

Board Minutes May 8, 2023

The Adams County Board of Supervisors met on Monday, May 8, 2023, at 9:00 AM with the following members present: Leland Shipley, Chris Standley, Bobbi Maynes, Tony Hardisty, and Scott Akin. The meeting was called to order by Chairperson Shipley and the Pledge of Allegiance was recited. Standley moved, seconded by Maynes to approve the minutes of May 1, 2023, meeting and the May 5, 2023 work session and to also approve the agenda as presented. All supervisors voted aye. Motion carried.

There was no additional information regarding fuel bids for Secondary Roads so the action item was tabled.

Maynes moved, seconded by Standley to approve Utility Permit 23-07 for Farmers Mutual Telephone Company on Chestnut Avenue. All supervisors voted aye. Motion carried.

Hardisty moved, seconded by Maynes to approve Resolution 2023-18 Driveway Policy.

Resolution 2023-18

Approval of Adams County Entrance Policy

WHEREAS, The Adams County Entrance Policy, dated May 8, 2023, establishes the requirements for design and construction of driveways and driveway extensions within Adams County,

ADAMS COUNTY ENTRANCE POLICY AMENDED 2023

1) The County will require a permit per entrance for each new or widened entrance to the Secondary Road System. The location of the entrance will be at the owner's request, adequate the sight distance (per AASHTO's Policy on Geometric Design of Highways and Streets), and other related factors are approved by the Engineer.)

2) Slope from the edge of entrance to the ditch flow line will be as follows:

Paved Road -- Dry Fill or culvert 6H:1V

Gravel Road -- Dry Fill or culvert 3H:1V

The minimum width of entrances is 20 feet. The County will designate the minimum length and diameter of the pipe to achieve efficient drainage and width of entrance. No entrance pipe shall be less than 18 inches in diameter unless specified by the Engineer.

3) The owner shall have the entrance or extension installed by private contractors or with their own equipment. All work performed will be subject to the approval of the County Engineer or the designated representative.

4) Costs of all new installation(s), extension(s) and maintenance will be the responsibility of the property owner. The County will maintain stockpiles of new 1811 diameter pipe for purchase, with a minimum length to purchase of 10 feet.

5) A new driveway culvert for new residential house construction may be scheduled and installed by the County. New driveway entrance culverts will be installed when the county crew(s) are repairing culverts in the vicinity of the property. The owner will be responsible for the purchase of the culvert. The request and schedule will be at the discretion of the County Engineer.

6) All culverts placed in entrances shall be of new materials. Culverts shall be of annular, corrugated, riveted construction, black HDPE plastic, or reinforced concrete pipe. Pipe shall meet Iowa DOT's standards for wall thickness.

7) Extensions to existing entrances will only be allowed when the existing culvert is in good condition.

8) County will not provide or restore any type of surfacing on entrances. Driveway surfacing, such as granular surfacing or pavement, shall be the responsibility of the adjacent landowner.

9) The slope of the entrance will be a minimum of six inches (6") lower than the edge of the roadway edge. The County maintenance personnel are allowed to maintain an entrance to prevent water from damaging the roadway surface. The County will maintain the entrance driveways for failed culverts. The County will maintain the culvert and the adjacent landowner will have the option to replace the culvert at owner's cost. The County will provide the work if in the area at the engineer's discretion. The culverts to occupied residences will be removed and replaced at County's expense.

10) During construction and/or installation, all necessary and proper barricade, signage, etc., as per the Manual on Uniform Traffic Control Devices, shall be always maintained to protect workers, property owners, and the traveling public from accidents due to operation of the applicant. The applicant will be required to furnish any dirt necessary for the construction of driveways and field entrances. Any materials from inside the ROW shall be with the approval of the County Engineer or the designee.

11) The County Engineer or the designee will verify the work upon completion and notification by applicant and/or installer. When the work is found to be non-compliant with this policy, a written notice will be issued. The applicant will have 30 calendar days from receipt of notice to bring the entrance into compliance.

12) The County Engineer or the designated representative is hereby named the permit officer to administer the terms of this policy. Administrative decisions of pipe size and length, sight distance and other safety factors will be final. Other appeals of administrative decisions may be appealed to the Board of Supervisors in writing at any time or orally at a regularly scheduled Board meeting. Board decisions shall be entered into the minutes.

13) The County shall be indemnified and saved harmless from any changes resulting from the applicant's operations.

14) This policy voids and takes precedence over any previous entrance policies in the County.

THEREFORE, BE IT RESOLVED, That the Adams County Entrance Policy is adopted by the Adams County Board of Supervisors at Corning, Iowa on the 8th day of May 2023. All supervisors voted aye. Motion carried. Attested by the County Auditor Bissell. The original resolution is on file in the Auditor's Office.

