

REGULAR SESSION

AUGUST 8, 2022

The Union County Board of Supervisors met in Regular Session on Monday August 8, 2022. The meeting was called to order at 9:00AM with the following members present; Rick Friday, Ron Riley and Dennis Brown.

AGENDA: Motion by Friday and seconded by Riley to approve the amended agenda. All voting aye, motion carried.

MINUTES: Motion by Riley and seconded by Friday to approve the minutes of August 1, 2022. All voting aye, motion carried.

OPEN FORUM: Vanita Moberg expressed concerns on the amount of dust and lack of visibility on Osage Street.

CANVASS LORIMOR CITY SPECIAL ELECTION: Motion by Friday and seconded by Riley to approve the Canvass of the Lorimor City Special Election as follows:

We the undersigned Members of the Board of Supervisors and ex-officio County Board of Canvassers for this County do hereby certify the following to be true and correct abstract of the votes cast in this County at the 2022 City of Lorimor Special Election held on 2nd day of August, 2022, as shown by the tally lists returned from the election precinct:

City Council Person At-Large to Fill Vacancy

Sandy Cornelison	Received Thirty-Two (32) Votes
Jody King	Received Forty-Five (45) Votes
Candidate Total	Seventy-Seven (77) Votes
Scattering	Zero (0) Votes
TOTAL	Seventy-Seven (77) Votes

We therefore declare: Jody King duly elected for the office of City Council Person At-Large to fill vacancy for the term of years.

Roll call vote: Friday aye, Riley aye, Brown motion carried.

SECONDARY ROADS: Union County Roads Superintendent, Al Hysell, presented and discussed the weekly maintenance activity report and spray map. **Grading Agreement:** Motion by Riley and seconded by Friday to approve the grading agreement between Union County and Paul Johnson for ditching along with dozing the fence line with tree and brush removal located on the south side of 190th St in Section 20 of Douglas Township. All voting aye, motion carried.

NATIONAL REGISTER OF HISTORIC PLACES: Jane Briley discussed placing the Union County Courthouse on the National Register of Historic Register and hiring Richard Carlson who is an Architectural Historian for University of Iowa in Iowa City to help complete the grant application for National Register of Historic Places for Historic District and Applications for National Register of Historic Places. The grant is a 60/40 match, the total cost is \$15,235, the State pays \$9,141 and City/County pays \$6,094.

SCHNEIDER SERVICE AGREEMENT: Motion by Riley and seconded by Friday for the chair to sign the service agreement with Schneider Geospatial for Beacon add-ons to the website. All voting aye, motion carried.

NEW HOPE TOWNSHIP CLERK APPOINTMENT: Motion by Friday and seconded by Riley to approve the appointment of Mary Chamberlain as the New Hope Clerk. All voting aye, motion carried.

VETERAN’S AFFAIRS MONTHLY REPORT: Motion by Friday and seconded by Riley to accept the monthly Veteran’s Affairs Report as presented by Union County Auditor, Sandy Hysell. All voting aye, motion carried.

RESOLUTION #5 FYR 22/23 – CONSERVATION TRUST TRANSFER: Motion by Riley and seconded by Friday to approve Resolution #5 FYR 22/23 – Conservation Trust Transfer as follows: NOW on the 8th day of August 2022, the matter of an operating transfer comes before the Union County Board of Supervisors. WHEREAS, it is desired to transfer monies from the Conservation Trust Fund (0027) to the Conservation Capital Project Fund (1510), and WHEREAS, said operating transfer is in accordance with Section 331.432 of the Code of Iowa. BE AND IT IS HEREBY RESOLVED, that the sum of \$18,183.50 is ordered to be transferred from the Trust Fund (0027) to the Conservation

Capital Projects Fund (1510) effective this 8th day of August. The Auditor is directed to correct her books accordingly, and to notify the Treasurer of this operating transfer accompanying the notification with a copy of this resolution and the record of its adoption. Roll call vote: Riley aye, Friday aye, Brown aye, motion carried.

