

Wednesday, December 28th, 2022

Duffy called the meeting to order at 8:30 a.m. with Duffy, Zinnel & Kretzinger present. Zinnel moved Kretzinger seconded the motion to approve December 21st, 2022 minutes. All ayes. Motion carried.

Zinnel moved Kretzinger seconded motion to approve agenda as posted. All ayes. Motion carried.

Kretzinger moved Zinnel seconded motion to accept retirement from Brian Pontius, Detective, effective January 19, 2023 with thanks for his many years of service. All ayes. Motion carried.

Kretzinger moved Zinnel seconded motion to approve of status change for Daniel Lynch, Sheriff Deputy from Full-Time to PRN effective December 31, 2022. All ayes. Motion carried.

Zinnel moved Kretzinger seconded motion to approve of Status Form for Seth McCrea from Full-Time Deputy to Full-Time Detective at \$34.27 effective December 25, 2022. All ayes. Motion carried.

Kretzinger moved Zinnel seconded motion to approve of termination of Steven Ray, Communications Administrator effective December 21, 2022. All ayes. Motion carried.

Zinnel moved Kretzinger seconded motion to approve signing 2023 County Weed Commissioner Certification Form for Brian Eldridge. All ayes. Motion carried.

Zinnel moved Kretzinger seconded motion to approve signing Pavement Markings Contract with Vogel Traffic Services, Inc for \$173,288.40. All ayes. Motion carried.

Kretzinger moved Zinnel seconded motion to approve secondary road claims #27130 to #27137 and other county claims #168564 to #168582 totaling \$204,365.19 and issuance of warrants #74199 to #74224 in payment of the same. All ayes. Motion carried.

Zinnel moved Kretzinger seconded motion to approve drainage claims #958 & #959 totaling \$5,958.37 and issuance of drainage warrants #1176 & #1177 in payment of the same. All ayes. Motion carried.

Stacy Tharp, Human Resources Director was present for a Departmental Update.

John Roosa, Landfill Administrator gave a Departmental Update.

Eric Sloan, IT Director & Penny Vossler, GIS Coordinator each gave a Departmental Update.

Andy Godzicki, Sheriff Appointee discussed upcoming open-detective position.

Judge Flynn conducted Swearing In of Newly Elected Officials- Matt Speers (County Attorney), Lauren Novak (County Treasurer), Erin Canfield (County Recorder), Andy Godzicki (County Sheriff Appointee), Shawn Bryant (Board of Supervisors), Melissa Stevens (Treasurer's Office First Deputy). Reception followed- Steve Duffy recognized for years of service as Supervisor and Conservation Board member.

Zinnel moved Kretzinger seconded motion to open the Public Hearing on the Proposed Designation of the Boone County 2022 Economic Development Urban Renewal Area. All ayes. Chairman Duffy opened the Public Hearing at 11:09 a.m. No written or oral comments were received. Zinnel moved Kretzinger seconded motion to close the Public Hearing at 11:10 a.m. Kretzinger moved Zinnel seconded motion to adopt Resolution #22-35 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 Boone County 2022 Economic Development Urban Renewal Area. All ayes. Motion carried.

RESOLUTION NO. 22-35

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 Projects for the Boone County 2022 Economic Development 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, it has been proposed by the Board of Supervisors of Boone County, Iowa (the "County"), that the Boone County 2022 Economic Development Urban Renewal Area (the "Urban Renewal Area") be established on the property (the "Property") described in Exhibit A to this Resolution; and

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

WHEREAS, a proposed urban renewal plan (the "Plan") has been prepared for the governance of projects and initiatives to be undertaken in the Urban Renewal Area and which authorizes a certain initial urban renewal project to be undertaken therein consisting of providing tax increment financing support to Landus Cooperative (the

“Cooperative”) in connection with the construction of chemical/seed storage and distribution facilities (the “Project”) for use in the Cooperative’s business operations; and

WHEREAS, notice of a public hearing by the Board of Supervisors on the question of establishing the Urban Renewal Area and on the Plan and the Project 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 December 28, 2022; and

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

WHEREAS, a copy of the Plan, notice of public hearing and notice of a consultation meeting with respect to the urban renewal plan were mailed to the United Community School District; the consultation meeting was to be held on December 13, 2022; and responses to any comments or recommendations received following the consultation meeting were made as required by law; and

WHEREAS, a portion of the Property lies within two miles of the incorporated limits of the City of Boone, Iowa (the “City”), and a joint agreement (the “Joint Agreement”) has been executed by the City in satisfaction of the consent requirement of Section 403.17 of the Code of Iowa; and

NOW, THEREFORE, It Is Resolved by the Board of Supervisors of Boone 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 Boone County 2022 Economic Development 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 proposed urban renewal plan and the proposed project and initiatives described therein conform to the general plan of the County as a whole;

B. Proposed 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.

C. It is not anticipated that families will be displaced as a result of the County’s undertakings in the Urban Renewal Area. 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 Plan is made a part hereof and is hereby in all respects approved in the form presented to this Board, and the County is hereby authorized to undertake the projects and initiatives described therein. The Joint Agreement is hereby approved, and the Chairperson and County Auditor are hereby authorized and directed to execute said Joint Agreement on behalf of the County.

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

Passed and approved December 28, 2022.

Kretzinger moved Zinnel seconded motion to approve the First Reading of Proposed Ordinance #153 Providing for the Division of Taxes Levied on Taxable Property in the Boone County 2022 Economic Development Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa. All ayes. Motion carried.

