

The Union County Board of Supervisors met in Regular Session on Wednesday June 4th, 2025, at 9:00AM, with the following Board members present, Dennis Hopkins, Rick Friday and Dennis Brown.

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 28th, 2025. All voting aye, motion carried.

OPEN FORUM: No comments were made in open forum.

BOND COUNSEL ENGAGEMENT AGREEMENT: Motion by Hopkins and seconded by Friday for the chair to sign the Engagement Agreement between Union County and Ahlers & Cooney PC in representing on matters agreed-upon in the scope of the General Obligation Urban Renewal Bonds, Series 2025, not exceed \$5,000,000. All voting aye, motion carried

SET PUBLIC HEARING: Motion by Friday and seconded by Hopkins to approve Resolution #34 FYR 24/25 in setting a public hearing on June 25th at 9:05AM in the Union County Board Room on the Issuance of not to exceed \$5,000,000 General Obligation Urban Renewal Bond 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") for the Union County Wind Farm Urban Renewal Area (the "Area" or "Urban Renewal Area"), which Plan is on file in the office of the Recorder of _Union County, Iowa; and WHEREAS, by Resolution No. 28 FYR 24/25, adopted May 14, 2025, this Board approved and adopted an Amendment No. 1 to the Plan, which Amendment modified and added urban renewal projects proposed to be undertaken within the Area; and WHEREAS, it is deemed necessary and advisable that Union County, State of Iowa, should issue General Obligation Urban Renewal Bonds, to the amount of not to exceed \$5,000,000, as authorized by Sections 331.443 and 403.12, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out essential county urban renewal purpose project(s) as hereinafter described; and WHEREAS, before bonds may be issued, it is necessary to comply with the procedural requirements of Chapters 331 and 403 of the Code of Iowa, and to publish a notice of the proposal to issue such bonds and the right to petition for an election. NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF UNION COUNTY, STATE OF IOWA: Section 1. That this Board meet in the Board of Supervisors Room, Union County Courthouse, 300 North Pine Street, Creston, Iowa, at 9:00 A.M., on the 25th day of June, 2025, for the purpose of taking action on the matter of the issuance of not to exceed \$5,000,000 General Obligation Urban Renewal Bonds, for essential county urban renewal purposes, the proceeds of which bonds will be used to provide funds to pay the costs of aiding in the planning, undertaking, and carrying out of urban renewal projects under the authority of Chapter 403 including certain bridge replacement, culvert and paving projects as authorized in the Union County Wind Farm Urban Renewal Plan, as amended. Section 2. That the Auditor is hereby directed to cause at least one publication to be made of a notice of the meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the County. The publication to be not less than ten clear days nor more than twenty days before the date of the public meeting on the issuance of the Bonds. Section 3. The notice of the proposed action to issue bonds shall be in substantially the following form: (To be published between: June 5, 2025 and June 15, 2025)

NOTICE OF MEETING OF THE BOARD OF SUPERVISORS OF UNION COUNTY, STATE OF IOWA, ON THE MATTER OF THE PROPOSED ISSUANCE OF NOT TO EXCEED \$5,000,000 GENERAL OBLIGATION URBAN RENEWAL BONDS OF THE COUNTY (FOR ESSENTIAL COUNTY URBAN RENEWAL PURPOSES), AND THE HEARING ON THE ISSUANCE THEREOF

PUBLIC NOTICE is hereby given that the Board of Supervisors of Union County, State of Iowa, will hold a public hearing on the 25th day of June, 2025, at 9:05 A.M., in the Board of Supervisors Room, Union County Courthouse, 300 North Pine Street, Creston, Iowa, at which meeting the Board proposes to take additional action for the issuance of not to exceed \$5,000,000 General Obligation Urban Renewal Bonds, for essential county urban renewal purposes, to provide funds to pay the costs of aiding in the planning, undertaking, and carrying out of urban renewal projects under the authority of Chapter 403 including certain bridge replacement, culvert and paving projects as authorized in the Union County Wind Farm Urban Renewal Plan, as amended.

At any time before the date of the meeting, a petition, asking that the question of issuing such Bonds be submitted to the legal voters of the County, may be filed with the Auditor of the County in the manner provided by Section 331.306 of the Code of Iowa, pursuant to the provisions of Sections 331.441(2)(b)(14), 331.443 and 403.12 of the Code of Iowa. The annual increase in property taxes as the result of the issuance on a residential property with an actual value of one hundred thousand dollars is estimated not to exceed \$57.36. This estimate only considers the impact on property taxes of financing authority established by this hearing for the above-described project(s). The bond may be issued in one or more series over a number of years. Finance authority established by this hearing may be combined with additional finance authority, causing the estimate for the annual increase in property taxes for the entire issuance to be greater than the estimate stated herein. Changes in other levies may cause the actual annual increase in property taxes to vary. At the above meeting the Board shall receive oral or written objections from any resident or property owner of the County to the above action. After all objections have been received and considered, the Board will at the meeting or at any adjournment thereof, take additional action for the issuance of the Bonds or will abandon the proposal to issue said Bonds. This notice is given by order of the Board of Supervisors of Union County, State of Iowa, as provided by Chapters 331 and 403 of the Code of Iowa. Roll call vote: Friday aye, Hopkins aye, Brown aye, motion carried.

VETERAN AFFAIR’S REPORT: Motion by Hopkins and seconded by Friday to approve the monthly Veteran Affairs Report. All voting aye, motion carried.

UNION COUNTY CREDIT CARD REQUESTS: Motion by Friday and seconded by Hopkins to approve the credit card application for Teresa Campbell in the Union County Assessor’s Office for \$1,500. All voting aye, motion carried. Motion by Hopkins and seconded by Friday to approve the credit card application for Jacob Pacholski in the Union County Sheriff’s Office for \$1,500. All voting aye, motion carried.

WIND TURBINE DE-COMMISSIONING 5YR PLAN UPDATE: Motion by Hopkins and seconded by Friday to table the approval of the Wind Turbine De-Commissioning 5yr Plan Update until more information is received from Mid-America and County Attorney. All voting aye, motion carried.

BRIDGE PROJECT L-011401 (120th ST)-TIF: Motion by Hopkins and seconded by Friday to approve the Bridge Project L-011401 (120th St) – TIF as presented by Union County Engineer, Christian Boehmer. All voting aye, motion carried.

SET DATE FOR BID LETTING: Motion by Friday and seconded by Hopkins to set the bid letting for Bridge Project L-011401 120th St over Platte River in Section 14 Platte Township for June 25, 2025 at 9:15AM in the Union County Boardroom. 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 and spray map.

ADJOURNMENT: There being no further business, the meeting was adjourned at 9:38AM.

BY: _____
DENNIS J BROWN, CHAIRMAN

ATTEST: _____
SANDY HYSELL, AUDITOR
MICHELLE WEST, DEPUTY AUDITOR