

## REGULAR SESSION

May 14, 2025

The Union County Board of Supervisors met in Regular Session on Wednesday May 14, 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 were: Brooke Herron and Kyire Metheny.

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

**MINUTES:** Motion by Friday and seconded by Hopkins to approve minutes from Wednesday, May 7th, 2025. All voting aye, motion carried.

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

**PUBLIC HEARING – LEVEL B ROAD TO LEVEL A ROAD:** Motion by Hopkins and seconded by Friday to open the Public Hearing at 9:10. Roll call vote: Hopkins aye, Friday aye, Brown aye, motion carried. Present: Loretta Harvey, Christian Boehmer, Al Hysell, Nick Pauly, Stuart Johnson, Mike Morris and Brooke Herron and Kyire Metheny. Harvey spoke on behalf of her client, Melissa Fils Trust, requesting that the board approve the changing of the Level B Road to a Level A Road so they can put a modular home on the property. Boehmer stated that the client agreed that they would pay for the upgrade of the road and then Secondary Roads would maintain. There being no further discussion, motion by Friday and seconded by Hopkins to close the public hearing at 9:13. Roll call vote: Friday aye, Hopkins aye, Brown aye, motion carried. **RESOLUTION #30 FYR 24/25 – Increase Level of Maintenance to Area Service Road:** Motion by Friday and seconded by Hopkins to approve Resolution #30 FYR 24/25 – Increase Level of Maintenance to Area Service Road as follows: WHEREAS, Union County desires to classify certain roads on the area service system in the County to provide for an increased level of maintenance; and WHEREAS, Union County, after consultation with the County Engineer, has the authority to reclassify certain roads within the County as Area Service “A” Roads pursuant to Iowa Code Section 309.57; and WHEREAS, the Union County Board of Supervisors, after consulting with the Union County Engineer, desire to designate various roads in Union County from Area Service “B” Roads to Area Service “A” Roads to provide for an increased level of maintenance in order to best utilize maintenance funds, and WHEREAS, pursuant to Notice of Public Hearing duly published according to the Iowa Code, Public Hearing as held on the 14<sup>th</sup> day of May 2025 at 9:10 am in the Board of Supervisors room at the Union County Courthouse, Creston, Iowa to hear support and/or objections from the public on roads so designated. THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF UNION COUNTY that this County does hereby establish the road described as an Area Service “A” Road, with increased access and an increased level of maintenance. 175’ East of the Intersection of Hawk Ave and 220<sup>th</sup> St along 220<sup>th</sup> St, Grant Township. Section 5 Township 71 Range 30. Roll call vote: Hopkins aye, Friday aye, Brown aye, motion carried.

**PUBLIC HEARING – PROPOSED AMENDMENT NO.1 TO THE UNION COUNTY WIND FARM URBAN RENEWAL PLAN:** Motion by Friday and seconded by Hopkins to open the Public Hearing at 9:25. Roll call vote: Friday aye, Hopkins aye, Brown aye, motion carried. Present: Christian Boehmer, Al Hysell, Nick Pauly, Stuart Johnson, Brooke Herron and Kyire Metheny, Mike Morris and Maggie Burger, Speer Financial per phone. Chair asked if there were any written or oral comments received in the Auditors Office and to members of the Board concerning the adoption of the Amendment No. 1 to the Union County Wind Farm Urban Renewal Plan. None were received. Union County Auditor Sandy Hysell informed the Board that the consultation was duly held on April 30<sup>th</sup> at 10:00AM in the Union County Boardroom. The following were present: Chair of the Board, Dennis Brown; Union County Assessor, Jessica Hagen; Union County Engineer, Christian Boehmer and Union County Auditor Sandy Hysell. No one from the Creston Community School District or from the Orient Macksburg School District attended. The meeting was adjourned at 10:30am. After some discussion and questions to Maggie Burger for clarification, Motion by Friday and seconded by Hopkins to close the Public Hearing at 9:52AM. **RESOLUTION #28 FYR 24/25 –** Motion by Friday and seconded by Hopkins to approve Resolution #28 FYR 24/25 – 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; Designation such Area as Appropriate for Urban Renewal Projects; and adopting Amendment No.1 to the Union County Wind Farm Urban Renewal Plan 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, this Urban Renewal Area currently includes and consists of:

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

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 a previously approved urban renewal project and identify additional proposed projects to be undertaken within the Urban Renewal Area; and WHEREAS, this proposed Amendment No. 1 does not add land to the Urban Renewal Area; and WHEREAS, it is desirable that the Area be redeveloped as part of the activities described within the proposed Amendment No. 1; and WHEREAS, by resolution adopted on April 16, 2025, 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 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 Creston News Advertiser and the Afton Star-Enterprise, 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 UNION COUNTY, STATE OF IOWA: Section 1. That the findings and conclusions set forth or contained in Amendment No. 1 concerning the area of Union 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 Union County Wind Farm Urban Renewal Plan of Union 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 Union County Wind Farm Urban Renewal Plan for Union 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 Union 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.