Kretzinger moved Zinnel seconded motion to adopt Resolution #22-36 Setting a Date of Meeting at Which it is Proposed to Approve a Development Agreement with Landus Cooperative, Including Annual Appropriation Tax Increment Payments for January 11, 2023 at 10:15 a.m. in the Supervisors Boardroom. All ayes. Motion carried.

RESOLUTION NO. 22-36

Resolution Setting a Date of Meeting at Which it is Proposed to Approve a Development Agreement with Landus Cooperative, Including Tax Increment Payments

WHEREAS, Boone County, Iowa (the “County”), pursuant to and in strict compliance with all laws applicable to the County, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an urban renewal plan for the Boone County 2022 Economic Development Urban Renewal Area (the “Urban Renewal Area”); and

WHEREAS, this Board of Supervisors has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa, which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the County for the payment of the principal of and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, the County proposes to enter into a certain development agreement (the “Development Agreement”) with Landus Cooperative (the “Cooperative”) in connection with the construction of chemical/seed

storage and distribution facilities (the "Project") for use in its business operations on certain real property situated within the Urban Renewal Area; and

WHEREAS, the Development Agreement would provide financial incentives to the Cooperative including certain incremental property tax payments in an amount not to exceed \$475,000 (the "Payments") under the authority of Section 403.9(1) of the Code of Iowa;

WHEREAS, it is necessary to set a date for a public hearing on the Development Agreement and the Payments, pursuant to Section 403.9 of the Code of Iowa;

NOW THEREFORE, IT IS RESOLVED by the Board of Supervisors of Boone County, Iowa, as follows:

Section 1. This Board of Supervisors shall meet on January 11, 2023, at 10:15 a.m., at the Supervisors Boardroom, Boone, Iowa, at which time and place proceedings will be instituted and action taken to approve the Development Agreement and to authorize the Payments.

Section 2. The County Auditor is hereby directed to give notice of the proposed action, the time when and place where said meeting will be held, by publication at least once not less than four (4) days and not more than twenty (20) days before the date of said meeting in a legal newspaper of general circulation in the Boone County. Said notice shall be in substantially the following form:

**NOTICE OF MEETING FOR APPROVAL OF DEVELOPMENT AGREEMENT WITH
LANDUS COOPERATIVE AND AUTHORIZATION OF TAX INCREMENT PAYMENTS**

The Board of Supervisors of Boone County, Iowa (the "County"), will meet at the Supervisors Boardroom, in Boone, Iowa, on January 11, 2023, at 10:15 a.m., at which time and place proceedings will be instituted and action taken to approve a Development Agreement (the "Agreement") between the County and Landus Cooperative (the "Cooperative"), in connection with the construction of chemical/seed storage and distribution facilities (the "Project") for use in its business operations on certain real property (the "Property") situated within the Boone County 2022 Economic Development Urban Renewal Area (the "Urban Renewal Area").

The Agreement will provide for certain financial incentives in the form of incremental property tax payments to the Cooperative in a total amount not exceeding \$475,000 as authorized by Section 403.9 of the Code of Iowa.

The commitment of the County to make incremental property tax payments to the Cooperative under the Agreement will not be a general obligation of the County, but such payments will be payable solely and only from incremental property tax revenues generated within the Urban Renewal Area. Some or all of the payments under the Agreement may be subject to annual appropriation by the Board of Supervisors.

At the meeting, the Board of Supervisors will receive oral or written objections from any resident or property owner of the County. Thereafter, the Board may, at the meeting or at an adjournment thereof, take additional action to approve the Agreement or may abandon the proposal.

This notice is given by order of the Board of Supervisors of Boone County, Iowa, in accordance with Section 403.9 of the Code of Iowa.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Section 4. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved December 28, 2022.

Zinnel moved Kretzinger seconded motion to adjourn the meeting. All ayes. Motion carried.
Duffy adjourned the meeting at 11:13 a.m.

Approved this 3rd day of January, 2023.

Attest:

Diane R. Patrick, County Auditor

Boone County Claims Listing
for December 28, 2022

General Basic Fund	
Personnel Hiring Expenses	
Boone Co Family Medicine	81.00
Board of Health	
Home Care Services	857.09
Food & Provisions	
Fareway	3275.69
Postage & Mailing	
Copy Systems	298.44
Care of Prisoners	
Boone Co Hospital	249.48
Charm-Tex	885.20

MV Equip Rep Outside Serv	
Freedom Tire	858.64
Office Equip & Furn.Rep.	
Amazon Capital Services	59.22
Radio & Related Equip. Repair	
Iowa Dept of Public Safety Fin	2949.00
Secondary Road Fund	
Cover Aggregate & Sand	
Martin Marietta Aggregates	1328.02
Guardrail Material	
Herberger Construction Co, Inc	32954.59
Traffic & Street Sign Material	
Iowa Prison Industries	1040.20
Electric Light & Power	
Alliant Energy	1879.94
Midland Power Cooperative	54.78
Water Use	
Xenia Rural Water District	161.70
MV Equip Rep Outside Serv	
Elmquist Towing Co	725.00
Visions Auto Glass	240.00
Jail Commissary Fund	
Wearing Apparel & Uniform	
Stellar Services, LLC	140.58
E911 Surcharge	
Telephone Services	
Alliant Energy	153.04
CenturyLink	52.38
Landfill	
Operating Expense	
Bomgaars	66.43
Educational & Training Service	
Liberty Tire Recycling, LLC	6669.73
Operating & Cons Equip Rep	
Mid Country Machinery, Inc.	119.49
Health Ins Premium	
Payroll Holding Acct	
BC Treasurer / Flex Benefits	408.90
ISAC - Group Health Insurance	146881.76
Reliance Standard Life Ins Co	1974.89
Grand Total	204365.19