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

| | | | |
|-----------------------|-------------------------|-----------|---|
| Access Sytms | Repairs | 692.07 | 1 |
| Access Leasing | Maint Agree | 138.41 | 1 |
| Adams Co Amb | Cont | 4,166.66 | 1 |
| Free Press | Legal | 1,013.80 | 1 |
| Adamson,Sarah | Employee Mile & Subs. | 50.00 | 1 |
| Adamson,Sarah | Phone & Fax Service | 35.00 | 1 |
| Ahlers & Cooney, P.C. | Acct.-Audit.-Cler.Serv. | 406.00 | 1 |
| Ahlers & Cooney, P.C. | Admin Costs | 1,250.00 | 1 |
| Akin | Repair | 1,834.62 | 1 |
| Akin | REPAIR | 37.99 | 1 |
| Anderson,Tanner | Phone & Fax Service | 35.00 | 1 |
| Arnold Supply | repair | 1,723.53 | 1 |
| Arrick,Lorie | Oth Labor rel servi | 580.00 | 1 |
| Bechtold,Charles | reimb | 107.33 | 1 |
| Bob Barker Co | Sup | 99.12 | 1 |
| Brown Parts | repair | 18.44 | 1 |
| Calhoun-Burns | outside engineer | 7,299.00 | 1 |
| Capital Sanitary | Sup | 284.52 | 1 |
| Karen Carl | Reimb | 139.70 | 1 |
| Grantz,Carla | Oth Lab rel servi | 500.00 | 1 |
| CHI Health | School or mtg exp | 154.00 | 1 |
| CHI Health | SAFETY | 65.00 | 1 |
| CHI hospital | Serv | 3,804.84 | 2 |
| CNH Indust Cap | repair | 745.59 | 1 |
| Corning Hotel | Contr.-Oth Gov.&Org | 15,249.15 | 1 |
| Dultmeier Sales | REPAIR | 1,414.28 | 1 |
| Fastenal Co | sup | 2,176.63 | 1 |
| FMTC | phone | 147.94 | 1 |
| FMTC | Phone & Fax Service | 627.10 | 1 |
| Fulton,Jeff | Phone & Fax Service | 35.00 | 1 |
| Galls | Sup | 70.08 | 1 |
| Garden & Assoc | Perm Landscaping | 1,327.94 | 1 |
| Geer Santitation | Utilities | 150.00 | 1 |
| Carl Goodson | Reimb | 195.00 | 1 |
| Govern Forms | Office Sup/Exp | 134.00 | 1 |
| Grn Valley | util | 40.00 | 1 |
| Henry Adkins | Election Supplies | 93.00 | 1 |
| Housby Mack, Inc | EQUIP | 304.23 | 1 |
| ICCS | Dues | 1,500.00 | 1 |
| Infomax | Equip | 317.48 | 3 |
| Kinser,Dale | reimb | 30.00 | 1 |
| Load Pro Trailer | EQUIP | 19,035.00 | 1 |
| Lundquist AC | Repairs | 547.88 | 1 |
| Mail Serv | Serv | 157.29 | 1 |
| Martin's Flag | Sup | 712.25 | 1 |
| McCarty,Karl | reimb | 30.00 | 1 |
| Metal Culverts | materials | 44,653.70 | 1 |
| MidAmerican | utilities | 53.68 | 1 |
| Mont Co Sheriff | legal | 127.16 | 2 |
| MTE Office Center | Office Sup/Exp | 438.12 | 4 |
| Benjamin Mullen | Reimb | 95.37 | 1 |
| NCRAAO | School or mtg exp | 325.00 | 1 |

| | | | |
|----------------------|------------------------|------------|---|
| Page Co. Sheriff | Leg & Ct-Rel Serv. | 84.00 | 1 |
| Paul, Travis | Reimb | 60.00 | 1 |
| Poor Boyz LLC | Sanitation Disposal | 831.25 | 1 |
| Red Star | Sup | 199.60 | 1 |
| Rick's Auto | Repair | 57.67 | 1 |
| Roberts, Michelle | School or mtg exp | 31.24 | 1 |
| Robinson Imple | REPAIR | 1,500.95 | 1 |
| Wayne Rychnovsky | Reimb | 59.99 | 1 |
| Schafer, Holly | Employee Mile & Subs. | 141.90 | 1 |
| Schildberg | Rock | 611.93 | 1 |
| Schneider Geospatial | Comp. Prog/Soft/We | 2,052.00 | 1 |
| Secure Shred | Serv | 137.00 | 1 |
| SICOG | Cont | 5,912.67 | 1 |
| SIRWA | utilities | 110.00 | 1 |
| SIRWA | Util | 100.00 | 1 |
| SW IA REC | Util | 97.00 | 1 |
| Jamie Stargell | Employee Mile & Subs. | 141.90 | 1 |
| Stew Hansen | Motor Vehicle | 31,390.00 | 1 |
| Storey Kenworthy | Sup | 25.63 | 1 |
| Sutton, Marti | Phone & Fax Service | 60.00 | 1 |
| TopSpot Rentals | equip rental | 2,101.98 | 1 |
| Treasurer, IA | Oth Svcs - taxes coll | 2,806.96 | 1 |
| U.S. Bank Equip | Mainten Agree | 107.75 | 1 |
| Union Co. | rock | 550.40 | 1 |
| Vogel & Thomas Hard | Custodial Sup | 20.97 | 1 |
| Vogel & Thomas Hard | Electrical Sup.& Parts | 24.70 | 1 |
| Grand Total | | 164,385.39 | |

Discussion on the Wind Turbine Project with Steve Morris with Invenergy was tabled to May 22nd due to travel difficulties.

