

September 25, 2024

Board members present for regular session at 9:00 a.m. were: Baier, Hoadley, Walker, and Wedemeyer. Twombly was absent. Also present: Mandy Berg. Ric Hansen – KJAN and Mandy Billings – KSOM joined via phone conference.

All motions were approved unanimously unless noted otherwise.

MINUTES: Moved by Baier and seconded by Hoadley to approve the minutes from September 18, 2024. Approved.

CLAIMS: Moved by Baier and seconded by Hoadley to approve the following claims:

Agriland FS Inc	Fuel, Diesel, Other Supplies	\$39,728.46	Sherlock, Pete Anthony	Cleaning & Painting Of Fuel Tanks	\$6,000.00
Alliant Energy - IES	Utilities Electric 1 Location	\$42.77		Grand Total	\$51,369.37
Auxiant	HRA Ins Trust Claims	\$5,598.14			
0011 - RURAL SERVICES		\$1,397.14			
0020 - SECONDARY ROAD		\$44,374.09			
8500 - ADAIR COUNTY INSURANCE TRUST		\$5,598.14			
	GRAND TOTAL	\$51,369.37			

Approved.

TOWNSHIP CLERK WAGES: Moved by Baier and seconded by Wedemeyer to approve the township clerk wages for Jeannette Jorgensen for \$80.00. Approved.

MANURE MANAGEMENT PLAN UPDATES: Moved by Hoadley and seconded by Baier to acknowledge receipt of the manure management plan updates for Prestage Farms PI 286 and PI 281. Approved.

GO BOND: Auditor Berg explained that in past discussions, the Board has expressed the need to bond for replacing the grandstands at the Adair County Fairgrounds. After talking with the County's bond counsel and financial advisor, it was recommended that we proceed with the public hearing now, so when it comes time to bond, that process will move quicker. \$1,500,000 was decided to be the not to exceed amount for the project. However, we are still planning to bond for the money in the spring of 2025 which will also include other TIF projects for a total bond amount of \$5,000,000. **Bond Counsel Agreement** – Moved by Hoadley and seconded by Baier to sign the Bond Counsel Engagement Agreement with Ahlers & Cooney, P.C. Approved. **Resolution Fixing Date** – Moved by Baier and seconded by Wedemeyer to approve **Resolution #2024-51** – Resolution Fixing Date For A Meeting On The Proposition Of The Issuance Of Not To Exceed \$1,500,000 General Obligation Urban Renewal Bonds Or Capital Loan Notes Of Adair County, State Of Iowa (For Essential County Urban Renewal Purposes), And Providing For Publication Of Notice Thereof WHEREAS, by Resolution No. 2010-51, adopted November 12, 2010, 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 Adair County Northwest Wind Farm Urban Renewal Plan (the "Plan") for the Northwest Wind Farm Urban Renewal Area (the "Area" or "Urban Renewal Area"), which Plan is on file in the office of the Recorder of Adair County, Iowa; and WHEREAS, by Resolution 2013-33, adopted April 10, 2013, this Board approved and adopted an Amendment No. 1 to the Plan, which Amendment added urban renewal projects proposed to be undertaken within the Area and added land to the Area; and WHEREAS, by Resolution _2020-51, adopted November 25, 2020, this Board approved and adopted an Amendment No.2 to the Plan, which Amendment added urban renewal projects proposed to be undertaken within the Area and added land to the Area; and WHEREAS, it is deemed necessary and advisable that Adair County, State of Iowa, should issue General Obligation Urban Renewal Bonds or Capital Loan Notes, to the amount of not to exceed \$1,500,000, 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 or notes 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 or notes and the right to petition for an election. NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF ADAIR COUNTY, STATE OF IOWA: That this Board meet in the Supervisors' Board Room, Adair County Courthouse, 400 Public Square, Greenfield, Iowa, at 9:15 A.M., on the 23rd day of October, 2024, for the purpose of taking action on the matter of the issuance of not to exceed \$1,500,000 General Obligation Urban Renewal Bonds or Capital Loan Notes, for essential county urban renewal purposes, the proceeds of which bonds or notes 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 and Amendment No. 2 to the Adair County Northwest Wind Farm Urban Renewal Plan including the replacement of the grandstand structure and all related demolition and site improvements at the Adair County Fairgrounds. 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 or notes. The notice of the proposed action to issue bonds or notes shall be in substantially the following form: (To be published between: October 3, 2024 and October 12, 2024) NOTICE OF MEETING OF THE BOARD OF SUPERVISORS OF ADAIR COUNTY, STATE OF IOWA, ON THE MATTER OF THE PROPOSED ISSUANCE OF NOT TO EXCEED \$1,500,000 GENERAL OBLIGATION URBAN RENEWAL BONDS OR CAPITAL LOAN NOTES 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 Adair County, State of Iowa, will hold a public hearing on the 23rd day of October, 2024, at 9:15 A.M., in the Supervisors' Board Room, Adair County Courthouse, 400 Public Square, Greenfield, Iowa, at which meeting the Board proposes to take additional action for the issuance of not to exceed \$1,500,000 General Obligation Urban Renewal Bonds or Capital Loan Notes, 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 and Amendment No. 2 to the Adair County Northwest Wind Farm Urban Renewal Plan including

