

April 5, 2018

Board met in regular session at 8:30 a.m. at Drake Library, Grinnell, Iowa. Members present Diana Dawley, Trevor White & Larry Wilson. Also present Jason Roudabush.

Chairman Dawley led the pledge of allegiance.

Moved by White, 2<sup>nd</sup> by Wilson to approve agenda. 3 ayes. Motion carried.

Moved by Wilson, 2<sup>nd</sup> by White to approve March 29 & April 2, 2018 board minutes. 3 ayes. Motion carried.

Moved by White, 2<sup>nd</sup> by Wilson to approve April 6, 2018 Poweshiek County Payroll for \$194,939.92. 3 ayes. Motion carried.

8:33 a.m. Lamoyne Gaard joined the meeting.

8:35 a.m. Susan Hiner, GA/CICS met with board to give update on general assistance. Susan spoke on how many applications they receive, process, not process or close. Susan gave an overview of why applications reach closed status. Board discussed income guidelines for general assistance.

Board received Recorder's Report of Fees Collected for month ending March 31, 2018.

9:00 a.m. Skip Lowe & Linda Lowe, Bernie Lowe Associates met with the board to discuss health plan renewal.

9:50 a.m. Russ Schuck, Veterans Affairs met with board for quarterly update. Russ stated the state is requiring more training for the volunteer drivers.

10:00 a.m. Susan Hiner, GA/CICS joined the meeting.

10:02 a.m. Tracey Gerard, MICA met with board to provide information on services offered through MICA.

Board discussed Urban Renewal Plan and upcoming public hearing. The board discussed if they should contact attorney, Robert Josten, to attend the public hearing and decided to see if he would be available by telephone, should any questions for him arise.

10:30 a.m. Terry Johnson, Genesis met with board to provide update on their services. Terry discussed transitional living houses to help individuals with mental health diagnosis transition back into the community.

11:10 a.m. Moved by White, 2<sup>nd</sup> by Wilson to adjourn. 3 ayes. Motion carried.

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Melissa Eilander, Poweshiek County Auditor

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Diana Dawley, Chairman

April 9, 2018

Board met in regular session at 8:30 a.m., Boardroom, Courthouse, Montezuma, IA. Members present Diana Dawley, Trevor White & Larry Wilson. Also present: Anthony Kriegel; Dr. Janet Stutz & Lisa Johnson, Grinnell-Newburg School.

Chairman Dawley led the pledge of allegiance.

Moved by Wilson, 2<sup>nd</sup> by White to approve agenda. 3 ayes. Motion carried.

Moved by White, 2<sup>nd</sup> by Wilson to approve liquor license for DW Promotions LLC, d/b/a Brooklyn Raceway. 3 ayes. Motion carried.

Moved by Wilson, 2<sup>nd</sup> by White to approve Certificates of Appointment for the following:

- David S. Klaaren, Jailer, Poweshiek County Sheriff's Office effective April 9, 2018 with rate of pay \$16.08 per hour
- Kenneth Beck, Part-time Jailer, Poweshiek County Sheriff's Office effective April 9, 2018 with rate of pay \$16.08 per hour

3 ayes. Motion carried.

Moved by Wilson, 2<sup>nd</sup> by White to approve the following utility permits:

- #18-60U to Interstate Power & Light for work in Section 16, Pleasant Township
- #18-61U to Interstate Power & Light for work in Section 29, Malcom Township
- #18-62U to Cooperative Telephone Company for work in Lincoln & Warren Townships
- #18-63U to MidAmerican Energy Company for work in Section 35, Pleasant Township
- #18-64U to MidAmerican Energy Company for work in Sections 10 & 11, Pleasant Township
- #18-65U to MidAmerican Energy Company for work in Sections 9 & 10, Pleasant Township
- #18-66U to MidAmerican Energy Company for work in Section 2, Pleasant Township & Section 35, Malcom Township
- #18-67U to MidAmerican Energy Company for work in Section 34 & 35, Malcom Township
- #18-68U to MidAmerican Energy Company for work in Sections 33 & 34, Malcom Township
- #18-69U to MidAmerican Energy Company for work in Sections 33 & 34, Malcom Township
- #18-70U to MidAmerican Energy Company for work in Sections 28 & 29, Malcom Township
- #18-71U to MidAmerican Energy Company for work in Sections 20 & 21, Malcom Township
- #18-72U to MidAmerican Energy Company for work in Sections 20 & 21, Malcom Township
- #18-73U to MidAmerican Energy Company for work in Section 21, Malcom Township