Akin moved, seconded by Maynes to purchase approximately 45 pagers and console work by Emergency Management to update our paging system for 1st responders to be paid out of the remainder Radio Bond money. All supervisors voted aye. Motion carried.

Standley moved, seconded by Hardisty to hire Holly Steeve as the Adams County Veterans Affairs Director due to the retirement of the current director, Kevin Provost. All supervisors voted aye. Motion carried.

Maynes, moved, seconded by Akin to accept with regret and thanks for 40 years of service to the county, James Rychnovsky's resignation as a Union Township Trustee. All supervisors voted aye. Motion carried.

Standley moved, seconded by Maynes to appoint Greg Weis as a Union Township Trustee. All supervisors voted aye. Motion carried.

Standley moved, Akin seconded to purchase a server for the courthouse from Heartland for \$29,309.24. All supervisors voted aye. Motion carried.

Akin moved, Hardisty seconded to approve the annual support agreement with Solutions, Inc. for their services. All supervisors voted aye. Motion carried.

Maynes moved, seconded by Akin to approve Resolution 2023-16 setting dates for Consultation and Public Hearing on Proposed Amendment No. 1 to the Southern Hills Wind Farm Urban Renewal Plan.

Resolution 2023-16

RESOLUTION SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED AMENDMENT NO. 1 TO THE SOUTHERN HILLS WIND FARM URBAN RENEWAL PLAN IN ADAMS COUNTY, STATE OF IOWA

WHEREAS, by Resolution No. 2022-35, adopted October 10, 2022, this Board found and determined that certain areas located within the County are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Southern Hills Wind Farm Urban Renewal Plan (the "Plan" or "Urban Renewal Plan") for the Southern Hills Wind Farm Urban Renewal Area (the "Area" or "Urban Renewal Area") described therein, which Plan is on file in the office of the Recorder of Adams County; and

WHEREAS, County staff has caused there to be prepared a form of Amendment No. 1 to the Plan ("Amendment No. 1" or "Amendment"), a copy of which has been placed on file for public inspection in the office of the County Auditor and which is incorporated herein by reference, the purpose of which is to update the description of previously approved urban renewal projects and to identify new urban renewal projects to be undertaken within the Urban Renewal Area; and

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

WHEREAS, this proposed Amendment No. 1 adds no new land to the Urban Renewal Area; and

WHEREAS, the Iowa statutes require the Board of Supervisors to notify all affected taxing entities of the consideration being given to the proposed Amendment No. 1 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 Amendment No. 1 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 Amendment 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 Amendment No. 1 required by Section 403.5(2), Code of Iowa, as amended, shall be held on May 16, 2023, in the Board of Supervisors Room, Adams County Courthouse, 500 9th Street, Corning, Iowa, at 10:00 A.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 Amendment No. 1, the notice to be in substantially the following form:

Section 3. That a public hearing shall be held on the proposed Amendment No. 1 before the Board of Supervisors at its meeting which commences at 9:00 AM. on June 5, 2023, 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:

Section 5. That the proposed Amendment No. 1, attached hereto as Exhibit 1, for the Urban Renewal Area described therein is hereby officially declared to be the proposed Amendment No. 1 referred to in the notices for purposes of such consultation and hearing and that a copy of the Amendment shall be placed on file in the office of the County Auditor.

NOTICE OF A CONSULTATION TO BE HELD BETWEEN ADAMS COUNTY, STATE OF IOWA AND ALL AFFECTED TAXING ENTITIES CONCERNING THE PROPOSED AMENDMENT NO. 1 TO THE 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 10:00 A.M. on May 16, 2023, in the Board of Supervisors Room, Adams County Courthouse, 500 9th Street, Corning, Iowa concerning a proposed Amendment No. 1 to the 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 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 Urban Renewal Area, and the duration of any bond issuance included in the Amendment.

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 Amendment No. 1 to the 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.

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF A PROPOSED AMENDMENT
NO. 1 TO THE SOUTHERN HILLS WIND FARM URBAN RENEWAL PLAN FOR AN URBAN
RENEWAL AREA IN ADAMS COUNTY, STATE OF IOWA

The Board of Supervisors of Adams County, State of Iowa, will hold a public hearing before itself at its meeting which commences at 9:00 A.M. on June 5, 2023 in the Board of Supervisors Room, Adams County Courthouse, 500 9th Street, Corning, Iowa, to consider adoption of a proposed Amendment No. I to the Southern Hills Wind Farm Urban Renewal Plan (the "Amendment") concerning an Urban Renewal Area in Adams County, State of Iowa.