the replacement of the grandstand structure and all related demolition and site improvements at the Adair County Fairgrounds. At any time before the date of the meeting, a petition, asking that the question of issuing such bonds or notes 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 \$8.78. This estimate only considers the impact on property taxes of financing authority established by this hearing for the above-described project(s). The bond or note 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 notes or will abandon the proposal to issue said bonds or notes. This notice is given by order of the Board of Supervisors of Adair County, State of Iowa, as provided by Chapters 331 and 403 of the Code of Iowa. Dated this 25th day of September, 2024. County Auditor, Adair County, State of Iowa (End of Notice) Roll Call Vote: Walker, aye; Hoadley, aye; Baier, aye; Wedemeyer, aye; and Twombly, absent. Approved.

TREASURER – OFFICE CLOSURE: Treasurer Brenda Wallace informed the Board that the Treasurer's office would be closed on October 10th, 2024 for a driver's license training in Red Oak. Wallace exited and Molly Hennigar entered at 9:05 a.m. Kris Schildberg entered at 9:07 a.m.

GLOBE LIFE: Michelle Leon, Globe Life, did not join the meeting.

IOWA AVIATION MUSEUM: Kris Schildberg, Iowa Aviation Museum and Adair County Tourism, asked about the Rising Star Intern program that the Ag Extension had discussed in last week's meeting. The Board stated that they couldn't really answer Schildberg's questions, but if there was interest in this program and have a group interested in it, it could be discussed and budgeted for next fiscal year. Schildberg stated that she would reach out to the Ag Extension for more information and maybe all three parties could discuss it later on. Schildberg exited at 9:19 a.m.

CONSERVATION: Dominic Johnson, Conservation Director, presented the Conservation FY24 Annual Report and gave an update to the Board on the following projects: shelter house at Mormon trail is officially done and are hoping to get some grass to grow; bathroom is open and it has also been hydroseeded, camping is still good and our numbers are staying steady even though the Statewide numbers have been decreasing after the COVID high, will be shutting the beach down shortly, the summer conservation programs brought in about 300 participants, have had campers from 11 different states and 34 other Iowa counties, the shower houses will close on October 15th although the electricity at the camp sites will remain on, discussed options and timing of Conservation building a new office at Ken Sidey. Calebe Nelson joined via conference call at 9:23 a.m. Johnson exited and Nick Kauffman entered at 9:27 a.m.

