

May 4, 2023

Board met in regular session at 8:30 a.m. Members present Jeff Tindle, Diana Dawley, and Jason Roudabush.

Chairman Roudabush led the pledge of allegiance.

Moved by Tindle, 2nd by Dawley to approve agenda. 3 ayes. Motion carried.

Moved by Dawley, 2nd by Tindle to approve May 1, 2023 board minutes. 3 ayes. Motion carried.

Moved by Tindle, 2nd by Dawley to approve Iowa DOT application and agreement for use of highway right-of-way in Section 6, Deep River Township. 3 ayes. Motion carried.

8:35 a.m. D.J. Hendrix, Assistant to the Engineer met with board to present 2023 County Five-Year Program Resolution 0.1 for board approval. This resolution amends the 5-year plan by adding a bridge project in Washington Township and moves another bridge project in Washington Township from 2026 to 2023. Moved by Dawley, 2nd by Tindle to approve 2023 County Five-Year Program Resolution 0.1. 3 ayes. Motion carried.

9:00 a.m. Public hearing on zoning change.

BOARD OF SUPERVISORS/ZONING
PUBLIC HEARING MINUTES

The Poweshiek County Board of Supervisors met Thursday May 4th 2023 at 9:00 AM in the Boardroom of the Poweshiek County Courthouse. The meeting was recorded and on file in the office of the Poweshiek County Zoning Administrator.

Roll Call: Supervisors – Jeff Tindle, Jason Roudabush, and Diana Dawley, Auditor - Missy Eilander, Zoning Administrator J.D. Griffith, and Owen Cline.

At 9:00 AM Jeff made a motion to open Public Hearing, Diana second, all in favor, motion carried.

J.D. Griffith stated the Zoning Commission met on May 2nd 2023. The Zoning Commission voted 6-0 in favor of recommending approval, there were no calls from any of the letters sent. The Zoning Commission felt this would be a good location for a house.

Diana asked about the driveway and the existing driveway.

Diana made a motion to go out of public hearing, Jeff 2nd at 9:03.

Jeff made a motion to approve the following request. Diana 2nd. All in favor. Motion Carried.

- 1. Owen Cline is requesting a change in Zoning from Agriculture to Residential for the purpose of building a house. The proposed Zoning change is located in the SE ¼ of the NE ¼ of Section 16 T-79N-R13W Lincoln TWP Poweshiek County Iowa. The proposed Zoning change will be to rezone 2 acres of a proposed 10 acre parcel from Ag to Residential, with the remaining acres in the parcel remaining agriculture. The proposed Zoning change is on Parcel #1031800, located on the West side of HWY 21, approximately 300 feet North of 445th Ave.**

J.D. Griffith, Poweshiek County Zoning Administrator

9:15 a.m. J.D. Griffith, Sanitarian/Zoning Administrator met with board for monthly meeting.

9:24 a.m. Russ Behrens, Grinnell City Manager and Rachael Kinnick, Grinnell Chamber joined the meeting.

Moved by Dawley, 2nd by Tindle to approve ownership update and liquor license renewal for Pirates of Ponderosa, effective May 5, 2023. 3 ayes. Motion carried.

9:30 a.m. Phone conference with Michael Maloney & Scott Stevenson, D.A. Davidson to discuss Sapphire Lake financing impact analysis. Michael Maloney presented the board with information for three different scenarios showing the financial impact on county if the lake project was fully built out, fifty percent built, or just did not build out at all. Maloney stated they were trying to be conservative in their analysis and there will be factors to consider such as valuation growth, restructure & refinance in future years. Maloney further stated this analysis shows how the debt could affect the debt service levy for the county but further stated if the county has other financing sources, they could use those to help pay the debt also. Dawley stated the LOST money is already pledged for other projects and the county does not get much in hotel/motel tax and there really wouldn't be other financing sources to pay the

debt other than the debt service levy. The analysis did show the City of Grinnell pledging to contribute \$500,000 annually toward debt payment.

9:41 a.m. Laura Tish, Assistant Commissioner of Elections, joined the meeting.

Dawley asked about the LMI (low-moderate income) set aside that is required when tax increment financing is utilized for development projects. Maloney stated that this has been calculated into the analysis provided. State law does not mandate an annual amount set aside for LMI but rather an amount for the life of the project. LMI dollars would be used with the county and benefit the entire county.

Part of the application with State of Iowa for grants funds will address the LMI by asking the State to put a cap on the amount of LMI set aside dollars. Dawley stated she would like to know what the state is going to decide on the grant request. Dawley further stated she has a concern with anything coming from the state and legislation that may affect counties funding sources, valuation growth, and ability to finance debt. Michael Maloney states the legislation was discussing local option sales tax and he doesn't see this ending but rather unsure of how the funding stream will be. He also does not know what legislation will do regarding limiting valuation growth of properties but states that his analysis does account for limited growth. Maloney does have a concern with legislation changing the ability of counties to finance GO debt and utilizing urban renewals and that it may just make it more of a challenge to issue debt.

Russ Behrens stated the Grinnell City Council met this week and the council was very receptive to the lake project. City of Grinnell signed a letter in conjunction with the grant request from State of Iowa. City is asking County to join in the signing of the letter.

Regarding the Interstate Crush project, Russ Behrens stated this was presented to the Grinnell City Council this week also. He stated there were some council members apprehensive about this project. He provided the board with the economic impact analysis for this project prior to this meeting which reflects the issue regarding water usage and the impact on the City of Grinnell. Behrens stated he would provide to the county what is requested funding wise for water should the Interstate Crush project develop south of Grinnell city limits.

10:45 a.m. Kyle Cook joined the meeting.

Moved by Tindle, 2nd by Dawley to approve, by Resolution #2023-53, ARPA request for \$8,000 to Poweshiek County Historical & Genealogical Society in Montezuma for recovery, reconstruction and sanitation of building due to sewer flood damage. 3 ayes. Motion carried.

Resolution 2023-53

A RESOLUTION TO APPROVE DISBURSEMENT OF FUNDS FOR THE AMERICAN RESCUE PLAN ACT.

WHEREAS, on March 11, 2021, President Biden signed the 109 trillion-dollar American Rescue Plan Act and,
WHEREAS, Poweshiek County applied for and was awarded American Rescue Plan Act funds totaling \$3,594,185.
WHEREAS, the Poweshiek County Board of Supervisors has reviewed a submitted request and determined it will qualify for the American Rescue Plan Act and
WHEREAS, based on the distribution guidelines from the US Department of Treasury, the following project has been approved for the use of said funds:

- \$8,000 to Poweshiek County Historical and Genealogical Society for recovery, reconstruction, sanitation of building due to sewer flood damage.

BE IT RESOLVED that the Poweshiek County Board of Supervisors endorses the disbursement of American Rescue Plan Act Funds for the item listed and authorizes the Auditor to make this payment as it is presented.

PASSED AND ADOPTED this 4 day of May 2023.

Jason Roudabush, Chairman

Diana Dawley, Vice Chairman

Jeff Tindle, Member

Attest: Melissa Eilander, Poweshiek County Auditor

Board received Recorder's Report of Fees collected for month ending April 30, 2023.

Roudabush stated he has an Iowa Workforce meeting today.

11:11 a.m. Moved by Dawley, 2nd by Tindle to adjourn. 3 ayes. Motion carried.

Melissa Eilander, Poweshiek County Auditor

Jason Roudabush, Chairman