The Southern Hills Wind Farm Urban Renewal Area contains the land legally described as follows:
The following turbine parcels and their respective driveway/access easements:

1. PARCEL 6045188 SOUTHERN HILLS II TURBINE #4, SW NE, 1-73-32, COLONY TWP
 2. PARCEL 6025188 SOUTHERN HILLS II TURBINE#22, SE SE, 10-73-32 COLONY TWP
 3. PARCEL 5989188 SOUTHERN HILLS II TURBINE#23, N1/2 SW NE, 11-73-32 COLONY TWP
 4. PARCEL 6122188 SOUTHERN HILLS II TURBINE #24, SW NW, 12-73-32, COLONY TWP
 5. PARCEL 6057188 SOUTHERN HILLS II TURBINE #25, SW NE, 12-73-32, COLONY TWP
 6. PARCEL 6147188 SOUTHERN HILLS II TURBINE #35, NW SW, 14-73-32, COLONY TWP
 7. PARCEL 5978188 SOUTHERN HILLS II TURBINE #36, SW NW, 13-73-32, COLONY TWP
 8. PARCEL 7955188 SOUTHERN HILLS II TURBINE #39, NE NE, 23-73-32, COLONY TWP
 9. PARCEL 6299488 SOUTHERN HILLS II TURBINE #40, NE NW, 24-73-32, COLONY TWP
 10. PARCEL 5983188 SOUTHERN HILLS II TURBINE #41, SE NE, 24-73-32, COLONY TWP
 11. PARCEL 6197188 SOUTHERN HILLS II TURBINE #50, NW SW, 26-73-32, COLONY TWP
 12. PARCEL 6301188 SOUTHERN HILLS II TURBINE #51, NW NW, 25-73-32, COLONY TWP
 13. PARCEL 6346188 SOUTHERN HILLS II TURBINE #52, NE SE, 25-73-32, COLONY TWP
 14. PARCEL 6189188 SOUTHERN HILLS II TURBINE #66, SE SW, 34-73-32, COLONY TWP
 15. PARCEL 6192188 SOUTHERN HILLS II TURBINE#67, SW SE, 34-73-32, COLONY TWP
 16. PARCEL 6314188 SOUTHERN HILLS II TURBINE#68, NE SW, 35-73-32, COLONY TWP
 17. PARCEL 6318188 SOUTHERN HILLS II TURBINE#69, NW SE, 35-73-32, COLONY TWP
 18. PARCEL 6273188 SOUTHERN HILLS II TURBINE #70, NW SW, 36-73-32, COLONY TWP
 19. PARCEL 6289188 SOUTHERN HILLS II TURBINE #71, NE SW, 36-73-32, COLONY TWP
 20. PARCEL 7125188 SOUTHERN HILLS II TURBINE #73, NE SW, 03-72-32, UNION TWP
 21. PARCEL 7184188 SOUTHERN HILLS II TURBINE #80, NW SE, 10-72-32, UNION TWP
 22. PARCEL 7134188 SOUTHERN HILLS II TURBINE #81, NW SW, 11-72-32, UNION TWP
 23. PARCEL 7171188 SOUTHERN HILLS II TURBINE #82, SW NE, 11-72-32, UNION TWP
 24. PARCEL 7172188 SOUTHERN HILLS II TURBINE #83, SE NE, 11-72-32, UNION TWP
 25. PARCEL 7262188 SOUTHERN HILLS II TURBINE #84, SW NW, 12-72-32, UNION TWP
- AND

All roads, rights-of-way and bridges in Adams County starting at the NW1/4 of the NW1/4 of Lincoln Township East to the NE 1/4 of the NE 1/4 of Colony Township then South to the SE1/4 of the SE1/4 of Grant Township then West to the SW1/4 of the SW1/4 of Nodaway Township then North to the NW1/4 of the NW1/4 of Lincoln Township.

To include the full road right-of-way of the following roads:

Adair-Adams St. from Adams-Union Ave. west to Pear Ave.

Adams-Cass St. from Kentucky Ave. west to Iowa Hwy 148.

Linden Ave. in Washington Township.

Youngstown Rd. from Filbert Ave. west to the Adams-Montgomery County line.

110th Street from Adams-Union Ave. west to Oak Ave.

I 10th Street from Mulberry Ave. west to Kale Ave.

110th Street from Joshua Tree Ave. west to Birch Ave.

118th Street from Redwood Ave. west to Quince Ave.

120th Street from Adams-Union Ave. west to Redwood Ave.

120th Street from Quince Ave. west to Pear Ave.

125th Street from Pear Ave. west to Dogwood Ave.

130th Street from Xavier Ave. west to Walnut Ave.

130th Street from Uban Ave. west to Orange Ave.