ACCESS TO LEWIS AVENUE & 150TH STREET: Tony Mensing stated he thought there was a consensus of the Board that they would like to do something for better access on Lewis Avenue, but they have all been kind of stuck on the money part last meeting. Mensing read two emails received by the Auditor from Delene Fletcher and Bart Baudler, both in favor of upgrading Lewis Avenue as a Level A road. Mensing also presented a cost estimate to the Board that is based on current DOT bids and includes everything that has been discussed including tree removal, dirt work, surveying, fence and ROW purchase, etc. for a total of \$101,360.16. Mensing also went through examples of comparable projects the County has done in the past. Kauffman stated that out of all those examples almost none of them are a similar situation. Some of those projects were normal maintenance and some of those projects used reclaimed rock that was already onsite so spreading the rock was minimal. Kauffman distributed an estimate of \$360,216.50 for the Lewis Avenue upgrade from a Level B to Level A road. Supervisor Wedemeyer stated that most of the projects Mensing went through were inside projects and he thought we were coming to a solution with putting a culvert in. He believes that would help all landowners. Kauffman asked the Board if upgrading Level B roads was a County priority and if they wanted to insert it into the five year program. This project would cost less than a motor grader and we haven't been able to purchase one of those in four years. Kauffman stated that the only option to pay this project out of is the local maintenance budget, which are you going to start laying off employees or taking rock off of the roads to do this project? Supervisor Walker stated that we already struggle with the upkeep of trees on our Level A roads and know that we are constantly working on getting those cleared. Supervisor Wedemeyer stated that he feels like they have more than fair with discussing this issue with you and have already offered to do a \$200,000 project that we have not originally planned for. Mensing stated he was really appreciative of the discussion and ideas, but just thinks the Level A would be more beneficial for the cost. He also doesn't believe that moving their driveway would be safe and would rather keep using their current driveway. Supervisor Baier says part of the problem is our funding sources and there are only so many things we can move around to make it work. Supervisor Hoadley stated that the Mensing brothers have been nothing but polite and are not asking for anything more than anyone else, but the County is just not financially in a position to do what you want to do. Moved by Hoadley to add the culvert to the construction plan and get the corner fixed so they can have access there. Hoadley stated that possibly in the future they could do more, we just are not sure what is coming in the next couple of years with the budget. Lillie stated that access at that corner wouldn't necessarily give them better up the hill. Mensing stated they can be reasonable with the timeframe, but that it is also hard to read about other projects getting done sooner. Supervisor Baier said that we can talk about past projects all we want, but right now we need to look at our current position. Supervisor Wedemeyer stated that we already have to bond for projects that can be repaid with TIF, but we don't even have the option to bond for equipment anymore. Mensing stated he understands the County's perspective, but their perspective is whether or not they need to move or get rid of their cattle or find other options to get by until something is done. Baier seconded Hoadley's motion. Approved. Supervisor Wedemeyer stated he knows that it is not the driveway they want to use, but still thinks it will

be an upgrade from the small bridge that is there now. Kauffman stated that he is more than willing to take trees down if landowners allow them to do so. Lillie and Bruce Mensing exited at 10:17 a.m.

ENGINEER: Longevity Raises – Moved by Baier and seconded by Hoadley to approve the \$0.25/hour longevity increase for Brad Cooper for completion of five years with the County and the \$0.10/hour longevity increase for Adam Comstock for completion of ten years with the County. Approved. **Maintenance & Activities Report** – Engineer Kauffman gave an update to the Board on the following projects: working on shoulders on Henry A Wallace Road, still waiting on insurance for a lot of items for the tornado, they are almost ready to submit a cost to FEMA for debris removal minus \$250,000 insurance coverage, everything happening with the Stuart KwikStar has nothing to do with the County.

ADJOURNMENT: Moved by Hoadley and seconded by Baier to adjourn at 10:21 a.m. Approved.

ADAIR COUNTY BOARD OF SUPERVISORS: _____ Jerry Walker, Chair

ATTEST: _____ Mandy Berg, Auditor