

Board Minutes June 5, 2023

The Adams County Board of Supervisors met on Monday, June 5, 2023, at 9:00 AM with the following members present: Leland Shipley, Tony Hardisty, Bobbi Maynes, and Scott Akin. Chris Standley was absent. The meeting was called to order by Chairperson Shipley and the Pledge of Allegiance was recited. Akin moved, seconded by Maynes to approve the minutes of May 30, 2023. All supervisors voted aye. Motion carried.

Maynes moved, seconded by Hardisty to approve Resolution 2023-24 Transferring \$620,383,49 Property Taxes from Rural Services to Secondary Roads fund.

Resolution 2023-24

\$620,383.49 AUDITOR'S OFFICE OF ADAMS COUNTY, IOWA

June 5, 2023

To the Treasurer of Adams County, Iowa:

YOU ARE HEREBY AUTHORIZED TO TRANSFER AS BUDGETED:

Six Hundred Twenty Thousand Three Hundred Eighty-Three Dollars and Forty-Nine Cents

From Rural Services 11000-10300-812-99
To Secondary Roads 20000-10300-9020-20

BY ORDER OF THE BOARD OF SUPERVISORS

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

Discussion on Engineer Tech Position was tabled until next week.

Jeremy Rounds with SICOG presented the board with a proposal for an updated Comprehensive Plan. The current plan has not been updated since 1966. Since that time, it is now recommended to make all of the necessary efforts to comply with the Iowa "Smart Planning" principles which include 13 elements. In addition to the 13 elements of a Smart Plan, the comprehensive plan will also consider and address 10 Smart Planning Principles identified by the State of Iowa. The total proposed project cost is \$35,000 plus mileage and any additional copies. The board asked for an estimated cost on including all the cities in the County in the comprehensive plan.

Akin moved, seconded by Hardisty to approve Liquor License App 181628 for Bobbers Down Marina LLC. All supervisors voted aye. Motion carried.

Hardisty moved, seconded by Maynes to approve opening the Public Hearing for the FY 23 Budget Amendment at 9:45 am. All supervisors voted aye. Motion carried. No written or oral comments were presented. Maynes moved, seconded by Akin to close the public hearing at 9:48 am. All supervisors voted aye. Motion carried.

Maynes moved, seconded by Akin to approve Resolution 2023-17, Record of Hearing and Determination of the Budget Amendment and Change of Appropriations.

Resolution 2023-17

RECORD OF HEARING AND DETERMINATION ON THE BUDGET AMENDMENT

AND CHANGE OF APPROPRIATIONS

On this day 5th of June 2023, the Adams County Board of Supervisors met in session for the purpose of amending the current operating budget adopted March 14, 2022. The notice, time, and place of hearing was published on May 18th, 2023. The amendment and appropriations for new expenses was taken up and considered and taxpayers heard for or against the amendment as follows and amendment and 100% appropriations passed unanimously:

Expenditures:	Budgeted	Amendment	New Total
Public Safety & Legal Services	\$ 1,964,310	\$ 42,810	\$ 2,007,120
Physical Health and Social Services	\$ 237,729	\$ 10,000	\$ 247,729
County Environment and Education	\$ 1,255,711	\$ 90,676	\$ 1,346,387
Roads & Transportation	\$ 4,222,451	\$ 941,000	\$ 5,163,451
Government Services to Residents	\$ 408,875	\$ 8,681	\$ 417,556
Administration	\$ 1,686,499	\$ 48,546	\$ 1,735,045
Capital Projects	\$ 20,000	\$ 529,910	\$ 549,910
Operating Transfers Out	\$ 1,440,767	\$ 10,000	\$ 1,450,767
Total	\$ 11,236,342	\$ 1,681,623	\$ 12,917,965
Revenues:			
Other County Taxes/TIF Tax Rev			
Intergovernmental	\$ 3,486,558	\$ 2,570	\$ 3,489,128
Use of Money and Property	\$ 55,150	\$ 84,450	\$ 139,600
Misc	\$ 44,110	\$ 5,902	\$ 50,012
Total	\$ 3,585,818	\$ 92,922	\$ 3,678,740

Revenues are from Sales of Sec Roads equipment, Grants and Insurance reimbursements. Expenditures are for increased fuel costs across multiple departments, inmate medical needs, fish habitat repairs, extra special elections, Recorder's book scanning project, bridge expense.