130th Street from Juniper Ave. west to Adams-Montgomery Ave.

135th Street from Redwood Ave. west to Quince Ave.

135th Street from Popular Ave. west to Orange Ave.

Jonquil Rd from 130th St to Iowa Hwy 148

Mt Etna Trail from Kentucky Ave. to Juniper Ave.

140th Street from Adams-Union Ave. west to Xavier Ave.

140th Street from Walnut Ave west to Sycamore Ave

140th Street from Quince Ave. west to Popular Ave.

140th Street from Notchwood Ave. west to Kentucky Ave.

140th Street from Juniper Ave. west to Iowa Hwy 148

140th Street from Filbert Ave. west to Dogwood Ave.

140th Street from Aspen Ave. west to Adams-Montgomery Ave.

145th Street from Sycamore Ave west to Quince Ave.

145th Street from Holly Ave. west to 145th Rd.
150th Street from Adams-Union Ave. west to Adams-Montgomery Ave.
160th Street from Tulip Ave. west to Orange Ave.
160th Street from Locust Ave. west to Iowa Hwy 148
160th Street from Dogwood Ave. west to Adams-Montgomery Ave.
Holly Rd from Iowa Hwy 148 west and south to Quincy Trail
Holly Rd from 210th Street north to dead end
165th Street from Filbert Ave. west to Fig Ave.
170th Street from Adams-Union Ave. west to Union Ave.
170th Street from Tulip Ave. west to Quince Ave.
170th Street from Poplar Ave. west to Iowa Hwy 148
170th Street from Aspen Ave west to the Adams-Montgomery Co. Line
170th Rd from 175th Street west to Chestnut Ave.
175th Street from Sycamore Ave. west to Redwood Ave.
175th Street from Elm Ave. west to Adams-Montgomery Co. Line
180th Street from Adams-Union County line west to Poplar Ave.
180th Street from Orange Ave. west to Corning-Carl Rd.
183rd Street from Corning-Carl Rd west to Filbert Ave.
183rd Lane west at Poplar Ave.
190th Street from Adams-Union Ave. west to Corning-Carl Rd
190th Street from Hickory Ave. west to X Ave.
Quincy Trail from Iowa Hwy 148 west to 183rd Street
195th Street from Poplar Ave. west to Mulberry Ave.
198th Lane from Hickory Ave. east to dead end.
200th Street from Adams -Union Ave. west to Quince Ave.
200th Street from Mulberry Ave. west to Iowa Hwy 148
200th Street from Dogwood Ave. west to Birch Ave.
200th Street from Aspen Ave. west to Montgomery Co. line
205th Street from Hickory Ave. west to Elm Ave.
205th Street from Birch Ave. west to Aspen Ave.
Valley View Place from Corning-Carl Rd East to dead end
210th Street from Adams-Union Ave. west to dead end
210th Street from Joshua Tree Ave. west to Montgomery Co. line
Grand Street from the west Corning city limits west to Joshua Tree Ave.
220th Lane from Vanilla Ave. west to dead end
220th Street from Orange Ave. west to the east Corning city limits.
220th Street from the west Corning city limits west to the dead end
230th Street from Walnut Ave. west to Union Ave.
230th Street from Chestnut Ave. west to Cherry Ave.
230th Street from Birch Ave. west to the Montgomery Co. line
230th Lane from Poplar Ave. west to dead end
Brooks Rd from US HWY 34 west to Ginko Ave.
235th Street from Ginko Ave. west to Chestnut Ave.
240th Street from Iowa Hwy 25 west to Notchwood Ave.
240th Street from Mulberry Ave. west to 240th Lane
240th Street from Ginko Ave. west to Fig Ave.
240th Street from Chestnut Ave. west to the Montgomery Co. line
245th Lane west to dead end
250th Street from Iowa Hwy 25 west to Holly Ave.
250th Street from Filbert Ave. west to Chestnut Ave.
253rd Street from Chestnut Ave. west to dead end
255th Street from Poplar Ave. west to Orange Ave.
255th Street from Holly Ave. west to 260th Street
260th Street from 250th Street South and West to Sycamore Ave.
260th Street from Iowa Hwy 148 west to Filbert Ave.
260th Street from Elm Ave. west to the Montgomery Co. line
265th Street from Sycamore Ave. west to Iowa Hwy 148
265th Street from Filbert Ave. west to Elm Ave.
265th Street from Chestnut Ave. west to Birch Ave.
270th Street from Iowa Hwy 25 west to Sycamore Ave.
270th Street from Iowa Hwy 148 west to Filbert Ave.
270th Street from Elm Ave. west to Chestnut Ave.
270th Street from Birch Ave. west to dead end
275th Street from Iowa Hwy 25 west to Willow Ave.
275th Street from Elm Ave. west to 270th Street
Adams-Taylor Street from Willow Ave. west to Tulip Ave.
Adams-Taylor Street from Sycamore Ave west to Kentucky Ave.