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

**SECONDARY ROADS:** Union County Roads Superintendent, Al Hysell, presented and discussed the weekly maintenance activity report. **Grading Agreement:** Motion by Hopkins and second by Friday to approve the Grading Agreement between Union County and Jeff Kinsella for ditching along with dozing the fence line with tree and brush removal located on Clover Ave on the west side of the road in Section 20 of Spaulding Township. All voting aye, motion carried.

**TITLE VI AGREEMENT:** Motion by Hopkins and seconded by Friday to approve and for the Chair to sign the Title VI Non-Discrimination Agreement between Iowa Department of Transportation and Union County and The United State Department of Transportation (USDOT) Standard Title VI/Non-Discrimination Assurances DOT Order No. 1050.2A. All voting aye, motion carried.

**SHERIFF:** Motion by Hopkins and seconded by Friday to support and acknowledge the hire of Jacob Pacholski to Deputy Sheriff and recommended by Union County Sheriff Brian Bolton, with a starting date of June 5<sup>th</sup>, hourly rate \$. All voting aye, motion carried.

**LIQUOR LICENSE – CHAMPION STEAKS, LLC:** Motion by Friday and seconded by Hopkins to approve the Class B Retail Alcohol License for Champion Steaks, LLC, as presented by Union County Auditor Sandy Hysell. All voting aye, motion carried.

**CITY OF CRESTON – TAX ABATEMENT REQUESTS:** Motion by Hopkins and seconded by Friday to approve the tax abatement request on 2 abandoned nuisance properties in Creston as follows:

\$355.00 for the property located at 318 N Jarvis St and \$601.00 for the property located on 420 Wyoming Ave.

**CLAIMS:** Motion by Friday and seconded by Hopkins to approve paying Claim #155610 - Claim #155776 for a grand total of \$1,734,214.07 as follows:

ACCESS SYSTEMS LEASING	2,072.19	KELLY JR, VERNON	20.00
ACCESS SYSTEMS	10,288.85	LANG, MIKE	228.00
ADAMS COUNTY SHERIFFS OFFICE	7,650.00	LIBERTY TIRE RECYCLING, LLC	2,382.20
ADVANCE AG SEED LLC	443.10	LOCKRIDGE NETWORKS LLC	709.00
AFTON STAR ENTERPRISE	1,327.08	LYNAM LAWN CARE LLC	2,553.30
AGRILAND FS INC	23,980.91	MAIL SERVICES LLC	653.19
AKIN BUILDING CENTER	4,767.72	MAINSTAY SYSTEMS OF IOWA LLC	2,907.30
ALLIANT ENERGY	5,211.31	MASTERCARD/ISSB	2,634.27
AS YOU WISH DESIGNS	40.00	MEDIACOM	1,006.77
ASCENDANCE TRUCKS MIDWEST, LLC	111.53	MEDICAP PHARMACY	10.95
BARCO MUNICIPAL PRODUCTS INC	73.56	MIDAMERICAN RESEARCH CHEMICAL CORP	1,768.96
BASEPOINT BUILDING AUTOMATIONS	718.78	MILLER MD, LONNY	229.40
BIG RED SAWMILL & FIREWOOD	1,948.27	MILLER, CODY	80.00
BM SALES	1,419.04	MIXDORF, RHONDA	40.00
BOMGAARS	359.73	MOTOROLA SOLUTIONS CREDIT COMPANY LLC	297.00
BRETT STREET POWERWASHING INC	165.00	NAPA/CRESTON MOTOR SUPPLY INC	3,256.90
BUTTERFIELD SALES & EQUIPMENT	5,800.00	NEW COOPERATIVE INC.	153.79
BUXTON, RANDY	40.00	NORSOLV SYSTEMS	157.00
BYERS LOCK SHOP	18.50	NORTH RISK PARTNERS	1,220.00
C&J WRECKER LLC	1,100.00	OFFICE OF AUDITOR OF STATE	57,364.14
CALHOUN-BURNS & ASSOC INC	42,390.50	OWENS KING COMPANY	121.50
CHILDRENS SQUARE USA	606.45	PC CONSTRUCTION	8,000.00
CINTAS CORPORATION NO 2	461.68	PEARSON FAMILY FUNERAL SERVICE	245.00
CITY LAUNDERING COMPANY	478.76	PERU QUARRY INC	47,748.48
CITY OF AFTON	86.28	PETERSEN TIRE	1,890.00
CITY OF CRESTON	16,410.61	PITNEY BOWES RESERVE ACCOUNT	2,650.00
CLARKE COUNTY SHERIFFS OFFICE	1,040.00	PJ GREUFE & ASSOCIATES LLC	1,600.00
COTT SYSTEMS/VALSOFT CORPORATION	1,690.04	PLASTIC RECYCLING OF IOWA FALLS INC	836.76
COUNTY BINDERS INC	55.04	POKORNY BP & AUTOMOTIVE SERVICE	58.75
CRESTON MUNICIPAL UTILITIES	708.13	POLK COUNTY TREASURER	1,259.11
CRESTON PUBLISHING COMPANY	1,965.90	PRAIRIE SOLID WASTE AGENCY	75.00
CRISIS CANINES OF THE MIDLANDS	3,500.00	PROVOST, KEVIN	400.00
CRITICAL HIRE PLC	75.00	PURDUM, DAN	40.00
CULLIGAN OF SOUTH IA	230.05	RANEY, KAMI	40.00
CUSTOM INTERIORS	6,027.00	RED OAK WELDING SUPPLIES	22.80
DAN'S CATERING	5,460.00	RICE, JEFF	40.00
DERRICK EXCHANGE CO LLC	350.00	RIPPERGER, PENNY	40.00
DISTRICT IV TREASURERS ASSOCIATION	60.00	SCALES SALES & SERVICE LLC	495.00
ECHO GROUP INC	1,018.36	SOUTH CENTRAL IOWA COMMUNICATIONS, INC	42.16
FAREWAY STORES	32.64	SCHILDBERG CONSTRUCTION INC	58,771.07
FARMERS ELECTRIC COOP	2,171.21	SCHNEIDER GEOSPATIAL LLC	804.00
FASTENAL COMPANY	209.80	SCHULTZ, SCOTT	40.00
FENTON CONSTRUCTION	13,500.00	SCS ENGINEERS	3,247.50
FIRST COMMUNICATIONS LLC	28.33	SERVICE TECHS INC	329.99
FIRSTNET/AT&T MOBILITY	942.51	SIMON WELDING, INC.	80.00
FRANKLIN, FRED	40.00	SOUTHERN HILLS VETERINARY SERVICES, INC.	117.00
FRANKS SERVICE	2,419.90	SOUTHERN IOWA RURAL WATER ASSOCIATION	537.00
GALLOWAY, MARILYN	700.00	SOUTHWEST IOWA RURAL ELECTRIC COOP	305.00
GATR TRUCK CENTER	501.46	SPRAYER SPECIALTIES INC	301.02
GELHAYE, GARY	190.09	STAPLES	419.78
GRAINGER/W.W. GRAINGER, INC.	73.90	STERICYCLE, INC	105.00
GREATER REGIONAL BUSINESS HEALTH	432.00	T&S INDUSTRIES INC	120.66
GREATER REGIONAL MEDICAL CENTER	782.17	THATCHER, CARL V	60.00
GREEN VALLEY PEST CONTROL & LAWN	617.60	TREASURER STATE OF IA	50.00
H&H COMMERCIAL SERVICES	61,495.76	TRUE VALUE	25.47
HAYES CONCRETE CONSTRUCTION CO INC	12,008.75	ULINE INC	8,458.65
HEARTLAND TIRE & AUTO	1,468.71	UMB BANK NA (BOND ISSUE PAYMENTS ONLY)	1,147,868.75
HENRICHS, BILLIE JO	40.00	UNION COUNTY AUDITOR	98.00
HENRICHS, JERRY	40.00	UNION COUNTY ENGINEER	2,762.62
HIGHWAY 169 AG SERVICES LLC	11,004.40	UNION COUNTY LEC FUND	5,722.72
HOUSBY MACK INC	398.38	US AUTOFORCE	561.96
ICEOO	50.00	US BANK EQUIPMENT FINANCE	66.06
INNOVATIVE INDUSTRIES	262.00	US CELLULAR	774.54
IOWA DNR	17,107.50	VICKER PROGRAMMING & SERVICES	150.00
IOWA EMERGENCY MANAGEMENT ASSOC.	155.00	VISA/ISSB	460.52
IOWA PRISON INDUSTRIES	220.00	WASTE MANAGEMENT OF IOWA INC.	842.85
IOWA SECRETARY OF STATE	194.04	WD DOOR	831.50
IOWA STATE ASSOCIATION OF COUNTIES	250.00	WINDSTREAM	250.00

IOWA TOOL & MANUFACTURING INC	10.12	WORISEK, JENNIFER M	450.00
IOWA WASTE SERVICES LLC	49,126.75	WULF, MEREDITH	40.00
J&J PLUMBING HEATING & COOLING LLC	23,269.47	ZIEGLER INC	4,684.82
JIMS SANITATION & TRUCK REPAIR	559.00	ZIMMERMAN, HILLARY	60.00
KARL EMERGENCY VEHICLES	1,050.00	ZIMMERMAN, RUSTY	40.00

All voting aye, motion carried.

**ADJOURNMENT:** There being no further business, the meeting was adjourned at 11:26AM

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

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