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

Akin moved, seconded by Maynes to open the Public Hearing at 10:00 am on the Proposed Amendment No. 1 to the Southern Hills Wind Farm Urban Renewal Plan. All supervisors voted aye. Motion carried. No written or oral comments were presented. Hardisty moved, seconded by Maynes to close the Public Hearing at 10:03 am. All supervisors voted aye. Motion carried.

Maynes moved, seconded by Hardisty to approve Resolution 2023-22 determining an area of the County to be an economic development area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the County; designating such area as appropriate for urban renewal projects; and adopting the Amendment No. 1 to the Southern Hills Wind Farm Urban Renewal Plan.

Resolution 2023-22

RESOLUTION DETERMINING AN AREA OF THE COUNTY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE COUNTY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING AMENDMENT NO. 1 TO THE SOUTHERN HILLS WIND FARM URBAN RENEWAL PLAN

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, this Urban Renewal Area currently includes and consists of:

The following wind turbine parcels and their respective 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 NE1/4 of the NE1/4 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.
110th 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 Popular 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
255rd Street from Popular Ave. west to Orange Ave.
255rd 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 250th 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 Steet 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 north 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
(road segment also included in Juniper Ave Urban Renewal Area)
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
(road segment also included in Juniper Ave Urban Renewal Area)
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

WHEREAS, a proposed Amendment No. 1 to the Plan ("Amendment No. 1" or "Amendment") for the Urban Renewal Area described above has been prepared, which proposed Amendment has been on file 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, by resolution adopted on May 8, 2023, this Board directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed Amendment No. 1 and the division of revenue described therein, and that notice of the consultation and a copy of the proposed Amendment No. 1 be sent to all affected taxing entities; and

WHEREAS, pursuant to such notice, the consultation was duly held as ordered by the Board of Supervisors and all required responses to the recommendations made by the affected taxing entities, if any, have been timely made as set forth in the report of the Becky Bissell, County Auditor, or her delegate, filed herewith and incorporated herein by this reference, which report is in all respects approved; and

WHEREAS, by resolution this Board also set a public hearing on the adoption of the proposed Amendment No. 1 for this meeting of the Board, and due and proper notice of the public hearing was given, as

provided by law, by timely publication in the Adams County Free Press, which notice set forth the time and place for this hearing and the nature and purpose thereof; and

WHEREAS, in accordance with the notice, all persons or organizations desiring to be heard on the proposed Amendment No. 1, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Board in connection therewith and the public hearing has been closed.

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

Section 1. That the findings and conclusions set forth or contained in Amendment No. 1 concerning the area of Adams County, State of Iowa, described in the preamble hereof, be and the same are hereby ratified and confirmed in all respects as the findings of this Board for this area.

Section 2. This Board further finds:

- a) Although relocation is not expected, a feasible method exists for the relocation of any families who will be displaced from the Urban Renewal Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;
- b) The Plan, as amended, and Amendment No. 1 conform to the general plan for the development of the County as a whole; and
- c) Acquisition by the County is not immediately expected, however, as to any areas of open land to be acquired by the County included within the Urban Renewal Area:
 - i. Residential use is not expected, however, with reference to any portions thereof which are to be developed for residential uses, this Board of Supervisors hereby determines that a shortage of housing of sound standards and design with decency, safety and sanitation exists within the County; that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality; and that one or more of the following conditions exist:
 - a. That the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas, including other portions of the urban renewal area.
 - b. That conditions of blight in the municipality and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime, so as to constitute a menace to the public health, safety, morals, or welfare.
 - c. That the provision of public improvements related to housing and residential development will encourage housing and residential development which is necessary to encourage the retention or relocation of industrial and commercial enterprises in this state and its municipalities.
 - d. The acquisition of the area is necessary to provide for the construction of housing for low and moderate income families.
 - ii. Non-residential use is expected and with reference to those portions thereof which are to be developed for non-residential uses, such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the County in accordance with sound planning standards and local community objectives.