Adams-Taylor Street from Ironwood Ave. west to Elm Ave.
Adams-Taylor Street from east of Chestnut Ave. west to Montgomery Co. line
(North-South Roads)
Xavier Ave. from 110th Street south to 140th Street
Willow Ave. from 150th Street south to 180th Street
Willow Ave. from 190th Street south to US Hwy 34
Willow Ave. from 240th Street south to 205th Street
Willow Ave. from 270th Street south to Adams-Taylor Street
Walnut Ave. from Adair-Adams Street south to 150th Street
Walnut Ave. from US Hwy 34 south to 240th Street
Vanilla Ave. from 150th Street south to US Hwy 34
Vanilla Ave. from 250th Street south to 270th Street
Union Ave. from 140th Street south to Adams-Taylor Street
Uban Ave. from Adair-Adams south to 150th Street
Tulip Ave. from 160th Street south to Adams-Taylor Street
Sycamore Ave. from Adair-Adams Street south to 180th Street
Sycamore Ave. from 190th Street south to Adams-Taylor Street
Redwood Ave. from Adair-Adams Street south to 160th Street
Redwood Ave. from 170th Street south to 180th Street
Redwood Ave. from 190th Street south to Adams-Taylor Street
Quince Ave. from Adair-Adams Street south to Adams-Taylor Street
Quartz Ave. from Adair-Adams Street south to 120th Street
Quartz Ave. from 180th Street south to 190th Street
Poplar Ave. from 130th Street south to 195th Street
Poplar Ave. from US Hwy 34 south to Adams-Taylor Street
Pear Ave. from Adair-Adams Street south to 120th Street
Pear Lane from 190th Street north to dead end
Orange Ave. from 125th Street south to Adams-Taylor Street
Oak Ave. from Adams-Taylor Street south to 125th Street
Notchwood Ave. from 125th Street south to 190th Street
Notchwood Ave. from Nodaway River Rd south to 265th Street
Nature Lane north from 140th Street north to dead end
Corning-Carl Rd from 125th Street south to Kale Ave.
Mulberry Ave. from Adair County line south to Adams-Taylor Street
Maple Ave. from Adair County line south to 110th Street
Maple Ave. from 170th Street 110th to dead end
Linden Ave. from Adair County line south to 110th Street
Linden Ave. from Kentucky Ave. south to 160th Street
Locust Ave. from 125th Street south to 160th Street
Locust Ave. from Corning-Carl Rd north to dead end
Locust Ave. from US Hwy 34 south to Adams-Taylor Street
Kale Ave. from Adams-Cass Street south to 125th Street
Kale Ave. from 160th Street south to the dead end
Kentucky Ave. from Adams-Cass Street south to Kale Ave.
Kentucky Ave. from 125th Street south to 160th Street
Kentucky Ave. from 200th Street south to Corning-Carl Rd
Kentucky Ave. from US Hwy 34 south to Adams-Taylor Street
Juniper Ave. from 130th Street south to 160th Street
Juniper Ave. from Iowa Hwy 148 north to dead end
Juniper Ave. from US Hwy 34 south to Iowa Hwy 148
Joshua Tree Ave. from Adams-Cass south to dead end
Joshua Tree Ave. from Iowa Hwy 148 south to 210th Street
Quarry Rd from Juniper Ave. south to dead end
Lake Icaria Rd from 160th Street south to Iowa Hwy 148
Ironwood Ave. from 250th Street south to Adams-Taylor Street
Indigo Ave. from 250th Street north to dead end
Indigo Ave. from 220th Street north to dead end
Holly Ave. from Cass County line south to 145th Rd
Holly Ave. from 250th Street south to Adams-Taylor Street
Hickory Ave. from Cass County line south to 145th Street
Hickory Ave. from 150th Street from to the dead end south of 210th Street
Hickory Ave. from Grove Ave. south to the dead end
Hickory Ave. from 255th, Street south to 270th Street
Grove Ave. from 240th Street south to 255th Street
Grove Ave. from 270th Street south to Adams-Taylor Street
Ginko Ave. from 125th Street north to dead end
Ginko Ave. from 205th Street south to 240th Street

Filbert Ave. from Youngstown Rd south to 205th Street
Filbert Ave. from 240th Street south to Adams-Taylor Street
Fig Ave. from 150th Street south to 175th Street
Fig Ave. from 205th Street south to 250th Street
Elm Ave. from Youngstown Rd south to 210th Street
Elm Ave. from 250th Street south to Adams-Taylor Street
Dogwood Ave. from Youngstown Rd south to 150th Street
Dogwood Ave. from dead end north of 160th Street south to 175th Street
Dogwood Ave. from 200th Street south to US Hwy 34
Chestnut Ave. from Youngstown Rd south to 175th Street
Chestnut Ave. from 190th Street south to Adams-Taylor Street
Cherry Ave. from 175th Street south to 190th Street
Cherry Ave. from US Hwy 34 south to 240th Street
Cherry Ave. from 265th Street south to dead end
Birch Ave. from Youngstown Rd south to 130th Street
Birch Ave. from 130th Street south to 150th Street
Birch Ave. from 160th Street south to Adams-Taylor Street
Aspen Ave. from 130th Street south to 210th Street
Aspen Ave. from US Hwy 34 south to 240th Street
Adams-Montgomery Ave. from 210th Street south to US Hwy 34
Apple Ave. from 230th Street south to 240th Street
Apple Ave. from 260th street north to dead end
Daisy Ave. from 175th Street south to dead end

A copy of the Amendment is on file for public inspection in the office of the County Auditor, Courthouse, Corning, Iowa.