3 ayes. Motion carried.

Board received 3<sup>rd</sup> Quarter Report of Fees for Sheriff's Office.

8:45 a.m. Jason Roudabush joined the meeting.

Board discussed signage at the County Services Building and will table this until they receive response back from ASI with requested changes to the sign design.

Board discussed removal of trees at County Services Building and stated that David Bru will be performing that work.

Larry discussed upcoming Region 6 meeting to be held April 12 and that they will be talking about possible pay increases for their drivers.

8:52 a.m. Dave Hoeger, Montezuma School, joined the meeting.

8:55 a.m. Lyle Brehm, Engineer & Terry Pickett, Assistant Engineer joined the meeting.

9:00 a.m. Moved by White, 2<sup>nd</sup> by Wilson to enter into public hearing for designation of county road improvement urban renewal area & proposed urban renewal plan & project. 3 ayes. Motion carried. Present: Diana Dawley, Trevor White, Larry Wilson, Supervisors; Missy Eilander, Auditor; Dr. Janet Stutz & Lisa Johnson, Grinnell-Newburg School; Anthony Kriegel; Jason Roudabush; Dave Hoeger, Montezuma School; Lyle Brehm, Engineer; Terry Pickett, Assistant Engineer; Pete Ross; Sandy Ross; Rick Kriegel; Nancy Maschmann; Tim Siemens; Brad Hohensee, Brooklyn & HLV Schools; Kyle Cook; Oran Watson; Jason Meyer; Robert J. Hoffert, Jr. Chairman Dawley explained the purpose of the public hearing for urban renewal area and opened the hearing up to comments. Dawley further explained how urban renewal and collecting TIF dollars works. Dawley further explained how the wind turbines shall be assessed. Lyle Brehm stated he intends to use the TIF dollars for work on roads located

within the wind turbine areas to create a high-level rock road and Dawley stated good roads help economic development and help with trucks and buses driving on those roads. Anthony Kriegel inquired if the revenue generated from the TIF district can be used on roads located in other places within the county and if that was legal. Brehm & Dawley stated that the county is working with attorney Robert Josten and that yes, it is legal to use that money for work on roads in other parts of the county. Brehm stated it is his intention to work on roads in wind turbine areas and other roads, which may be affected by the wind turbines.

Oran Watson inquired why the county is designating the entire county in the plan and why not just the areas of the wind turbines. Watson further asked if the wind turbine companies damage the roads and are to repair back to current condition, what is the need to do this urban renewal plan, which will take away from the schools. White stated his goal was to not borrow money and pay a lot of interest and pay on it for fifteen plus years. Wilson stated the roads are subpar today and it's not acceptable for feed trucks to be being stuck in the middle of county rock roads and the county has not had finances to improve these roads and the money to come in from TIF would be a way to improve the rock roads.

Brad Hohensee inquired if the county would be collecting 50% of the TIF revenue or 100%. Dawley stated she does not feel that is a hard number. White stated that the plan allows the county the authority to collect up to 100% of TIF revenue. Brehm stated long term the goal is to likely stay around the 50% but in the first few years county might need to collect 100% until the wind turbine valuation assessments go up.

Rick Kriegel inquired how tax dollars are split between county and schools. Dawley gave estimated breakdowns based off of tax statements. Brehm stated based off this urban renewal plan the only thing the TIF dollars may be used for is the secondary road infrastructure. Brehm stated if an individual looks at their tax statement the amount shown that goes to county, is the amount that operates the entire county and possibly 15% of that may be directed toward secondary road.