Section 3. That the Urban Renewal Area, as amended, continues to be an economic development area within the meaning of Chapter 403, Code of Iowa; that such area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of Chapter 403, Code of Iowa; and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of this County.

Section 4. That Amendment No. 1 to the Southern Hills Wind Farm Urban Renewal Plan of Adams County, State of Iowa, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as "Amendment No. 1 to the Southern Hills Wind Farm Urban Renewal Plan for Adams County, State of Iowa"; Amendment No. 1, including all of the exhibits attached thereto, is hereby in all respects approved; and the County Auditor is hereby directed to file a certified copy of Amendment No. 1 with the proceedings of this meeting.

Section 5. That, notwithstanding any resolution, ordinance, plan, amendment or any other document, Amendment No. 1 shall be in full force and effect from the date of this Resolution until the Board amends or repeals the Plan. The proposed Amendment No. 1 shall be forthwith certified by the County Auditor, along with a copy of this Resolution, to the Recorder for Adams County, Iowa, to be filed and recorded in the manner provided by law.

Section 6. That all other provisions of the Plan not affected or otherwise revised by the terms of Amendment No. 1, as well as all resolutions previously adopted by this Board of Supervisors related to the Plan be and the same are hereby ratified, confirmed and approved in all respects.

**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**

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 PROJECTS

(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:

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:	<u>Updates to Previously Authorized Projects:</u> \$152,400 <u>Eligible Urban Renewal Projects (Amendment No. 1):</u> \$2,535,000 This does not include financing costs related to debt issuance, which may be incurred over the life of the Area.

EFFECTIVE PERIOD

This Amendment No. 1 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 Auditor Bissell. The original resolution is on file in the Auditor's Office.

Department Heads reports were as follows: Secondary Roads – Base stabilization project moved to July. DOT is pushing the Railroad to get the Nodaway crossing completed. Hungry Canyons meeting this week. RFPs are going out for Jasper 14 and Douglas 3 bridges, both are City projects (Corning and Carbon) where the County is assisting. Will be test driving a CAT motorgrader and should have a John Deere one to test drive soon. Almost done with the Northeast area with contract rock and will move to the Southwest area to complete contract rock soon. Prescott Wind Farm maps of wind turbine placement have been submitted. IT – Meeting with OCIO to go over Cloudstrike install. If there are no issues it will be installed on all the computers. There is a computer in dispatch that keeps acting up. Treasurer - \$76,000 left to collect and 132 parcels still left to pay property taxes. Recorder – Hired Bree Brandt to begin June 30th as the Deputy Recorder. Several great applicants had applied. Auditor – Working on verifying levy rates in preparation for compilation of taxes. Have an ICAP Board of Directors meeting this Wed -Thurs. Conservation – Sewer lift station is having issues but think they have it resolved. If it isn't it could be a big hit to the budget to have it repaired or replaced. Camping is going well. Working on buying more equipment for the lake with the grant money.

Public Comments were given by Marcia Allen, Diane Jacobs, Juli Cooper, Marvis Northup, and Lynn Irr. They spoke on a variety of topics all concerning wind turbines. Jeanne Jackson spoke on recusals.

Committee and Meeting Reports were presented as follows: Akin – SICOG, Creston, May 30; Hardisty – Iowa Workforce, Zoom, June 2.

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

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