

Board Minutes September 12, 2022

The Adams County Board of Supervisors met on Monday, September 12, 2022, at 9:00 AM with the following members present: Doug Birt, Bobbi Maynes, Leland Shipley, Scott Akin, and Merlin Dixon. The meeting was called to order by Chairperson Birt and the Pledge of Allegiance was recited. Akin moved, seconded by Maynes to approve the agenda along with the minutes of the September 6, 2022, meeting. All supervisors voted aye. Motion carried.

Karl McCarty presented the board with an option to purchase an F550 truck with a crane box for the Mechanic. The board asked for it to be put on the agenda for next week.

Akin moved, seconded by Dixon to approve Resolution 2022-33 Hotel/Motel transfer to Conservation Fund.

Resolution 2022-33

\$4,322.91	AUDITOR’S OFFICE OF ADAMS COUNTY, IOWA	September 12, 2022
To the Treasurer of Adams County, Iowa:		
YOU ARE HEREBY AUTHORIZED TO TRANSFER:		
From: Hotel Motel Tax Fund	18000-10300-814-99	
To: Conservation Reserve Fund	68000-10300-9040-70	
BY ORDER OF THE BOARD OF SUPERVISORS		

All supervisors voted aye. None opposed. Motion carried. The original resolution is located in the Auditor’s Office.

Maynes moved, seconded by Shipley to approve Resolution 2022-34 determining the necessity and setting dates of a consultation and a public hearing on a proposed Southern Hills Wind Farm Urban Renewal Plan for a proposed Urban Renewal Area in Adams County, State of Iowa. The consultation for the Schools will be Sept 19th at 3:00pm and the Public hearing is set for Oct 10, 2022 at 10:00 am.

Resolution 2022-34

RESOLUTION DETERMINING THE NECESSITY AND SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED SOUTHERN HILLS WIND FARM URBAN RENEWAL PLAN FOR A PROPOSED URBAN RENEWAL AREA IN ADAMS COUNTY, STATE OF IOWA

WHEREAS, it is hereby found and determined that one or more economic development areas, as defined in Chapter 403, Code of Iowa, exist within the County and the rehabilitation, conservation, redevelopment, development, or combination thereof, of the area is necessary in the interest of the public health, safety, or welfare of the residents of the County; and

WHEREAS, this Board has caused there to be prepared a proposed Southern Hills Wind Farm Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the Southern Hills Wind Farm Urban Renewal Area ("Area" or "Urban Renewal Area"), which proposed Plan is attached hereto as Exhibit 1 and which is incorporated herein by reference; and

WHEREAS, the purpose of the Plan is to form the Southern Hills Wind Farm Urban Renewal Area suitable for economic development and to include a list of proposed projects to be undertaken within the Urban Renewal Area, and a copy of the Plan has been placed on file for public inspection in the office of the County Auditor; and

WHEREAS, the property proposed to be included in the Urban Renewal Area is legally described in the Plan and this Board has reasonable cause to believe that the Area described in the Plan satisfies the eligibility criteria for designation as an urban renewal area under Iowa law and; and

WHEREAS, it is desirable that the area be redeveloped as part of the overall redevelopment covered by the Plan; and

WHEREAS, portions of the land proposed to be included in the Urban Renewal Area are within two miles of the corporate boundaries of the City of Carbon, Iowa; the City of Corning, Iowa; the City of Prescott, Iowa; and the City of Nodaway, Iowa, respectively, and the County will enter into a joint agreement with each of these cities to allow the County to operate within the proposed Urban Renewal Area; and

WHEREAS, the Iowa statutes require the Board of Supervisors to submit the proposed Urban Renewal Plan to the Planning and Zoning Commission for review and recommendation as to its conformity with the general plan for development of the County as a whole prior to Board approval of such Plan, and further provides that the Planning and Zoning Commission shall submit its written recommendations thereon to this Board within thirty (30) days of its receipt of such proposed Urban Renewal Plan; and

WHEREAS, the Iowa statutes require the Board of Supervisors to notify all affected taxing entities of the consideration being given to the proposed Urban Renewal Plan and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the County shall submit written responses as provided in Section 403.5, Code of Iowa, as amended; and

WHEREAS, the Iowa statutes further require the Board of Supervisors to hold a public hearing on the proposed Urban Renewal Plan subsequent to notice thereof by publication in a newspaper having general circulation within the County, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the Plan and shall outline the general scope of the urban renewal project under consideration, with a copy of the notice also being mailed to each affected taxing entity.

NOW THEREFORE, BE IT RESOLVED, BY THE BOARD OF SUPERVISORS OF ADAMS COUNTY, STATE OF IOWA:

Section 1. That the consultation on the proposed Urban Renewal Plan required by Section 403.5(2), Code of Iowa, as amended, shall be held on September 19, 2022, in the Board of Supervisors Room, Adams County Courthouse, 500 9th Street, Corning, Iowa, at 3:00 P.M., and Becky Bissell, County Auditor, or her delegate, is hereby appointed to serve as the designated representative of the County for purposes of conducting the consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2), Code of Iowa.