Adams County, State of Iowa is the local public agency which, if such Amendment is approved, shall undertake the urban renewal activities described in such Amendment.

The general scope of the urban renewal activities under consideration in the Amendment is to promote the growth and retention of qualified industries and businesses in the Urban Renewal Area through various public purpose and special financing activities outlined in the Amendment. To accomplish the objectives of the Amendment, and to encourage the further economic development of the Urban Renewal Area, the Amendment provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A, Code of Iowa. The County also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The County also may acquire and make land available for development or redevelopment by private enterprise as authorized by law. The Amendment provides that the County may issue bonds or use available funds for purposes allowed by the Plan and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the County. The Amendment initially proposes specific public infrastructure or site improvements to be undertaken by the County, and provides that the Amendment may be amended from time to time.

The proposed Amendment No. 1 would update the description of previously approved urban renewal projects and identify new urban renewal projects to be undertaken within the Urban Renewal Area. The proposed Amendment adds no new land to the Urban Renewal Area.

Other provisions of the Plan not affected by the Amendment would remain in full force and effect.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

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.

Exhibit 1

Amendment No. 1 to the Southern Hills Wind Farm Urban Renewal Plan for the Southern Hills Wind Farm Urban Renewal Area Adams County, Iowa

Original Area – 2022

Amendment No. 1 - 2023

Amendment No. 1 to the

Southern Hills Wind Farm Urban Renewal Plan for the Southern Hills Wind Farm Urban Renewal Area Adams County, Iowa

INTRODUCTION AND HISTORY

The 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"), adopted in October 2022, is being amended by this Amendment No. 1 ("Amendment" or "Amendment No. 1") to update the description of previously approved urban renewal projects and to identify new urban renewal projects to be undertaken within the Urban Renewal Area.

No land is being added to or removed from the Urban Renewal Area by this Amendment. Accordingly, the previously established "base value" or "base valuation" of the Urban Renewal Area (if any) will remain unchanged by this Amendment.

Except as modified by this Amendment, the provisions of the original Urban Renewal Plan are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment shall control. Any subsection of the Plan not mentioned in this Amendment shall continue to apply to the Plan.

AREA DESIGNATION

The Urban Renewal Area continues to be an economic development area that is appropriate for the promotion of economic development (including commercial and industrial development).

DEVELOPMENT PLAN

Adams County has a general plan for the physical development of the County as a whole, outlined in the Comprehensive Plan - Corning and Adams County, IA, adopted in 1966. The goals and objectives identified in this Plan, and the urban renewal projects described herein, are in conformance with the goals and land use policies identified in the Comprehensive Plan - Corning and Adams County, IA.

This Amendment does not in any way replace or modify the County's current land use planning or zoning regulation process.

The need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area is set forth in this Amendment. As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the County.

UPDATE TO PREVIOUSLY APPROVED URBAN RENEWAL PROJECTS

The Urban Renewal Plan identified several urban renewal projects. Except as expressly noted below, those projects remain unaltered by this Amendment and are hereby confirmed. With the adoption of this Amendment No. 1, the County is updating the description of the following urban renewal project that was originally approved in the Urban Renewal Plan.

1. Public Improvements:

A. Bridge ID - Prescott 13: In the Urban Renewal Plan, the County authorized roadway improvements for Bridge ID - Prescott 13 as an urban renewal project. The original Plan authorized \$882,600 for this project to be reimbursed through TIF. The expected costs of this project have increased. Accordingly, with the adoption of this Amendment, the County is authorizing an additional \$152,400 for this project's costs, for total project costs not to exceed \$1,035,000 to be reimburse through TIF.

