

September 4, 2018

The Mahaska County Board of Supervisors met in regular session on the above date at 9:00 a.m. in the third floor conference room of the Mahaska County courthouse. Present were the following board members: Chairman – Henry VanWeelden; Vice chairman – Mark Groenendyk and Member – Steve Wanders. Also present were Ken Allsup, Oskey News; Angie Holland, Oskey Herald, Daryn Williams, CRI; Charlie Comfort, The Sun; Joe Lancello, KBOE; Paul Greufe, PJ Greufe and Associates; Angela Livezey, Cindy Quang, North Mahaska Community Schools; Russ VanRenterghem, Sheriff; Dave Sedivec, Conservation; Dave Shanahan, Engineer; Jamey Robinson, EMA; Troy Bemis, Maintenance Director; Lindsey Thomas, Assessor; Ben Hoskinson, IRVM; Scott VanVeldhuizen; Reba Gaughn; John DeRooi; Brook Blackwell; Tim Blackwell; Austin Blackwell; Lesa Bixler; Kathryn Kaul-Goodman; Jil VanUtrecht; Alice McDanel; Jenny Jarvis; Leslie VanWyk; Mike Terpstra; Carrie Kraul; Nick Nelson; Joe Warrick and Susan Brown, Mahaska County Auditor. This meeting was filmed by Communications Research Institute of William Penn University.

Chairman VanWeelden opened the meeting at 9:00 a.m. with a moment of silence.

It was moved by Groenendyk seconded by Wanders to approve the agenda for today's meeting. All present voted aye. Motion carried.

Public Comments: None

It was moved by Groenendyk seconded by Wanders to open public hearing on designation of Prairie Wind Urban Renewal Area and proposed urban renewal plan and projects. All present voted aye. Motion carried.

North Mahaska Superintendent Angela Livezey and board secretary Cindy Quang gave a presentation as to how TIF would affect their tax levy and bonding. The following individuals spoke to the board: Mike Terpstra; Leslie Van Wyk; Joe Warrick; Carrie Kraul; Nick Nelson and Brooke Blackwell. All have a vested interest in the district and encouraged the board to consider the students and needs of the district in making their decision on the Prairie Winds TIF plan.

It was moved by Groenendyk seconded by Wanders to close public hearing. All present voted aye. Motion carried.

It was moved by Groenendyk seconded by Wanders to approve the following resolution. All present voted aye. Motion carried.

RESOLUTION NO. 2018-15

A resolution to declare necessity and establish an urban renewal area, pursuant to Section 403.4 of the Code of Iowa and approve urban renewal plan and project for the Prairie Wind Urban Renewal Area

WHEREAS, as a preliminary step to exercising the authority conferred upon Iowa counties by Chapter 403 of the Code of Iowa, the “Urban Renewal Law”, a county must adopt a resolution finding that one or more economic development areas exist in the county and that the development of such area or areas is necessary in the interest of the public health, safety or welfare of the residents of the county; and

WHEREAS, it has been recommended that an urban renewal area be established within the property described in Exhibit A to this Resolution; and

WHEREAS, notice of a public hearing by the Board of Supervisors on the question of establishing the area identified above as an urban renewal area and on a proposed urban renewal plan and project for the area was heretofore given in strict compliance with the provisions of Chapter 403 of the Code of Iowa, and the Board has conducted said hearing; and

WHEREAS, copies of the urban renewal plan, notice of public hearing and notice of a consultation meeting with respect to the urban renewal plan were mailed to each Community School District in the County; the consultation meeting was held; and responses to any comments or recommendations received following the consultation meeting were made as required by law;

NOW, THEREFORE, It Is Resolved by the Board of Supervisors of Mahaska County, Iowa, as follows:

Section 1. An economic development area as defined in Chapter 403 of the Code of Iowa is found to exist within the property described in Exhibit A.

Section 2. The area identified in Section 1 hereof is hereby declared to be an urban renewal area, in conformance with the requirements of Chapter 403 of the Code of Iowa, and is hereby designated the Prairie Wind Urban Renewal Area.

Section 3. The development of this area is necessary in the interest of the public health, safety or welfare of the residents of Mahaska County, Iowa.