RESOLUTION #6 FYR 22/23 – SETTING PUBLIC HEARING ON PROPOSED UNION COUNTY WINDFARM URBAN RENEWAL PLAN: Motion by Riley and seconded by Friday approve Resolution #6 FYR 22/23 – Setting Public Hearing on Proposed Union County Windfarm Urban Renewal Plan as follows: 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 Union County Wind Farm Urban Renewal Plan (“Plan” or “Urban Renewal Plan”) for the Union County 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 Union County 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: 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 is within two miles of the corporate boundaries of City of Cromwell, Iowa and of the City of Creston, Iowa and the County will enter into a joint agreement with the each of these cities to allow the County to operate within the proposed Urban Renewal Area; and WHEREAS, the Board of Supervisors has determined that several existing ordinances of the County comprise a general plan for the Physical development of the County as a whole, giving due regard to the environs and metropolitan surroundings, for the purposes of Iowa Code Section 403.5; and WHEREAS, the County does not have a Planning and Zoning Commission, and, accordingly, the Board of Supervisors is not required by the Iowa Statutes to submit the proposed Union County Wind Farm Urban Renewal Plan to a 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 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 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 UNION 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 August 16, 2022, in the Board of Supervisors Room, Union County Courthouse, 300 N Pine Street, Creston, Iowa, at 10:00AM, and the 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 UNION COUNTY, STATE OF IOWA AND ALL AFFECTED TAXING ENTITIES CONCERNING THE PROPOSED UNION COUNTY WIND FARM URBAN RENEWAL PLAN FOR UNION COUNTY, STATE OF IOWA. Union 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 10:00AM on August 16, 2022, in the Board of Supervisors Room, Union County Courthouse, 300 N Pine St, Creston, Iowa concerning a proposed Union County Wind Farm Urban Renewal Plan for the Union County 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 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. The County Auditor, or her delegate, as the designated representative of Union 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 Union County Wind Farm Urban Renewal Plan, addressing any recommendations made by the entity for modification to the proposed division of revenue. 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 9:00AM on September 12th, 2022, in the Board of Supervisors Room, Union County Courthouse, 300 N Pine St, Creston, Iowa. Section 4. That the County Auditor is authorized and directed to publish notice of this public hearing in the Creston News Advertiser and the Afton Star-Enterprise, once on a date not less than four (4) nor more than twenty (20) days before the date of 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: NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF A PROPOSED UNION COUNTY WIND FARM URBAN RENEWAL PLAN FOR A PROPOSED URBAN RENEWAL AREA IN UNION COUNTY, STATE OF IOWA. The Board of Supervisors of Union County, State of Iowa, will hold a public hearing before itself at its meeting which commences at 9:00AM on September 12, 2022 in the Board of Supervisors Room, Union County Courthouse, 300 N Pine St, Creston, Iowa, to consider adoption of a proposed Union County Wind Farm Urban Renewal Plan (the "Plan") concerning a proposed Urban Renewal Area in Union County, State of Iowa. The Union County Wind Farm Urban Renewal Area is proposed to contain the land legally described as follows:

The Urban Renewal Area includes the following turbines:

Turbine #	County	Section	Township	Range	Township
5	Union	6	73	31	Spaulding
6	Union	6	73	31	Spaulding
7	Union	5	73	31	Spaulding
8	Union	5	73	31	Spaulding
9	Union	4	73	31	Spaulding
11	Union	3	73	31	Spaulding
12	Union	2	73	31	Spaulding
16	Union	6	73	30	Lincoln
17	Union	6	73	30	Lincoln
18	Union	3	73	30	Lincoln
19	Union	3	73	30	Lincoln
20	Union	2	73	30	Lincoln
26	Union	7	73	31	Spaulding
27	Union	8	73	31	Spaulding
28	Union	8	73	31	Spaulding
29	Union	9	73	31	Spaulding
30	Union	9	73	31	Spaulding
31	Union	10	73	31	Spaulding
34	Union	7	73	30	Lincoln
37	Union	18	73	31	Spaulding
38	Union	18	73	31	Spaulding
42	Union	19	73	31	Spaulding
43	Union	19	73	31	Spaulding
44	Union	20	73	31	Spaulding
53	Union	30	73	31	Spaulding
54	Union	30	73	31	Spaulding
55	Union	29	73	31	Spaulding
56	Union	29	73	31	Spaulding
57	Union	29	73	31	Spaulding
58	Union	28	73	31	Spaulding
59	Union	28	73	31	Spaulding
60	Union	28	73	31	Spaulding
77	Union	6	72	31	Douglas

78	Union	6	72	31	Douglas
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AND The access easements/driveways connecting each of the above turbines to public road right-of-way
AND

Full Rights-of-Way of the Following Roads:

