

September 5, 2023  
Garner, Iowa

The Hancock County, Iowa, Board of Supervisors met in adjourned session on the above captioned date pursuant to adjournment with Supervisors Gary Rayhons and Jerry J. Tlach present. Absent: Florence (Sis) Greiman. Supervisor Florence (Sis) Greiman was present via teleconference from 9:14 a.m. to 10:06 a.m. for public hearing on the proposed sale of the county farm.

The minutes of August 28, 2023 meeting were read and approved.

A public hearing was held on the proposed sale of Hancock County farm in sections 28 and 29 of Garfield Township. Those present for the hearing were Supervisors Greiman (via teleconference), Rayhons, and Tlach, Auditor Michelle K. Eisenman, County Engineer Jeremy Purvis, County Attorney Rachel Ginbey, and Deputy to the Auditor, Ann Hinders. Present from the public Angela Nelson-KIOW, Greg Jensen, JJ Wise, Chase Duesenberg, Doug Thompson, Bob Kern, Wayne Rietema, and Ben Hassebroek-Leader; present via Go to Meeting was Rob Hillesland-Summit-Tribune and Maintenance Director Jake Schreur. Supervisor Tlach asked the two auction companies, of which the Board of Supervisors will select one, to speak about their company and how the auction would be handled. JJ Wise and Greg Jensen of Land Proz spoke in regards to their company and recommended a live auction, if land doesn't sell county would only pay advertising. Chase Duesenberg-People's Company spoke in regards to his company and also recommended a live auction with also splitting the land into two tracts, if land doesn't sell county would not pay anything. A survey of the farmland is to be completed prior to sale of land. Both auctioneers felt market is staying strong and land would go well at auction. Bob Kern asked questions in regards to Drainage District no. 6 and protecting land owners in regards to a waterway. It was suggested by Greg Jensen that a restricted covenant could be added to the deed when sold. Doug Thompson spoke against using an auctioneer and stated the county attorney could handle the sale of land. Greg Jensen stated the county attorney cannot do what an auctioneer does with advertising and finding buyers. Wayne Rietema was opposed to selling the county farm as he felt keeping the farm would still have money coming into county. Doug Thompson was in favor of selling county farm as he felt government should not own property that generates income. Supervisor Tlach stated the constitution states government should not own property for profit and the amount of revenue generated from the county farm in rent doesn't cover the salary of one person employed for the county. He also stated if the county tried another bond issue the interest rate would now be 5-6%. Supervisor Rayhons stated if the bond passes or fails still have to pay for bond, role of government is not to buy land for profit, and the money goes back onto the tax rolls. Supervisor Greiman apologized for not being present today, stated she had voted against selling the farm and was sad to see the farm go. She also asked the other two board members to table the closed session until Monday when she returned to give her the opportunity to help choose the auctioneer. On motion by Supervisor Tlach, seconded by Supervisor Rayhons and carried unanimously, the Board motioned to close the public hearing.

On motion by Supervisor Tlach, seconded by Supervisor Rayhons and carried unanimously, the Board gave approval to the following: Set September 25, 2023 at 9:30 a.m. for the opening of sealed bids for the various farm ground of Secondary Road. Pay estimate no. 5 for East Entrance Vestibule project and Northwest Roof Repair project in the amount of \$102,462.80 (\$20,000 roof repair and \$82,462.80 for vestibule project) with Dean Snyder Construction Co.

At a joint teleconference with Cerro Gordo County Board of Supervisors, Chris Watts, Lori Ginapp, and Casey Callanan, Absent: none; and Hancock County Board of Supervisors Gary Rayhons and Jerry Tlach, Absent: Florence (Sis) Greiman; motion by Supervisor Watts, seconded by Supervisor Tlach, and carried unanimously, the Joint Board gave approval to the following: Awarded the project for Joint Drainage District no. 123-113 and Cerro Gordo County Drainage District no. 16 to Reutzel Excavating, Inc., Burt, Iowa, in the amount of \$17,342.80 as the best and lowest of three bids received.

On motion by Supervisor Tlach, seconded by Supervisor Rayhons, and carried, the Board authorized the County Auditor to issue checks for the claims on file this date, September 5, 2023. A full listing of all claims paid in September 2023 will be published in the September 18, 2023 minutes.

Motion made by Supervisor Tlach to enter into closed session pursuant to Iowa Code section 21.5 (1)(j), to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property. The motion was seconded by Supervisor Rayhons and the vote was unanimous to hold a closed session pursuant to Iowa Code section 21.5 (1)(j). Supervisors present were Rayhons and Tlach. The Board of Supervisors entered into closed session. Minutes were taken and a tape recording made. The closed session was later concluded by agreement of the parties and the Board of Supervisors came back into open session. The recording and minutes were sealed and secured in an envelope, and no person will be permitted to examine them without a court order.

No further business to come before the Board, motion made to adjourn at 11:15 a.m. by Supervisor Tlach and carried. All Supervisors present voting, "Aye," session to adjourn and will meet again on September 11, 2023.

ATTEST: \_\_\_\_\_  
Michelle K. Eisenman, Auditor

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Florence Sis Greiman, Chair