

May 10, 2021

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

The Bremer County Board of Supervisors met in session on Monday, May 10, 2021 in the Courthouse, Waverly, Iowa, at 10:00 a.m. Kammeyer, Hildebrandt, Neil present. Kassandra Johansen, Finance Director, also present. Unless otherwise noted all actions were approved unanimously. Resolutions and Ordinances herein are summary descriptions, full text is available for viewing M – F 8:00 AM to 4:30 PM in the Bremer County Auditor's office and online at: https://www.bremercounty.iowa.gov/government/resolutions_and_ordinances.php

Meeting was called to order by Chairman Kammeyer. Hildebrandt moved/Neil second to approve the agenda.

Board met with Landon Moore, Engineer, for a weekly Secondary Roads department update. Hildebrandt moved/Neil second to approve a utility permit for Butler-Bremer Communications for installation of fiber optic cable along Midway Ave from 2148 to 2615 along the east side of the road.

Neil moved/Hildebrandt second to approve a utility permit for East-Central Iowa REC for installation of underground electric along Y Ave/V62 in Franklin Township.

Hildebrandt moved/Neil second to approve a utility permit for Windstream Iowa Communications, LLC for installation of fiber optic cable along 132nd St in Sumner Township.

Neil moved/Hildebrandt second to approve an Asphalt Emulsion for dust control application and agreement.

Board moved to the Courthouse 1st floor meeting room to meet with Ben Wilkens, B & Z Admin. to consider two ordinances.

Neil moved/Hildebrandt second to open the Public Hearing for the First Reading of Ordinance #21-04, an ordinance providing for a change in zoning for Ronald J. & Janice A. Kriener from A-1 to C on property described as commencing at the NW corner of the NW $\frac{1}{4}$ of Sec 23; thence S1 $^{\circ}$ 08'42" East (rec S1 $^{\circ}$ 08'30" East) 1477.75' along the West line of said NW $\frac{1}{4}$; thence N89 $^{\circ}$ 09'22" East (rec N89 $^{\circ}$ 09'30" East) 666.15' to the point of beginning, said point also being the Northeasterly "Kriener Subdivision" as described in Doc 2005-1043 of the County Recorder's Office; thence N00 $^{\circ}$ 40'20" 275.00' Northeasterly corner of Parcel A; thence N89 $^{\circ}$ 09'22" E220.00'; thence S26 $^{\circ}$ 53'04" E133.11' to the North line of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec 23; thence S43 $^{\circ}$ 58'11" E494.84' to a point 33' normally distant to the East line of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec 23; thence S00 $^{\circ}$ 13'57" E145.00' parallel to said East line; thence S89 $^{\circ}$ 21'04" E624.75', parallel to the North line of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec 23, to the East line of "Kriener Subdivision"; thence N00 $^{\circ}$ 51'11" W349.65' to the point of beginning.

Present in support were Ronald Kriener, owner who made the request for rezoning & Scott Ramker, who asked Kriener for land in order to expand the current storage business on the adjoined piece of land he described as being difficult to farm. Owners of adjoining properties, Lori Larsen & Allison Longnecker present in opposition to replacing the agricultural characteristics surrounding the event center with commercial based business; John Campbell stated that the zoning had been done previously to set the commercial boundaries and shouldn't be changed, that the crop land is rated very high and expressed aggravation for not being

contacted prior to receiving the rezoning letter. Supervisor Hildebrandt stated farmers have gotten efficient at growing crops, owners should be allowed to do what they want with their land and it appears this specific project won't cause adjoining land owners grief.

Hildebrandt moved/Neil second to close the Public Hearing.

Hildebrandt moved/Neil second not to concur with the P & Z Commission and approve the first reading of Ordinance #21-04 and set the date for second reading to be May 17, 2021 at 10:30 a.m.

Hildebrandt moved/Neil second to open the Public Hearing for the First Reading of Ordinance #21-05, an ordinance providing for a change in zoning for J.D. Francis, Inc. from A-1 to A-2 on the following described property: SE¼ of the SW¼ of Sec 15, T92N, R14W of the 5th P.M., except the S339.92' thereof and the N175' of the W1000' thereof all in Bremer County, IA.

Those present and speaking in support were J. D. Francis, owner proposing to develop a residential subdivision, presented research compiled in support of his proposed development and responded to the opposition's reasoning for requesting denial. Mark Halbach present in support shared his opinion that the opposition's comments are self-serving and the crop land is not good land. Present in opposition included Mark Mueller, representing the Planning & Zoning Commission, stating the residential development would not mix well with agriculture practices going on around it; Mick Weiss pled to keep the property as farm ground; Russ Smith stated houses should be built on wooded lands, not farm ground; Bruce Gipple believes a residential subdivision will result in the wildlife disappearing; Kathy Folkerts, pointed out that when homes are built on wooded lots and in city limits there is little to no public opposition, therefore don't build houses on farm ground where there is opposition and also stated that the Comprehensive Plan and P & Z shouldn't be ignored; Tim Spratt, disagreed with the comment that the land is not that good and requested ag land remain ag, he chose to live in a country atmosphere, not to be surrounded by 16 homes; Michael Aubrey referred to his letter which suggests the county should preserve farm land and also sharing concerns in regard to preserving the environment, sub terrain ground water contamination, drainage, runoff, erosion issues and defined his version of a housing shortage in the county. Many expressed respect for Francis' projects but suggested doing so in alternate locations. Supervisor Neil commented that some current homes once were a farm field and there aren't very many rural lots available. Supervisor Hildebrandt stated growth is what keeps counties and cities flourishing and that a CSR of 49 – 65 is not high value farm ground in the opinion of some farm operator constituents he has spoken with.