Dr. Janet Stutz wondered what other counties have implemented urban renewal plans and how that affected school districts in that county. She also inquired how many parcels would be affected within her school district. Dawley stated that are seven turbines within her district. Dawley further stated she feels the county has been conservative in the past urban renewal plans.

Anthony Kriegel stated he is against the TIF district establishment because he feels we are getting the cart ahead of the horse. He states most budgets you know what income is prior to spending and with TIF standards you are forced to spend money before you know where the revenue is coming from. He stated he is in favor of wind energy project and even spoke in favor at a public meeting because of the benefit of property tax revenue stream provided to county, school districts & other entities. Applaud county's effort to upgrade county road system but in this situation feels it is wrong to spend the money before it is there and by rules of TIF structure you have to spend money first. He would like the county to work with the additional revenue they receive from wind turbine assessment and use that as a guide on what to spend on road improvements. White states we can estimate what will come in for revenue once the wind turbines are up, running, and being assessed but that would be year-to-year basis.

Dawley inquired if there is an urban renewal, how does the State of Iowa backfill to schools work and Hohensee replied that there is a formula that is in their foundation and part of the 85% backfill. Hohensee says that in his school district, the entire City of Brooklyn is in a TIF and Holiday Lake has a RIZ and with this county TIF, he feels the impact would be huge to the taxpayers in his school district and also those in the Montezuma School as well. Pete Ross stated the schools will not see additional revenue into general fund and yes, it will help with debt service and PPEL. The relief would be for the taxpayers in the district to see a lower school tax rate. Pete Ross inquired to the board if there are other revenue resources available other than TIF dollars. White states property tax and Wilson states we are at the maximum levy rate and only other way would be to borrow money and then levy debt services across the county. Wilson stated intent here is to do work without having to borrow money.

Robert Hoffert asked Brehm how much money he anticipates to spend on the roads and Lyle stated he could probably spend \$2 million per year. Hoffert felt the board should wait until they knew how much money would be generated before implementing this plan. Wilson stated the county needs to set base year before valuation increases in order to capture tax on the increased value.

Oran Watson stated he feels the county is designing this plan for maximum flexibility and that he would like to see parameters for the plan such as limiting the road to repair to only within the wind turbine locations. Watson said this would be less miles to repair and therefore lower TIF dollars generated and leave more valuation to the schools.

Rick Kriegel inquired if the county would be doing the work or if they would be contracting the work out. Brehm stated that he anticipates all work to be contract work. Kriegel then asked if it would be granted to contractors within the county. Brehm stated it would go to bid and he did not see how he could exclude people from outside the county bidding on the work but that it would not be placed as a bid within the State of Iowa.

Dawley stated the process after the public hearing would be that the board could then vote and pass resolution to accept urban renewal plan or they could table the matter to a later board meeting date.

Jason Meyer commented he wanted to point out that the three largest school districts are represented at the hearing today and they are not in favor of the urban renewal plan.

10:55 a.m. Moved by White, 2<sup>nd</sup> by Wilson to end public hearing. 3 ayes. Motion carried.

Moved by Wilson, 2<sup>nd</sup> by White to table decision on the urban renewal plan until Monday, April 16, 2018 at 9:00 a.m.

11:05 a.m. Tom Kriegel, Sheriff met with the board to discuss 28E Agreement with City of Brooklyn for law enforcement services. Moved by Wilson, 2<sup>nd</sup> by White to approve 28E Agreement between Poweshiek County and City of Brooklyn for law enforcement services. 3 ayes. Motion carried.

11:35 a.m. Moved by White, 2<sup>nd</sup> by Wilson to adjourn. 3 ayes. Motion carried.

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Melissa Eilander, Poweshiek County Auditor

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Diana Dawley, Chairman