Section 4. It is hereby determined by this Board of Supervisors as follows:

A. The proposed urban renewal plan conforms to the general plan of the County as a whole;

B. Proposed economic development in the urban renewal area is necessary and appropriate to facilitate the proper growth and development of the County in accordance with sound planning standards and local community objectives.

Section 5. The urban renewal plan for the Prairie Wind Urban Renewal Area is made a part hereof and is hereby in all respects approved in the form presented to this Board, and the proposed project for such area based upon such plan is hereby in all respects approved.

Section 6. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved this

EXHIBIT A

Legal Description - Mahaska County Road Improvement Urban Renewal Area

1. The right-of-way of certain portions of County Roads T-38, G-5T, G-29, Osburn Avenue, G-71, G-77 and 267th Street, as more specifically shown on an attachment to the Urban Renewal Plan
2. All property on which a wind turbine has been constructed in the County, as more specifically shown on the attachment to the Urban Renewal Plan

It as moved by Groenendyk seconded by Wanders to approve the following resolution. All present voted aye. Motion carried.

RESOLUTION NO. 2018-16

Setting date for a public hearing on ordinance providing for the division of taxes levied on taxable property in the Prairie Wind Urban Renewal Area

WHEREAS, pursuant to rules of Mahaska County, before an ordinance may be considered by the Board of Supervisors, a public hearing must be held on the ordinance; and

WHEREAS, an ordinance has been prepared related to designating certain property in the Prairie Wind Urban Renewal Area as a tax increment district;

NOW, THEREFORE, Be It Resolved by the Board of Supervisors of Mahaska County, Iowa, as follows:

This Board will meet at the Mahaska County Courthouse, Oskaloosa, Iowa, on the 1st day of October, 2018, at 9:00 o'clock a.m., at which time and place it will hold a public hearing on an ordinance providing for the division of taxes levied on taxable property in the Prairie Wind Urban Renewal Area

Notice of the hearing, the same being in the form attached to this resolution, shall be published in a legal newspaper of general circulation in Mahaska County, which publication shall be not less than four (4) nor more than twenty (20) days before the date of the hearing.

Passed and approved September 4, 2018.

It was moved by Groenendyk seconded by Wanders to approve the minutes of August 20 and 21. All present voted aye. Motion carried.

It was moved by Wanders seconded by Groenendyk to approve the bills for the month of August in total \$992,517.78. All present voted aye. Motion carried.

It was moved by Groenendyk seconded by Wanders to approve updated 28E with Central Iowa Juvenile Detention Center for addition of other counties. Supervisor VanWeelden commented that he felt Mahaska County should be sending individuals to South Iowa Detention Center which the county is an original member of. VanWeelden – nay. Groenendyk – aye. Wanders – aye. Motion carried.

It was moved by Groenendyk seconded by Wanders to table approval of employee handbook update and schedule a work session along with Paul Greufe, HR consultant and department heads. All present voted aye. Motion carried.

It was moved by Groenendyk seconded by Wanders to move from probationary to full-time salaries both Shawn Ridenour (\$22.05/hr) and Cody Padgett (\$22.60/hr) effective September 3, 2018 as recommended by the Engineer. All present voted aye. Motion carried.

It was moved by Groenendyk seconded by Wanders to approve engineer's attendance at MINK conference on September 19 & 20, 2018. All present voted aye. Motion carried.

It was moved by Groenendyk seconded by Wanders to go into closed session (9:47 a.m.) per Iowa Code 21.5(c). All present voted aye. Motion carried.

It was moved by Groenendyk seconded by Wanders to return to open session (10:09 a.m.). All present voted aye. Motion carried.

It was moved by Groenendyk seconded by Wanders to direct attorney to file suit in the matter of EMA/911 28E agreement validity and take whatever means necessary to protect the county's interests. All present voted aye. Motion carried.

Public comments: None

It was moved by Groenendyk seconded by VanWeelden to adjourn. All present voted aye. Motion carried.

Attest: _____
Susan L. Brown
Mahaska County Auditor

Henry VanWeelden – Chairman
Mahaska County Board of Supervisors