff	Service Of Notice	897.51	2
Br-Waverly Law Enforcement Brd	Budget Allocation	17,519.83	
Bully Fabrication	Material	355.00	
Butler Co REC	Intersection Lighting	145.00	
Butler-Bremer Communications	Utilities	104.95	2
Calhoun-Burns & Assoc Inc	Services	17,004.76	3
Campbell Supply Co	Tools/ Parts	1,204.19	2
Capital One	Batteries	5.47	
Carolina Software Inc	Quarterly Software Agreement	400.00	
CCL Supply LLC	Parts	752.62	2
Cedar Valley Reporting, LLC	Court Transcripts	120.24	
Central Iowa Distributing Inc	Parts & Sundry/ Jail Supplies	734.04	2
City of Waverly	Building Permit Fee	3,503.27	
Community Digital Wireless	Internet Service	59.95	
Cooley Sanitation LLC	Restroom Rental	105.00	
Cottingham & Butler Ins Svcs	Benefit Consultant Fee	1,083.33	
Crawford Supply Co	Commissary Supplies	173.64	
Culligan Water Conditioning	Water Bottles	23.25	
Daniel Bonzer	Mileage Reimbursement	149.50	
Dinges Fire Company	Safety Supplies	648.98	
Dr Courtney Bochmann	Mileage Reimbursement	2.50	
Duane Hildebrandt	Mileage Reimbursement	72.50	
Farmers Win Coop	LP Fuel	617.84	
Galls LLC	Uniforms	164.05	
GFC Leasing – WI	Copier Lease	609.50	4
Gordon Flesch Co Inc	Copier Lease	31.36	
Horizon Publishing Co	Publications	827.29	
Hotsy Equipment Company	Parts	1,400.00	
IA Dept Of Transportation	Equipment	95.95	
ICAP	Insurance Fees	300,490.39	
Interstate Billing Service Inc	Parts	2,033.24	
Iowa County Recorders Assoc	Annual Dues	250.00	
Iowa Regional Utilities Assoc	Utilities	163.54	
Iowa Weed Commissioners Assoc	Conference Fees	227.00	
ISAC	Education Fees	225.00	
ISACA	Education Fees	30.00	
Jerry Roling Mts Inc	Vehicle Maintenance	76.95	

Joe Sampson	Mileage Reimbursement	11.25	
John Deere Financial	Business Expense	273.55	
Keefe Supply Co	Commissary Supplies	3,566.66	
Kelly Rustad	Postage Reimbursement	28.75	
Mail Services LLC	Postage	996.81	
Mc Construction & Concrete	Landfill Repairs	3,218.00	
McCloud Services	Monthly Pest Control	187.50	
MCI	Phone Service	25.03	
McKesson Medical Surgical	Foot Clinic Supplies	353.55	
MHC Kenworth	Parts/Service & Batteries	11,050.65	3
MidAmerican Energy Co	Utilities	1,094.11	4
Miller Hardware	Maintenance Supplies	192.16	
Napa Auto Parts	Vehicle Parts	10.95	
North Iowa Reporting	Court Transcripts	182.50	
Office Express	Maintenance/ Custodial Supplies	623.04	3
Owl Labs, Inc	Conferencing Equipment	3,263.00	
P & K Midwest Inc	Equipment Maintenance	389.00	
Pitney Bowes Bank Inc	Postage	1,959.51	
Premiere Auto Wash	Vehicle/Equipment Maintenance	47.20	
Relx Inc	Subscription Dues	436.00	
Riley's Inc	Office Supplies	63.91	
Roling Ford LLC	Vehicle Maintenance	235.75	2
Sadler Power Train Inc	Parts	105.74	3
Sally Yungtum	Mileage Reimbursement	70.00	
Scott Pharmacy Inc	Inmate Prescriptions	948.89	
State Hygienic Laboratory	Water Tests	780.00	
Stokes Welding	PPE/ Maintenance Supplies	411.66	
Storm Water Coordinator Iowa DNR	Permit Fee	350.00	2
Summit Food Service LLC	Inmate Meals	9,278.06	
Sumner Municipal Utilities	Utilities	96.25	
Superior Welding Supply Co	Welding Supplies	47.94	
Truck Center Companies	Parts	754.33	
US Cellular Corp	Mobile Data	12.24	
US Post Office – Tripoli	PO Box Fee	62.00	
Vanguard Publishing Co LLC	Publications	1,623.76	2
Verizon Connect	Vehicle Tracking	49.57	
Verizon Wireless	Mobile Data	620.60	3
Visa	Business Expense	4,125.25	9
Waverly Newspapers	Publications	654.94	3
Waverly Tire Co	Vehicle Repairs	32.00	
Waverly Utilities	Utilities	869.81	6
Wellmark	Insurance Fees	60,113.47	
Windstream Corp	Trunking Expense	207.46	

Woodman Controls Co	Preventative Maintenance	606.00
	Total	470,488.12

ASSESSOR'S

Amazon Capital Services	Office Supplies	58.77
East Central District of Assessors	Education Fees	300.00
ICAP	Insurance Fees	4,500.23
ISAC	Education Fees	210.00
Pitney Bowes Bank Inc	Postage	12.37
Riley's Inc	Office Supplies	24.36
	Total	5,105.73

CBS

Amazon Capital Services	Office Supplies	145.21
ICAP	Insurance Fees	23,994.38
Jennifer Picken	Cell Phone Reimbursement	60.00
MidAmerican Energy Co	Utilities	158.81
Murray Arends	Document Shredding	7.25
Pitney Bowes Bank Inc	Postage	6.93
Regional Transit Commission	Transportation	1,056.00
Susan Lahr	Cell Phone Reimbursement	60.00
Verizon Wireless	Mobile Data	320.08
Visa	Business Expense	150.00
	Total	25,958.66
	Grand Total	501,552.51