

**Board of Supervisors Office, Carroll, Iowa**  
**Monday, May 4, 2009**

The Board of Supervisors of Carroll County, Iowa met in regular adjourned session in the Boardroom of the Courthouse, in Carroll, Iowa, the County seat of said County on Monday, May 4, 2009 at 9:00 a.m. Central Daylight Saving Time pursuant to law, the rules of said Board and to the adjournment with the following members present: Marty Danzer, Dan Nieland, Mark Beardmore, Del McDermott, and Eugene Meiners.

Motion by Danzer, second by Nieland to approve the agenda with one addition: discuss a Lidderdale property with County Attorney, John Werden. On roll call, all voted aye.

Motion by Beardmore, second by Nieland to approve the minutes of the April 27, 2009 meeting as presented. On roll call, all voted aye.

County Attorney Werden discussed a parcel of ground in Lidderdale that Carroll County received from the Chicago & Northwestern Railroad in 1977. For reasons unknown, this parcel was put in the name of the adjacent landowner for taxation purposes and that landowner has paid taxes on the parcel since the 1980s. During a recent survey, it was discovered that the property had never been transferred from the County to another entity and the taxes had been paid in error by the adjacent landowner. Had the parcel been privately owned, the taxpayer would have owned the property by adverse possession. A taxpayer cannot get adverse possession against the government, so the parcel is still in the County's name. Werden's advice was to hold a public hearing and transfer the property to the interested party. Motion by Danzer, second by McDermott to set May 11, 2009 at 9:30 a.m. as the date and time for a public hearing on the Lidderdale parcel in question. On roll call, all voted aye.

Public Health Director, Angela Dillon presented the Emergency Response Plan which was previously approved by the Board of Health. Motion by Nieland, second by McDermott to approve the County's Public Health Emergency Response Plan and to authorize the Board Chair to sign the plan. On roll call, all voted aye.

County Engineer reported on repairs needed in Drain 53. Motion by Nieland, second by Danzer to approve the repairs to Drain 53 in Section 14, Kniest Township. On roll call, all voted aye.

Engineer briefly discussed a proposed easement with MidAmerican Energy. Engineer also asked about a policy for employees to donate leave to employees with catastrophic illness or injury. Auditor will acquire policies from other counties for review by the Board.

Motion by Nieland, second by Danzer to approve a transmission right of way easement with Western Iowa Power Cooperative in Section 19-82-36 (Great Western Park). On roll call, all voted aye.

Motion by Nieland, second by Beardmore to approve a plat of survey for Lot 3, E1/2 NE1/4, Section 32-84-35. On roll call, all voted aye.

Board reviewed manure management annual updates from the following: Elite Pork Finisher 1, Section 34, Grant Township; Elite Pork Partnership Finisher 2, Section 30, Cedar Township, Greene County; Elite Pork Partnership Finisher 3, Section 30, Willow Township, Greene County; Elite Pork Partnership Finisher 4, Section 6, Union Township; Elite Pork Partnership Finisher 5, Section 5, Kniest Township; Elite Pork Partnership Finisher 6, Section 13, Union Township; Elite Pork Partnership Nursery 1, Section 31, Cedar Township, Greene County; Elite Pork Partnership Nursery 2, Section 1, Glidden Township; Elite Pork Partnership Nursery 3, Section 25, Pleasant Valley Township; Elite Pork Partnership Farrow 1, Section 31, Cedar Township, Greene County; Elite Pork Partnership Farrow 2, Section 26, Wheatland Township; Elite Pork Partnership Farrow 3, Sections 4 & 9, Union Township; Daniel Pork, Section 35, Sheridan Township; John Opperman, Section 8, Ewoldt Township; Denis Heithoff #1 (South), Section 7, Pleasant Valley Township; Denis Heithoff #2 (North), Section 7, Pleasant Valley Township; and Denis Heithoff #3, Section 13, Arcadia Township.

At 10:00 a.m. the second reading was held for the proposed Zoning Ordinance amendments. Motion by Danzer, second by Nieland to approve the second reading of the proposed amendments to Ordinance No. 14. On a roll call vote, Danzer, aye; Nieland, aye; Beardmore, aye; McDermott, aye; Meiners, aye. Motion carried unanimously. Motion by McDermott, second by Danzer to waive the third reading and approve the proposed amendments to County Ordinance No. 14. On a roll call vote, Danzer, aye; Nieland, aye; Beardmore, aye; McDermott, aye; Meiners, aye. Motion carried unanimously.

Motion by Beardmore, second by Meiners to add Courthouse HVAC discussion to the agenda. On roll call, all voted aye. Beardmore contacted KRS Engineering, questioning how the 11.8 years payback was calculated. KRS used 5% increases in utility rates, maintenance and replacement costs. Beardmore asked what other variables were used and why no alternative was given with just a boiler replacement. KRS said the Board had asked for alternatives, not the same thing we already have. However, Alternative #1 was a complete replacement of the existing system, which KRS said was necessary in order to have a baseline for comparison. Beardmore asked KRS for new figures using a 0% increase in utility rates and 2% for maintenance and replacement cost. (There hasn't been an increase in utility rates since 1998 and the rates are locked in until 2014.) The new results came back with the same payback, because payback is based on a comparison to Alternative #1, not against replacing just the boiler. According to Beardmore's figures, it will take 63 years for the system to pay for itself. McDermott questioned if the only thing we should look at is payback. Danzer said it would be logical to replace the boiler first and install a new system one step at a time. Nieland was concerned that the suggested alternatives did not include the cost of tearing up and replacing the parking lot in connection with drilling wells. All agreed that the Board needs to visit facilities that have a geo-thermal system and to do more research. Meiners said that short of receiving stimulus money, geo-thermal doesn't appear to be a viable option. The Board thanked Beardmore for his work on the HVAC project.

Danzer reported on WESCO.

Nieland reported on Maple River Sewer Project and comments from constituents concerning the Courthouse HVAC system.

Beardmore reported on comments from constituents concerning the Courthouse HVAC system.

McDermott reported on comments from constituents concerning the Courthouse HVAC system.

Meiners reported on New Opportunities.

Motion by Beardmore, second by Nieland to adjourn at 10:34 a.m. On roll call, all voted aye.

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Joan Schettler, County Auditor

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Eugene Meiners, Chairman