Section 2. That the County Auditor is authorized and directed to cause a notice of such consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, along with a copy of this Resolution and the proposed Urban Renewal Plan, the notice to be in substantially the following form:

NOTICE OF A CONSULTATION TO BE HELD BETWEEN ADAMS COUNTY, STATE OF IOWA AND ALL AFFECTED TAXING ENTITIES CONCERNING THE PROPOSED SOUTHERN HILLS WIND FARM URBAN RENEWAL PLAN FOR ADAMS COUNTY, STATE OF IOWA

Adams County, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, as amended, commencing at 3:00 P.M. on September 19, 2022, in the Board of Supervisors Room, Adams County Courthouse, 500 9th Street, Corning, Iowa concerning a proposed Southern Hills Wind Farm Urban Renewal Plan for the Southern Hills Wind Farm Urban Renewal Area, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the proposed Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the proposed Urban Renewal Area, and the duration of any bond issuance included in the Plan.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. Becky Bissell, County Auditor, or her delegate, as the designated representative of Adams County, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Southern Hills Wind Farm Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the Board of Supervisors of Adams County, State of Iowa, as provided by Section 403.5, Code of Iowa, as amended.

Section 3. That a public hearing shall be held on the proposed Urban Renewal Plan before the Board of Supervisors at its meeting which commences at 9:00 A.M. on October 10, 2022, in the Board of Supervisors Room, Adams County Courthouse, 500 9th Street, Corning, Iowa.

Section 4. That the County Auditor is authorized and directed to publish notice of this public hearing in the Adams County Free Press, once on a date not less than four (4) nor more than twenty (20) days before the

date of the public hearing, and to mail a copy of the notice by ordinary mail to each affected taxing entity, such notice in each case to be in substantially the following form:

All supervisors voted aye. Motion carried. The original of this resolution is located in the Auditor's Office.

Discussion was held regarding county emails and tablets for the Board, but this was tabled until the next budget season.

ShIPLEY moved, seconded by Maynes to approve the language to be added to the Adams County Handbook regarding paying out accrued vacation leave in the instance of termination. All supervisors voted aye. Motion carried.

Akin moved, seconded by Dixon to approve the claims as follows. All supervisors voted aye. Motion carried.

	Claims 9-12-22		
Access Leasing	Mainten Agree	141.19	1
Adams Co Clerk of Court	Misc.	250.00	1
Adams Co Amb	Cont	4,166.66	1
Free Press	Legal	439.78	2
Adamson,Sarah	Contrib.-Oth Gov.&Org	164.21	1
Adamson,Sarah	Custodial Supplies	72.35	1
Adamson,Sarah	Employee Mile & Subs.	50.00	1
Adamson,Sarah	Phone & Fax Service	35.00	1
AgriVision	REPAIR	821.36	1
Ahlers & Cooney, P.C.	Admin Costs	1,962.50	2
Akin	Repair	1,457.73	1
Akin	REPAIR	616.65	1
Anderson,Tanner	Phone & Fax Service	35.00	1
ArgSoft	Comp. Program/Soft/We	4,990.00	1
Arnold Supply	repair	958.74	1
Arrick,Lorie	Oth Lab rel servi	1,370.00	1
Ashenfelter,Don	Safety Allow Reimb	103.18	1
Bechtold,Charles	reimb	99.70	1
Bissell,Becky	Reimb	100.00	1
Rick Bissell	Serv	15.00	1
Bob Barker Co	Sup	426.54	1
Bruce,John	Extra patrol services	200.00	1
Calhoun-Burns	outside engineering	19,347.93	1
Capital Sanitary	Sup	177.41	1
Grantz,Carla	Oth Lab rel servi	400.00	2
Dale Carmichael	Serv	15.00	1
Central IA Distrib Inc	Sup	1,152.00	1
CHI Health	Dues & Member	3,300.00	1
Cintas	safety	73.64	1
CNH Industrial Capital	repair	2,204.30	1
Contech	repair	1,905.80	1
Cont Fire Sprinkler	Serv	850.00	2
Corning Hotel	Contrib.-Oth Gov.&Org	16,119.67	1
Corning Mun	Util	32.52	1
Corning Library	Cont	7,348.25	1
Corning Tire	repair	49.95	1
Corning Tire	Repair	425.79	2
Cummins Sales	Main	710.73	1
DCI Group	Engineering Services	39,733.60	1
Diamond Mowers Inc.	repair	542.19	1
Dollar General	sup	55.20	1
DSM Hoist, Inc	repair	1,725.00	1
Echo Group Inc.	Sup	13.65	1
Fastenal Co	sup	67.11	1

