

Guthrie County Board of Supervisors

Regular Session

August 20, 2024

The Guthrie County Board of Supervisors met in regular session Tuesday, August 20, 2024. The meeting was called to order at 9:00 a.m. with the following members present: Maggie Armstrong, Mike Dickson, Brian Johnson, Jerome "J.D." Kuster and Steve Smith.

Board recited the Pledge of Allegiance.

Public comments regarding the CO2 pipeline were heard from Steve Brannan, Steve Roe, Pam Shelton, Brenda Wickland, Barry Chalfant, John Stringer, Keith Wilson, Gary Wilson, Rick Rumelhart, Candice Salvin, Randy Albright and Lyle Wilson.

Guthrie County Attorney Dana Minter advised that the Board of Supervisors does not have any control to stop eminent domain in regards to this CO2 pipeline. She stated that it would be acceptable to approve a Resolution stating the Boards opposition to the issue.

Several members from the public asked each board member, individually, where they stood on the issue.

Steve Smith stated that he doesn't have enough information to be in support of the pipeline at this time. Johnson doesn't like the eminent domain part of the pipeline, and that the board is reviewing a resolution today.

Gary Wilson stated that the room is full of people who are against the pipeline, but asked if the Board has been approached by anyone in favor? Kuster stated he has talked to a few who are in support of it. Smith stated that he has not talked directly to anyone, but the Iowa Corn Growers association has gone in favor.

Randy Albright was curious to know what the positive benefits are to the county. He is a farmer who understands the need for ethanol plants, but doesn't see that the positive outweighs the risk.

Armstrong stated her position on the pipeline is the position of the landowners. She is frustrated with the IUB. Armstrong wants to make sure that what the Board does is within the confines of the law, and verifying the County insurance company would cover them, if they decide to move forward with this issue. Dickson stated he is not in favor of the pipeline, and that his land is also affected by this issue. He stated he had worked on a Resolution to object to eminent domain, and that the Board would review at today's meeting.

Alfred & Sharon Wessling were on the agenda to discuss their opposition to the pipeline. Sharon stated they do not like that eminent domain can be used.

Riley Gibson, who is in charge of local permitting for Summit, joined the meeting and expressed his intention was to give as much information as possible. He hasn't been able to address a lot of concerns because they are not allowed to speak with landowners, within their pipeline corridor, until after the informational meetings.

Board reviewed a Resolution Objecting to the Iowa Utilities Board Authority to Enact Eminent Domain Authority within Guthrie County for Privately Owned and Operated Carbon Dioxide Pipelines. Dickson and Johnson thought the Resolution is wordy, and they would like to shorten it, but still get their point across. Smith and Johnson will work on the Resolution to then send to Minter for review.

Brad Halterman, Conservation Director, presented his annual report. Halterman informed the board of a \$1.3M grant received for a rehabilitation project to repave the Raccoon River Valley Trail (RRVT) from Yale to Winkelman Switch. Funds will be made available in federal fiscal year 2028, which would be September 1, 2027. There is a new connector trail that connects the RRVT in Perry to the High Trestle Trail.

Motion by Dickson second by Armstrong to approve the Conservation Annual Report. All ayes.

Liz Garst joined the meeting to appeal a zoning administrator decision for a building permit at 1313 Fig Avenue. The site is currently used as a venue, and is known as the 'River House'. There is a barn available for rent as well, and some events require the set up of tents to accommodate guests. Garst has been working with an architect to build a shelter house to accommodate up to 300 guests. The property is 33' from the centerline of the Road, and the required setback per the County Zoning ordinance is 40'. Garst is asking the Board to reconsider the denial due to the setback requirement. She would like the building along the road, and have the roof line very low as to not obscure visibility. Dickson's opinion was to uphold the decision by the zoning administrator as that is what the ordinance says, which is there for a reason.

Motion by Dickson to uphold the Zoning Administrator's decision. Smith stated that he likes the property and knows how it is used. Johnson stated he is inclined to grant the variance, because of its long history with the county. Garst stated that it's going to cost a shocking amount of money to build it and the county will pick up a substantial amount in property tax. Second by Kuster. Ayes: 2 Nays: 3 (Armstrong, Johnson, Smith).

This will now move to the Zoning Board of Adjustment meeting on Monday, August 26th at 10:00 a.m.

Smith informed the Board that Wixted sent him their presentation for EMS yesterday, and Smith will review and then send to the rest of the Board. Armstrong stated she spoke with Kossuth County EMS Director, and they have an opinion from the State's Attorney General on using the funds from the EMS levy for staffing costs.

Armstrong updated the Board on a Heart of Iowa Meeting yesterday, and that a map for new mental health regions has been released, which she will share with the Board. They do not know anything further at this point. With the new regions, our current region will be split, meaning Dallas County will be in the same region as Polk County and Guthrie County will be with Pottawattamie County.

There being no further business, the Board adjourned at 11:11 a.m. Motion by Smith second by Johnson. All ayes.

J.D. Kuster, Chair
Guthrie County Board of Supervisors

Attest: Dani Fink
Guthrie County Auditor