

Floyd County Board of Supervisors Meeting  
August 14, 2018, 9:00 AM

UNAPPROVED MINUTES

The Floyd County Board of Supervisors met in the Board Room of the Floyd County Courthouse with the following in attendance: Supv Linda Tjaden, Supv Mark Kuhn, and Supv Doug Kamm.

Kamm/Kuhn moved to approve the agenda as presented. Motion carried 3-0.

Public comment: none.

Updates on various boards/committees/activities since the last meeting: Supv Kuhn attended the County Social Services meeting where discussion included the organizational audit and made recommendations on eight topics, one of which was eliminating the north quadrant coordinator position. Kuhn also attended the Charles City Area Development Corp annual and regular meetings where the proposed certified site was named Avenue of Saints Development Park, a proposal to reserve \$45,000 for studies, applications needed to secure the certified site designation, and other expenses; no action was taken on Kuhn's recommendation to appraise the property. Kuhn also attended a Workforce Development meeting and the North Iowa Vocational Center directors and North Iowa Transition Centre merged organizations at a joint meeting, all in effort to strengthen services provided by both entities. Supv Tjaden attended a Department Head and a Joint Entity meetings.

Kamm/Kuhn moved to approve the July 23, 24 and August 6, 2018 meeting minutes. Motion carried 3-0

Kamm/Kuhn moved to approve the following claims as presented: County #261-406 and Secondary Roads #19363-19409. Motion carried 3-0.

Four firms, Advanced Environmental, ATC, Hawkeye Environmental, and The Assessment Group, responded to the request for proposals for hazardous materials survey/mitigation services for the courthouse, commercial (Davico) property and two residential properties. No bidders provided actual estimates for the abatement but all offered provisions to bid the abatement following the assessment. Bids ranged from \$6,895 to \$10,150. Kamm/Kuhn moved to hire Advanced Environmental for \$6,895 to conduct the hazardous material survey/mitigation services for the law enforcement center (LEC)/courthouse updates project. Motion carried 3-0.

The board discussed appointing a core team to work with the architects and future construction manager regarding the LEC/courthouse updates project. Kuhn/Kamm moved to table appointing a core team for the LEC/courthouse updates project until the next regular board meeting on August 28, allowing time to develop roles and responsibilities of the team.. Motion carried 3-0.

Kamm/Kuhn moved to hire Garrett Vanderwerf to the position of Equipment Operator II effective August 22, 2018. Motion carried 3-0.

Engineer Report: Rolando provided his timesheet and foreman's notes. Rock resurfacing is completed. Paving on Quarry Rd continues with paving starting on Thursday. The 170<sup>th</sup> St bridge work continues on the west pier, the east pier is completed. Crews are working on day labor projects and setting box culverts. Rumble strips across the county will be evaluated and bids will be sought to re-cut and add strips as needed. Rolando is going to need to do a budget amendment due to FEMA work. Rolando is working up a plan to resurface 6-8 miles of road per year. Details for a local letting for 190<sup>th</sup> St bridge are being prepared for next spring. The T38 project is on hold; Rolando will meet with NIACOG regarding funding and pushing the project out farther due to farm-to-market projects. Rolando said the state is working on plans and funding for the Avenue of the Saints intersection at T38. Pavement marking plans will be let next summer and paid from the farm-to-market account.

Future agenda items: Set date for budget amendment at the August 18 board meeting and appointing the LEC/courthouse updates core team.

Kamm moved to go in to closed session per Iowa Code 21.5.1.j to discuss matter regarding the purchase of real estate, 101 S Jackson St. Kuhn commented that he will not second the motion nor support a vote to go into closed session because he does not feel a valid reason has been met regarding discussion could reasonably expect to increase the price the county would have to pay for the property. Randy Tilton, Assistant County Attorney, mentioned there has been a counter proposal from the current property owner and the discussion in closed session would determine the board's response to that proposal and make a counter proposal to the owners or discuss condemnation proceedings; it is unknown if there are other interested parties in the property who could offer the

property owner more if they knew of the county's counter proposal and offer more to the property owners, putting themselves in the position ownership of negotiations with the county at a higher price. Tilton added that the county has no agreement between the current property owners and the county so it would still be appropriate to go in to closed session. Tjaden leaned toward this particular situation may not need to be closed session. Kamm's position did not change. The motion died for lack of a second. The board discussed the purchase of 101 S Jackson St in open session. The original offer was \$47,000 plus \$10,000 for relocation with possession on October 1. The property owner's counter offer was \$58,000 plus \$12,000 for relocation expenses and all fees are covered by the county, property owners can leave anything they do not want on the property, and possession date be November 1. Discussion included the Iowa Code regarding costs that are covered in closing, such as relocation costs and items that are not such as transfer fees and recording costs but could be subject to negotiations, paying the same value at 180% on the 111 S Jackson St, 180% value of this property, not going out farther than October 15 for possession, access for the hazardous material survey, no one living on this property, not allowing anything to be brought on the property for disposal. Kuhn/Kamm moved to make a counter offer \$55,000 for 101 S Jackson St plus \$10,000 for relocation expenses, with possession date of October 15, a right to examine the property for surveys and hazardous materials and offer expires at 9 a.m. on August 20. Motion carried 3-0.

Kamm/Kuhn moved to adjourn. Motion carried 3-0.

ATTEST: \_\_\_\_\_

Gloria A. Carr  
Floyd County Auditor

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Linda Tjaden, Chair  
Floyd County Board of Supervisors