Fast9	sup	80.00	1
Feeders Grain	sup	7.34	1
FMTC	phone	148.13	1
FMTC	Phone & Fax Service	583.11	1
Frontier	Phone	140.02	1
Fulton,Jeff	Phone & Fax Service	35.00	1
Geer Santitation	Util	90.00	1
Geer Santitation	Utilities	75.00	1
Carl Goodson	Reimb	200.00	1
Greater Reg Med	Doctor and/or Hosp. Care	284.48	1
Heartland Business	Comp. Program/Software/We	1,189.96	1
Henry Adkins	Data Processing Exp.	1,376.00	1
Henry Adkins	Election Supplies	85.27	1
Henry Adkins	Printing of Ballots	763.50	1
Heritage	sup	167.53	1
HyVee	Sup	1,653.46	2
IA DOT	training	120.00	1
IA Law Academy	Edu	875.00	2
IACCVSO	Other	180.00	1
ICEA	training	1,000.00	1
IMWCA	Ins	8,798.00	2
Infomax	Rental	131.13	1
Infomax	Equip	156.46	2
Intoximeters	Safety & Protect.Sup	125.00	1
IA Prison Ind	Signs	837.02	2
JEO Consulting	outside engineering	2,708.00	1
Jerico	dust control	1,170.00	1
Kiburz,Kent	Well Plugging	1,000.00	1
Kinser,Dale	reimb	30.00	1
Mail Serv	Serv	166.52	1
Marco Tech	Equip. New And Rental	157.19	1
Maynes,Bobbi	Employee Mileage & Subs.	203.00	1
McCarty,Karl	reimb	30.00	1
MidAmerican	utilities	25.45	1
MidAmerican	Util	8,645.77	1
Benjamin Mullen	Reimb	94.90	1
Mullen, Tony	Township Trustee Fee	15.00	1
Neapolitan Labs	Comp. Prog/Software/We	4,333.33	1
Office Mach	supplies	3,880.81	1
Office Mach	Sup	55.50	1
OPN Architects	Engineering Services	16,175.13	1
Pattison Sand Co	rock	4,833.67	1
Paul,Travis	Reimb	156.75	1
Pitney Bowes	Postage	159.57	1
Poor Boyz LLC	Sanitation Disposal	593.75	1
Power Plan	repair	2,499.02	1
Prescott Library	Cont	1,219.50	1
Primrose	Food & Provisions	5,266.00	1
Ramsey's Market	Paint & Paint Sup	439.11	1
Red Star	Sup	647.60	2
Rick's Auto	Repair	286.17	2
RJs Plumbing	repair	852.24	1
RJs Plumbing	Repair	2,432.46	2
Robinson Imple	Parts	86.39	1
Robinson Imple	REPAIR	669.43	1
Schildberg	rock	36,434.41	1
Secretary of State	Licenses, Permits, Exam F	30.00	1
Secure Shred	Serv	52.00	1
Peterbilt	repair	94.64	1
SIRWA	utilities	89.00	1

Solutions Harris	Comp. Prog/Soft/We	2,591.25	2
SW IA REC	Util	7,008.35	1
Sutton,Marti	Phone & Fax Service	60.00	1
Swartz,Denise	Oth Lab rel servi	500.00	1
T&B Enterprises	sup	20.70	1
Taylor Co. Pub Health	Contrib.-Oth Gov.&Organ	31,201.25	1
TK Elev	Sup	454.86	1
TopSpot Rentals	rental	375.00	1
Treasurer, IA	Other Svcs - taxes collec	4,577.45	1
U.S. Bank Equip	Maintenance Agree	97.14	1
United Farmer Coop	fuel	18,820.60	1
United Farmer Coop	Fuel, Tires, & Lub	5,013.78	2
USPS	Postage	140.00	1
Verizon Connect	radios	939.02	1
Verizon Wireless	computer	68.56	1
Villisca Library	Contrib.-Oth Gov.&Organ	602.00	1
Vogel & Thomas Hard	sup	26.79	1
Ivan Wolf	Serv	20.00	1
Kevin Wynn	Serv	20.00	1
Ziegler	equip	9,740.00	1
Grand Total		311,635.80	

Department Head reports were presented as follows: Secondary Roads – Purchasing 4205 ton at \$12.25/ton crushed concrete to be used for shouldering. Pre-Con meeting last Wednesday for the Patch and Milling project starting soon. Working on two Hungry Canyons projects. Conservation – Another good weekend of camping but starting to see it dwindle down. The park is hosting a Cross Country meet for SWV on Thursday and will get to host the Oct 20th District Meet. There are issues with a sewer pit on one of the lift stations. There were 125 people at the monarch butterfly tagging presentation. Maintenance – One of the urinals in the men’s restroom is broke. It will be costly to fix so at this time doesn’t recommend fixing it. Auditor – Accruals have been started and working with the auditing firm on last year’s audit. The Special Election is this Tuesday.

Committee and Meeting reports were presented as follows: Dixon – Hungry Canyons, Red Oak, September 9; and Birt – SICO, Creston, September 7, and Conservation, Corning, September 9.

Shipley moved, seconded by Dixon to adjourn the meeting at 10:30 am. All supervisors voted aye. Motion carried.

ATTEST: Doug Birt, Chairperson, Adams County Board of Supervisors
Rebecca Bissell, Adams County Auditor