Hildebrandt moved/Neil second to close the Public Hearing.

Hildebrandt moved/Neil second not to concur with the P & Z Commission and approve the first reading of Ordinance #21-05 and set the date for second reading to be May 17, 2021 at 10:30 a.m. Ayes: Hildebrandt, Neil. Nay: Kammeyer.

Board met with Kip Ladage, Emergency Management/Safety & Risk Mgr., for a department update. Neil moved/Hildebrandt second to approve a request for vacation carryover for Ladage to be used by 10/31/21.

Hildebrandt moved/Neil second to approve minutes of the 5/3/21 meeting.

Hildebrandt moved/Neil second to approve payroll changes for Mark Kramer, B & Z Building Inspector, from \$38,863/yr. to \$45,760/yr., re-evaluation of duties effective 5/10/21 & Colin

Pint, CBS Direct Care Staff, from part time to full time \$11.25/hr., \$8/hr. sleep time, promotion effective 5/3/21.

Neil moved/Hildebrandt second to adopt RESOLUTION #21-35, Resolution Authorizing ACH Debit. WHEREAS, Bremer County contracted with Wellmark Blue Cross and Blue Shield of Iowa to administer the county's self-insured health plan for fiscal year 2022; BE IT RESOLVED, that the Board of Supervisors authorizes Wellmark to initiate weekly ACH debits from the county's financial institution in the amount of \$38,000 for the payment of claims, administrative fees, network access fees and other amounts incurred by the county's self-insured health plan beginning in July 2021; BE IT ALSO RESOLVED, that the Board of Supervisors authorizes Wellmark to initiate a monthly ACH debit of up to \$38,000 for the monthly settlement. Amounts above this authorization will be processed through the claims process. So passed and adopted this 10th day of May, 2021.

Hildebrandt moved/Neil second to adopt RESOLUTION #21-36, Resolution to Increase Depository Limit at First Bank, Waverly, IA. WHEREAS, the First Bank, Waverly, IA is a Pledging Bank for the deposit of Public Funds by Michael L. Fitzgerald, Treasurer State of Iowa, under authority of Chapter 12C, Code of Iowa and 71-13, Iowa Administrative Code, and WHEREAS, the deposit limit of \$20,000,000 is inadequate for our purposes, THEREFORE BE IT RESOLVED by the Board of Supervisors of Bremer County, Iowa, that the deposit limit be increased to \$23,000,000 effective May 10, 2021, until further notice from the Bremer County Treasurer. So passed and adopted this 10th day of May, 2021.

Neil moved/Hildebrandt second to adopt RESOLUTION #21-37, WHEREAS, the United States Department of Commerce conducts the United States Census every ten years; WHEREAS, pursuant to Iowa Code Section 331.210A(1)(a) not later than May 15 of each year ending in one, a Temporary County Redistricting Commission shall be established for counties which have either plan "two" or plan "three" supervisor representation plans; WHEREAS, Bremer County has a plan "three" supervisor representation plan; NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF BREMER COUNTY, that the following named individuals shall be appointed to the Bremer County Temporary Redistricting Commission for the purpose of drawing and adopting the county's precinct plan:

1. John Baber
2. Scott LaRue
3. John Scheibel Dated this 10th day of May, 2021.

Neil moved/Hildebrandt second, at the request of the Bremer County Library Association, to allow use of the FY21 technology funds to be changed from technology education programs for the public to purchasing educational equipment.

Board reviewed and acknowledged an upcoming change in the benefits provided by Allen Employee Assistance Program as of 5/10/21 changing from 3 issues/person/year to 2 issues/person/year reducing total potential sessions from 18 to 12.

Board/Committee updates: Hildebrandt attended Board of Health; Neil attended a virtual Iowa State Association of County Supervisors Executive Board retreat.

Barb Meeker, Auditor's Office HR Clerk, presented options for the annual employee wellness screening offered annually at the expense of the Health Insurance fund.

Neil moved/Hildebrandt second to adjourn at 12:34 p.m.

The above and foregoing is a true and correct copy of the minutes and proceedings of a regular session of the May 10, 2021 meeting of the Bremer County Board of Supervisors.

Ken Kammeyer, Chairman

Attest: _____
Shelley Wolf, Auditor