

## REGULAR SESSION

April 16, 2025

The Union County Board of Supervisors met in Regular Session on Wednesday April 16, 2025, at 9:00AM, with the following Board members present, Dennis Hopkins, Rick Friday and Dennis Brown. Also present from the Creston Community Government Class: Payton Davis

**AGENDA:** Motion by Hopkins and seconded by Friday to approve the agenda as amended with adding the CSBG Support Letter. All voting aye, motion carried.

**MINUTES:** Motion by Friday and seconded by Hopkins to approve both minutes from Wednesday, April 9th, 2025. All voting aye, motion carried.

**OPEN FORUM:** No comments were made in open forum.

**BATTERY ENERGY STORAGE SYSTEM:** Justin Foss SR Project Manager, Alliant Energy requested and discussed the permitted Creston Battery Energy Storage System (BESS) to build a 25MW system and would like to enhance to a 40MW system. Foss will work with the EMA and Fire Department for the protection needed for the community. The batteries that will be used are LMC batteries that have been tested and are more efficient than those previously used in a system such as this. There is also a plan for cleanup in case of a fire. Gravel will be put down, so the fire doesn't spread. The area will house 56 semi-trailer sized containers holding the batteries that will be placed with enough room to allow for a car to drive between each one. The system is not on a public internet network, they run their own to help protect Cyber Security.

**SECONDARY ROADS:** Union County Roads Superintendent, Al Hysell, presented and discussed the weekly maintenance activity report.

**STBG GRANT AGREEMENT:** Motion by Friday and seconded by Hopkins for the chair to sign the STBG Grant for funding for P27 (High & Dry Road Restoration Project). All voting aye, motion carried.

**RESOLUTION #25 FYR 24/25 – SETTING DATES FOR A CONSULTATION & PUBLIC HEARING ON PROPOSED AMENDMENT #1 TO THE UNION COUNTY WIND FARM URBAN RENEWAL PLAN IN UNION COUNTY:** Motion by Hopkins and seconded by Friday to approve Resolution #25 FYR 24/25 as follows: WHEREAS, by Resolution No. 10, adopted September 12, 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 Union County Wind Farm Urban Renewal Plan (the "Plan" or "Urban Renewal Plan") for the Union County 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 Union 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 several previously approved urban renewal projects and identify additional proposed 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 UNION COUNTY, STATE OF IOWA:

That the consultation on the proposed Amendment No. 1 required by Section 403.5(2), Code of Iowa, as amended, shall be held on April 30, 2025, in the Board of Supervisors Office, Union County Courthouse, 300 North Pine Street, Creston, Iowa, at 10:00 A.M., 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.

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

NOTICE OF A CONSULTATION TO BE HELD BETWEEN UNION COUNTY, STATE OF IOWA AND ALL AFFECTED TAXING ENTITIES CONCERNING THE PROPOSED AMENDMENT NO. 1 TO THE 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 10:00 A.M. on April 30, 2025, in the Board of Supervisors Office, Union County Courthouse, 300 North Pine Street, Creston, Iowa concerning a proposed Amendment No. 1 to the 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 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. 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 Amendment No. 1 to the Union County 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 Union County, State of Iowa, as provided by Section 403.5, Code of Iowa, as amended. Dated this 16 day of April 2025.

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 A.M. on May 14, 2025, in the Board of Supervisors Room, Union County Courthouse, 300 North Pine Street, Creston, Iowa.

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 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:

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF A PROPOSED AMENDMENT NO. 1 TO THE UNION COUNTY WIND FARM URBAN RENEWAL PLAN FOR AN 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 9:00 A.M. on May 14, 2025 in the Board of Supervisors Room, Union County Courthouse, 300 North Pine Street, Creston, Iowa, to consider adoption of a proposed Amendment No. 1 to the Union County Wind Farm Urban Renewal Plan (the "Amendment") concerning an Urban Renewal Area in Union County, State of Iowa.

The Union County Wind Farm contains 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

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 Amendment is on file for public inspection in the office of the County Auditor, Union County Courthouse, Creston, Iowa. Union 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 descriptions of previously approved urban renewal projects and identify additional proposed 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 Union County, State of Iowa, as provided by Section 403.5, Code of Iowa. 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. PASSED AND APPROVED this 16<sup>th</sup> day of April 2025.

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

**CLERK OF COURT MONTHLY REPORT:** Motion by Hopkins and seconded by Friday to accept the Clerk of Court Monthly Report as presented by Union County Auditor Sandy Hysell. All voting aye, motion carried.

**HOMESTEAD/MILITARY; DISABLED VETERAN HOMESTEAD AND FAMILY FARM CREDIT ALLOWANCES:** Motion by Hopkins and seconded by Friday to approve the Homestead/Military; Disabled Veterans Homestead and Family Farm Credit Allowances. All voting aye, motion carried.

**HOMESTEAD/MILITARY; DISABLED VETERAN HOMESTEAD AND FAMILY FARM CREDIT DISALLOWANCES:** Motion by Friday and seconded by Hopkins to approve the Homestead/Military; Disabled Veteran Homestead and Family Farm Credit Dis-Allowances. All voting aye, motion carried.

**HANDWRITTEN CLAIMS:** Motion by Hopkins and seconded by Friday to approve the Handwritten Claim #155503 – Claim #155507 grand total \$6,419.61 as follows:

Alliant Energy	\$2,000.00
Visa/ISSB	\$401.61
SCS ENGINEERS	\$3,187.50
GRIP & ASSOCIATES INC	\$200.50
Brick Gentry PC	\$630.00

All voting aye, motion carried.

**CSBG SUPPORT LETTER:** Motion by Friday and seconded by Brown to approve Dennis Hopkins to sign a Community Services Block Grant (CSBG), Low-Income Home Energy Assistance Program (LHEAP), Head Start and Weatherization Assistance Program (WAP) support letters to endorse a letters to the Congressional Delegation from each Executive Director of Board of Supervisors that sit on the Governing Board, about these fundings that help support and keep our Outreach offices open and providing services to the constituents in the county. All voting aye, motion carried.

**ADJOURNMENT:** There being no further business, the meeting was adjourned at 11:48AM

BY: \_\_\_\_\_  
DENNIS J. BROWN, CHAIRMAN

ATTEST: \_\_\_\_\_  
SANDY HYSELL, AUDITOR