

SUPERVISOR'S MINUTE BOOK 2023

February 28, 2023

The Regular Meeting of the Board of Supervisors was called to order at 9 a.m. by Chairman Doug Sorensen. Others attending were: Rick Thompson, Heath Hansen, Lisa Frederiksen, Chassity Musfeldt, Ben Linde, John Hansen, Justin Veik (conference call), Deb Campbell, Todd Johnson, Mitch Rydl, Penny Schmidt and Jotham Arber Motion-Thompson Second-Hansen to approve the agenda with the addition of conference call to Justin Veik for HVAC update on bids. Vote-all in favor. Chairperson Sorensen placed speaker call to Veik regarding upcoming bid outlook. Discussion on potential of no bids and potential postponing of project until fall 2023.

Motion-Sorensen Second-Hansen to approve 2/21/23 minutes. Vote-all in favor. Motion-Hansen Second-Sorensen to approve 2/21/23 special Department Head meeting minutes. Vote-all in favor.

Discussion held on timesheet tracking for IT position--currently a salaried position with no OT. Discussion on future options being allowed for some employees to work remotely. Supervisor Hansen will speak with HR consultant Galloway on suggestions. Currently if sick or if courthouse not closed for bad weather, employees report to work or use paid-time-off.

Motion-Thompson Second-Hansen to open public hearing at 10:00 a.m. for UR Amendment Hearing. Vote-all in favor. No written/oral responses received. Discussion explaining TIF to Gray Councilperson Penny Schmidt. Motion-Thompson Second-Hansen to close the public hearing. Vote-all in favor. Motion-Sorensen Second-Hansen to approve Resolution 2023-09 as follows. Vote-all in favor.

RESOLUTION NO.2023-09

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 Amendment for the Audubon County Consolidated 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 slums, blighted or 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, the Board of Supervisors of Audubon County (the "County") has previously established the Audubon County Consolidated Urban Renewal Area (the "Urban Renewal Area") and adopted an urban renewal plan (the "Plan") for the governance of projects and initiatives therein; and

WHEREAS, a proposal has been made which shows the desirability of expanding the Urban Renewal Area to add and include all the property (the "Property") lying within the legal description set out in Exhibit A hereto; and

WHEREAS, the proposal demonstrates that sufficient need exists to warrant finding the Property to be an economic development area; and

WHEREAS, an amendment (the "Amendment") to the Plan has been prepared which (1) covers the addition of the Property to the Urban Renewal Area; (2) updates the description of the County Infrastructure Project previously approved in the April, 2020 Amendment to the Plan; (3) updates the description of the Litchfield Recreation Area Improvement Project previously approved in the May, 2021 Amendment to the Plan; and (4) authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (a) constructing county road and bridge improvements in order to enhance transportation infrastructure and encourage the promotion of economic development; and (b) providing tax-increment financing support to Hamlin Feed Mill, LLC in connection with the construction of a feed mill; and

WHEREAS, notice of a public hearing by the Board of Supervisors of the County on the question of establishing the Property as an urban renewal area and on the proposed Amendment for the Audubon County Consolidated Urban Renewal 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 on February 28, 2023; and

WHEREAS, the Planning and Zoning Commission of the County has reviewed and commented on the proposed Amendment; and

WHEREAS, copies of the Amendment, notice of public hearing and notice of a consultation meeting with respect to the Amendment were mailed to the Audubon Community School District, the Exira-Elkhorn-Kimballton Community School District, the Coon Rapids-Bayard Community School District, and the Cities of Audubon, Iowa; Brayton, Iowa; Exira, Iowa; Gray, Iowa; Elk Horn, Iowa and Kimballton, Iowa; the consultation meeting was held on February 7, 2023; and responses to any comments or recommendations received following the consultation meeting were made as required by law; and

WHEREAS, the Property is situated within two miles of the corporate boundaries of the Cities of Audubon, Iowa; Brayton, Iowa; Exira, Iowa; Gray, Iowa; Kimballton, Iowa; and Elk Horn, Iowa (the "Cities"), and certain agreements (the "Joint Agreements") have been presented to the Cities to satisfy the consent requirements of Section 403.17 of the Code of Iowa; and

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

Section 1. An economic development area as defined in Chapter 403 of the Code of Iowa is found to exist on the Property.

Section 2. The Property 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 February, 2023 Addition to the Urban Renewal Area.

Section 3. The development of the Property is necessary in the interest of the public health, safety or welfare of the residents of the County.

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

A. The Amendment and the projects and initiatives described therein conform to the general plan of the County as a whole;

B. Proposed economic development projects described in the Amendment are necessary and appropriate to facilitate the proper growth and development of the County in accordance with sound planning standards and local community objectives.

C. It is not anticipated that families will be displaced as a result of the County's undertakings under the Amendment. Should such issues arise with future projects, then the County will ensure that a feasible method exists to carry out any relocations without undue hardship to the displaced and into safe, decent, affordable and sanitary housing.

Section 5. The Amendment attached hereto and made a part hereof, 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 February 28, 2023.

/s/Doug Sorensen
Chairperson

Attest: /s/Lisa Frederiksen
County Auditor

Chairperson presented Ordinance 2023-03 for Board approval. Motion-Thompson Second-Hansen to approve the initial reading. Vote-all in favor. Motion-Thompson Second-Hansen to approve waiving the waiting period and approving the second reading. Vote-all in favor. Motion-Hansen

Second-Thompson to approve waiving the waiting period, approving the third reading and adopting Ordinance 2023-03 as presented. Vote-all in favor.

Engineer Mitch Rydl gave Secondary Roads maintenance and construction updates. Recent melting of snow and ice has caused a lot of soft gravel roads. He said that the proper route to take when there is an issue with the road conditions is to call Secondary Roads directly and they can get a work order put in for the issue.

Jotham Arber with Guthrie Public Health discussed they would be doing interviews and hiring with nurses and health aides to keep up with the number of clients in the county. There is also a waitlist for the HOPES program and he stated he hopes to hire more staff to help keep up with that. He is currently working on getting a class started to provide an EMT training for Audubon County. Upcoming community health needs meetings will start being held with local communities in March to develop a plan and get an idea on the particular needs and concerns of each community in Audubon County.

Sheriff Todd Johnson talked about the relocation of the Dispatchers during the asbestos removal time. Many different factors have to be taken in to consideration with the chosen location.

Motion-Thompson Second-Hansen to accept and file Annual MMP Updates for Greg Hansen-Albertson Site #62166, Handlos-Irlmeier Site #68002 & Posh Farms LLC Pinto Finisher Farm Site #71790.

Treasurer Deb Campbell talked to the Supervisors about needing a dollar amount for the bonding and what bank to go through.

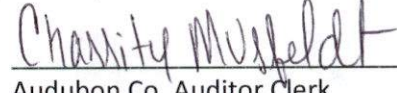
11:51 am Motion- Thompson Second- Hansen to go into closed session per Iowa Code 21.5(c)

12:38 pm Motion- Thompson Second- Hansen to go out of closed session.

Motion- Thompson Second-Hansen to approve claims. Vote-all in favor.

Motion- Hansen-Second-Thompson to adjourn meeting at 1:00 pm. Vote-all in favor.


Chairperson, Board of Supervisors


Audubon Co. Auditor Clerk