ELIGIBLE URBAN RENEWAL PROJECT

(Amendment No. 1)

In addition to previously authorized urban renewal projects, the County is identifying the following additional urban renewal project in this Amendment No. 1:

1. Public Improvements:

| Project Description | Estimated Project Timeframe | Estimated Costs to be Reimbursed through TIF Not to Exceed | Rationale for Project |
|---|-----------------------------|--|--|
| Roadway improvements to Bridge ID - Union 17 | 2023-2024 | \$450,000 | Road improvement to promote commercial development |
| Roadway improvements to Bridge ID - Carl 15 | 2025-2026 | \$780,000 | Road improvement to promote commercial development |
| Roadway improvements to Bridge ID - Carl 16 | 2025-2026 | \$780,000 | Road improvement to promote commercial development |
| Roadway improvements to Bridge ID - Nodaway 6 | 2027-2028 | \$490,000 | Road improvement to promote commercial development |
| | Total: | \$2,500,000 | |

2. Planning, Engineering Fees (for Urban Renewal Plans), Attorney Fees, Administrative, and Other Related Costs to Support Urban Renewal Projects and Planning:

EFFECTIVE PERIOD

| Project | Estimated Date | Estimated Cost to be Funded by TIF Funds |
|----------------|----------------|--|
| Fees and Costs | Undetermined | Not to Exceed \$35,000 |

FINANCIAL DATA

| | | |
|----|--|---|
| 1. | July 1, 2022 Constitutional Debt Limit: | \$29,383,100 |
| 2. | Current Outstanding General Obligation Debt: | \$3,400,000 |
| 3. | Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Updated Urban Renewal Projects and Eligible Urban Renewal Projects (Amendment No. 1) has not yet been determined. This document is for planning purposes only. The estimated project costs in this Amendment are estimates only and will be incurred and spent over a number of years. In no event will the County's constitutional debt limit be exceeded. The Board of Supervisors will consider each project proposal on a case-by-case basis to determine if it is in the County's best interest to participate before approving an urban renewal project or expense. Subject to the foregoing, it is estimated that the County's costs for the Updated Urban Renewal Projects and Eligible Urban Renewal Projects (Amendment No. 1) as described above will be approximately as stated in the next column: | <p>Updates to Previously Authorized Projects: \$152,400</p> <p>Eligible Urban Renewal Projects (Amendment No. 1): \$2,535,000</p> <p>This does not include financing costs related to debt issuance, which may be incurred over the life of the Area.</p> |

This Amendment No. I will become effective upon its adoption by the Board of Supervisors and will remain in effect until it is repealed by the Board of Supervisors. Notwithstanding anything to the contrary in the Plan or any prior resolution or document, the Plan, as amended, shall remain in effect until terminated by the Board of Supervisors.

The use of incremental property tax revenues, or the "division of revenue," as those words are used in Chapter 403 of the Code of Iowa, will be consistent with Chapter 403 of the Iowa Code. Nothing in this Amendment shall alter the duration of the division of revenue as previously explained in the Plan.

REPEALER AND SEVERABILITY CLAUSE

Any parts of the previous Plan in conflict with this Amendment are hereby repealed. If any part of this Amendment or the Plan is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the Amendment or the Plan as a whole, or any part of the Amendment or the Plan not determined to be invalid or unconstitutional.

All supervisors voted aye. Motion carried. Attested by the Auditor Becky Bissell. The original resolution is on file in the Auditor's Office.

Maynes moved, seconded by Akin to set a public hearing date for May 30 at 10 AM for FY 22/23 Budget Amendment. All supervisors voted aye. Motion carried.

Akin moved, Hardisty seconded to approve the Recorder's Quarterly Report. All supervisors voted aye. Motion carried.

Tammy Baier shared with the board that she is not an Adams County resident but lives in Adair County among all the wind turbines up there. She has concerns about infrasound as it has affected her horse breeding business.

Shelly Marsh is a resident of Madison County and presented a letter that was read by Jeanne Jackson. She has been fighting against wind turbines for the past four years.

Jeanne Jackson wants a 1-mile setback for non-participating landowners. She has concerns the big companies don't have Adams County's residents best interest in mind.

Juli Cooper read her letter from March that she had previously submitted to the Supervisors. She is concerned about non-participating landowners having to give up their rights.

Department Head Reports: Auditor – Working on the budget amendment and certifying budgets. Secondary Roads – Foreman's truck transmission is out with only 4000 miles on it, it should be under warranty. One of the maintainers seems to continue to have several issues. The maintainer is not scheduled to be traded in until 2024, but this may have to be moved up. Treasurer – \$117,000 on 310 parcels are still left to collect which seems high. Holly will be gone this week for Treasurer's training. Recorder – Have received books back and have 109 more to be scanned. Have 19 applications for opening in Recorder's Office and the application window closes this week. Hoping to interview the top five people.

Nothing to report concerning courthouse renovations.

Public comments were presented by the following: Marcia Allen wanted to point out that Tammy Baier came of her own accord with no interest other than sharing her experiences and she hopes that the board appreciates that. Diane Jacobs wanted to know if someone wants to build in the setback area after the turbines are built can they build there or does that not allow them future use of their property?

Committee and Meeting reports were presented as follows: Akin- SICOG, Creston, May 2; Hardisty – Southern Iowa Trolley, Creston, May 4.

Maynes moved, seconded by Standley to adjourn the meeting at 11:55 am. All supervisors voted aye. Motion carried.

ATTEST: Leland Shipley, Chairperson, Adams County Board of Supervisors
Rebecca Bissell, Adams County Auditor