- Adams-Union Ave from Adair-Union St to 110th St
- Adams-Union Ave from 140th St to 170th St
- Adams-Union Ave from 180th St to end of road
- Adams-Union Ave from 190th St to Hwy 34
- Beechwood Ave from Adair-Union St to 170th St
- 180th from Adams-Union to Monroe Ave
- Monroe Ave from 170th St to 180th St
- Monroe Ave from Cromwell Rd to 190th St
- 181st St from county line to Cromwell Rd
- Burr Oak Ave from 130th to end of road
- Clover Ave from Adair-Union St to 110th St
- Clover Ave from 120th St to 140th St
- Clover Ave from 150th St to 190th St
- Dogwood Ave from 170th to end of road
- Eagle Ave from 110th St to 120th St
- Eagle Ave from 140th St to 150th St
- Green Valley Rd from Adair-Union St to Creston city limits
- Cherry St Rd from Adair-Union St to Creston city limits
- Osage St from 120th St to Hwy 34
- Hawk Ave from 110th St from 120th St
- Iris Ave from 150th St to 160th St
- Iris Ave from 170th St Hwy 34
- Ivy Ave from Adair-Union St to REA Rd
- Jaguar Ave from end of road to Hwy 34
- Joshua Ave from Adair-Union St to REA Rd
- Kingfisher Ave from 110th to REA Rd
- Lark Ave from Adair-Union St to REA Rd
- Minnow Ave from Adair-Union St to REA Rd
- Adair-Union St from Quebec Ave to Minnow St
- 110th St from Adams-Union Ave to Minnow St
- 120th St from Adams-Union County line to Green Valley Rd
- 120th St from Osage St to Ivy Ave
- 127th St from Kingfisher Ave to end of road
- 130th St from end of road to Green Valley State Park
- 130th St from Green Valley State Park Entry way to Green Valley Rd
- REA Rd from Cherry St to Minnow Ave
- 140th St from Adams-Union Ave to Cherry St Rd
- 140th St from Osage St to Jaguar Ave
- 145th St from Osage to end of road
- 150th St from Adams-Union Ave to Green Valley Rd
- 150th St from Cherry St Rd to 12-Mile Lake Area
- 160th from end of road to Hwy 25
- 160th from Osage St to Jaguar Ave
- 170th St from Adams-Union Ave to Dogwood Ave
- 170th St from Iris Ave to Jaguar Ave
- Cromwell Rd from 180th St to Hwy 34
- 190th St from Adams-Union Ave to Hwy 34

A copy of the Plan is on file for public inspection in the office of the County Auditor, Courthouse Creston, Iowa. Union County, State of Iowa is the local public agency which, if such Plan is approved, shall undertake the urban renewal activities described in such Plan. The general scope of the urban renewal activities under consideration in the Plan 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 Plan. To accomplish the objectives of the Plan, and to encourage the further economic development of the Urban Renewal area, the Plan 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 no 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 Plan 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 Plan initially proposes specific public infrastructure or site improvements to be undertaken by the County, and provides that the Plan may be amended from time to time. Any person or organization desiring to be

heard shall be afforded an opportunity to be heard at such hearing. Section 5. That the proposed Urban Renewal Plan, attached hereto as Exhibit 1, for the proposed Urban Renewal Area described therein is hereby officially declared to be the proposed Urban Renewal Plan referred to in the notices for proposes of such consultation and hearing and that a copy of the Plan shall be placed on file in the office of the County Auditor. Section 6. That the Chairperson and County Auditor are hereby authorized and directed to sign the Join Agreements included as Exhibit D to the Urban Renewal Plan on behalf of the County, and that the County Auditor is hereby authorized and directed to submit a request to the city council of the City of Cromwell, Iowa and of the City of Creston, Iowa for their respective approvals of the Joint Agreements, with respect to the County's establishment of the proposed Urban renewal Area within each city's "area of operation", as defined in Iowa Code Section 403.17(4). Roll call vote: Riley aye, Friday aye, Brown aye, motion carried.

CLAIMS: Motion by Riley and seconded by Friday to approve Claim #147713 - Claim #147830 for a grand total of \$428,671.23 as follows:

ACCESS SYSTEMS LEASING	1,113.22	LOGAN CONTRACTORS SUPPLY	12,512.80
ACCESS SYSTEMS	1,779.25	LYNAM LAWN CARE LLC	1,684.05
ADAMS COUNTY ENGINEER	6,594.31	MAIL SERVICES LLC	530.73
ADAMS COUNTY FREEPRESS	16.76	MASTERCARD/ISSB	655.27
ADVANCED AG SEED LLC	825.00	MCNEILL TREE SERVICE	100.00
AGRIVISION GROUP LLC	1,195.97	MEDIACOM	520.84
AHLERS & COONEY PC	2,692.48	MERCY MEDICAL CENTER	5,932.30
AKIN BUILDING CENTER	55.87	METRO WASTE AUTHORITY	29,226.26
ALLIANT ENERGY	3,715.30	MARC	1,818.76
AS YOU WISH DESIGNS	100.00	MMIT BUSINESS SOLUTIONS GROUP	35.60
BM SALES	1,595.00	MORRIS, MARY	160.00
BOMGAARS	620.65	MURPHY TRACTOR & EQUIPMENT CO	427.43
CALHOUN-BURNS & ASSOC INC	1,587.05	NAPA	1,277.50
CARE	21,648.60	NEW HORIZONS	2,795.00
CENTRAL IOWA DETENTION CENTER	312.00	NORTH AMERICAN SAFETY	104.99
CENTURY LINK	7.88	NOSEKABEL, LORI	65.00
CHAMBERLAIN, MARY	247.25	OFFICE MACHINES COMPANY INC	4,364.58
CHAT MOBILITY	208.13	POKORNY BP & AUTOMOTIVE SERVICE	151.68
CINTAS CORP	102.55	POWERS FUNERAL HOME	350.00
CITY LAUNDERING COMPANY	490.85	PRECISION APPLICATORS LLC	31,720.00
CITY OF AFTON	30.34	QUALITY GLASS COMPANY	1,739.00
CITY OF CORNING	28,166.97	RED OAK WELDING SUPPLIES	180.55
CLARKE COUNTY AUDITOR	371.22	RJS PLUMBING & HEATING INC	1,258.36
COMMUNITY HEALTH CENTERS OF SO IA	296.40	SCC NETWORKS	41.82
CRESTON MUNICIPAL UTILITIES	109.94	SCHAEFER, MINDY	886.85
CRESTON PUBLISHING COMPANY	466.34	SCHILDBERG CONSTRUCTION INC	25,812.76
D & D MOWING	80.00	SERVICE TECHS INC	98.08
DIAGONAL TRUCK & TRACTOR LLC	1,365.25	SHRED-IT USA - DES MOINES	85.00
ECHO GROUP INC	9.06	SIRWA	200.00
EDISON LIGHTING SUPPLY LLC	221.73	STOREY KENWORTHY	988.09
EVORA CONSULTING LTD	3,635.00	SUMMIT FIRE PROTECTION	135.35
FARGO, NOAH	678.60	T&S INDUSTRIES INC	843.00
FARMERS ELECTRIC COOP	3,631.07	THATCHER, CARL V	50.00
FIRSTNET/AT&T MOBILITY	86.18	THE RAILROAD YARD INC	43,740.00
FRANKS SERVICE	3,536.91	TK ELEVATOR CORP	332.31
GENESIS HEALTH GROUP SPECIALTY	590.00	TRASH TRANSIT	60,434.86
GLENS REFRIGERATION LLC	110.00	TRUCK CENTER COMPANIES EAST LLC	182.42
GOOBS REPAIR INC	1,343.88	TRUE VALUE	119.90
GOVERNMENT FORMS & SUPPLIES LLC	246.84	UNION COUNTY AUDITOR	4,900.00
GREATER REGIONAL MEDICAL CENTER	100.00	UNION COUNTY EMA	900.00
GREEN VALLEY PEST CONTROL	379.40	UNION COUNTY ENGINEER	521.65
HOUSBY MACK INC	855.37	UNION COUNTY LEC FUND	3,811.38
HUBATKA, CAROLYN	213.00	UNITED FARMERS COOPERATIVE CO	330.97
HUFFCUTT CONCRETE INC	17,050.00	US CELLULAR	344.02
INNOVATIVE INDUSTRIES	2,484.88	VANGUARD APPRAISALS INC	25,437.60
IA CO TECHNOLOGIES CLEARINGHOUSE	26,357.12	VISA/ISSB	1,645.68
IOWA DNR	340.00	WALKER DO, DAN E	150.00
IOWA DEPARTMENT OF REVENUE	500.69	WASTE MANAGEMENT OF CRESTON	841.54
IOWA DEPARTMENT OF REVENUE	77.75	WEIS, BRETT	1,200.00
IMWCA	5,922.00	WILLETS & WOOSLEY SEWER & SEPTIC	368.75
IOWA PRISON INDUSTRIES	864.60	WINDOW PRODUCTS	270.60
IOWA WATER WELL ASSOCIATION	75.00	WINDSTREAM	1,340.28
J&J PLUMBING HEATING COOLING LLC	4,380.00	WOLFE, MICHAEL J	100.00
JACKSON, DORIS	142.50	WORISEK, JENNIFER M	150.00
JIMS SANITATION & TRUCK REPAIR	916.00	ZIEGLER INC	4,255.46

All voting aye, motion carried.

ADJOURNMENT: There being no further business, the meeting adjourned at 1:30PM.

BY: _____
DENNIS J. BROWN, CHAIRMAN

ATTEST: _____
SANDY HYSELL, AUDITOR