

June 12, 2019

Board members present for regular session at 9:00 a.m. were: Hoadley, Homan, Shelley, Twombly, and Wedemeyer.

Also present: Mandy Berg and Caleb Nelson.

All motions were approved unanimously unless noted otherwise.

The Board meeting was held at the Secondary Roads Office Building due to the inaccessibility of the Boardroom at the Courthouse for the elevator construction.

MINUTES: Moved by Shelley and seconded by Twombly to approve the minutes from June 5, 2019. Approved.

AUDITOR'S OFFICE: Mandy Berg, County Auditor informed the Board that she will be having someone from Tyler Technologies come to provide tax training the week of July 29th, 2019. The cost will be \$3,360 for four days of training. Berg explained that this was not initially in the Auditor's budget for FY20, so she will be needing a budget amendment.

SHERIFF'S OFFICE: Jeff Vandewater, County Sheriff joined the meeting via phone at 9:05 a.m. **New Hire** – Vandewater informed the Board that he would like to hire Joshua Armstrong as Deputy Sheriff. Armstrong is uncertified and will be needing to go through the academy this fall. Supervisor Twombly asked about an employee agreement and Vandewater stated that he will have an agreement in place before he tests for the academy. Vandewater also stated that he has informed Armstrong that he will need to be living in Adair County and that Armstrong is planning to be moved by the end of the academy. Moved by Twombly and seconded by Hoadley to approve the hire of Joshua Armstrong. Approved. Vandewater will come in next week with more details concerning costs and his budget. **Vehicle and Shipping Container Purchase** – Vandewater informed the Board that he is beginning the process of purchasing a new Tahoe for FY20 and that it was already budgeted for. Vandewater also stated that he was approached by Conservation Director Johnson about sharing a shipping container to replace the old trailer house at Mormon Trail to store their supplies that are currently stored at the Conservation's shop. The shipping container would cost \$3,100 with a \$150 shipping fee and Vandewater has the money in his budget to pay for it. Moved by Shelley and seconded by Homan to acknowledge the purchases of the Tahoe and the shipping container. Approved.

ENGINEER: Nick Kauffman, County Engineer entered at 9:16 a.m. **Union step increase:** Moved by Homan and seconded by Hoadley to approve the level 4 step increase of \$0.88/hour for Dean Sickles for 18 months of completed employment. Approved. **Right of way purchase:** Moved by Twombly and seconded by Shelley to approve the right of way purchase agreements for the N35 Prussia culvert replacement project with Gary Max Erbes and Susan Kay Williams for \$1,773.05 for permanent easement and fence compensation and \$200.00 for temporary easement and with George Queck for \$1,398.08 for permanent easement and fence compensation and \$200.00 for temporary easement. Approved. **Culvert Replacement:** Moved by Homan and seconded by Shelley to sign title sheet for L-LRCBN35P-73-01 N35 Prussia culvert replacement. Approved. **Bridge Deck Overlay:** Moved by Twombly and seconded by Homan to sign the title sheets for bridge deck overlays for N24 Washington and N21 Washington. Approved. **Report of Maintenance & Activities:** Kauffman gave an update on the following projects: road North of Fontanelle, new motor grader, Stuart Road opening, grading project, and rock crushing.

GENERAL OBLIGATION BOND – SET PUBLIC HEARING RESOLUTIONS: Moved by Twombly and seconded by Shelley to approve **Resolution #2019-25** – Resolution Fixing Date For A Meeting On The Authorization Of A Loan Agreement And The Issuance Of Not To Exceed \$5,115,000 General Obligation Capital Loan Notes Of Adair County, State Of Iowa (For Essential County Purposes), And Providing For Publication Of Notice Thereof Whereas, it is deemed necessary and advisable that Adair County, State of Iowa, should provide for the authorization of a Loan Agreement and issuance of General Obligation Capital Loan Notes, to the amount of not to exceed \$5,115,000, as authorized by Sections 331.402 and 331.443, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out essential county purpose projects as hereinafter described; and Whereas, the Loan Agreement and Notes shall be payable from the Debt Service Fund; and Whereas, before a Loan Agreement may be authorized and General Obligation Capital Loan Notes, issued to evidence the obligation of the County thereunder, it is necessary to comply with the provisions of the Code of Iowa, as amended, and to publish a notice of the proposal and of the time and place of the meeting at which the Board proposes to take action for the authorization of the Loan Agreement and Notes and to receive oral and/or written objections from any resident or property owner of the County to such action. Now, Therefore, Be It Resolved By The Board Of Supervisors Of Adair County, State Of Iowa Section 1: That this Board meet in the Secondary Roads Meeting Room at 602 SW 2nd Street, Greenfield, Iowa, at 9:30 A.M., on the 3rd day of July, 2019, for the purpose of taking action on the matter of the authorization of a Loan Agreement and issuance of not to exceed \$5,115,000 General Obligation Capital Loan Notes, for essential county purposes, the proceeds of which notes will be used to provide funds to pay the costs of: a) equipping the Recorder's office (digitizing county records and books), at a cost of not to exceed \$40,000; b) capital projects for the construction, reconstruction, improvement, repair, or equipping of bridges, roads, and culverts to assist in economic development which creates jobs and wealth, consisting of the following road segments and bridges: G61/310th St Grading (from Adair-Cass Ave to N51); G27/160th St Paving (from Adair-Cass Ave to N54); and c) peace officer communication equipment and emergency communication equipment and systems. Section 2: That pursuant to Iowa Code Section 331.441(b)(16), capital projects must be found to "assist in economic development which creates jobs and wealth". No procedure for establishing this is spelled out in the Code. Accordingly, pursuant to Iowa Code Section 331.301(5), the Board makes these findings for purposes of determining the impacts of the proposed projects: These capital improvement projects: provide necessary access as farm-to-market roads in rural areas; provide necessary river, creek and waterway crossings for efficient and safe County travel; provide necessary access to commercial and educational facilities and cities in the County for the purposes of trade, employment and education; travel around these improvements, were they unavailable, would significantly increase the cost and time needed to travel in and through Adair County. The health, safety and welfare of citizens are dependent upon efficient travel within the County. Adequate and safe infrastructure is necessary to achieve these goals and attract and retain farms, businesses and an adequate workforce. Access to recreational areas and activities is a draw to a quality workforce. Those who choose to work in the cities may also choose to live in rural areas and need adequate infrastructure to access their urban employment. Agricultural development within

the County accounts for a major source of jobs and wealth within the County. Safe and efficient access to the market, grain elevators and fields are essential to the growth and maintenance of this industry in the County. For the foregoing reasons, this Board finds the proposed capital improvement projects to be financed assist economic development efforts within the County which are designed to create jobs and wealth for citizens of the County. Section 3: The Auditor is authorized and directed to proceed on behalf of the County with the negotiation of terms of a Loan Agreement and the issuance of General Obligation Capital Loan Notes, evidencing the County's obligations to a principal amount of not to exceed \$5,115,000, to select a date for the final approval thereof, to cause to be prepared such notice and sale information as may appear appropriate, to publish and distribute the same on behalf of the County and this Board and otherwise to take all action necessary to permit the completion of a loan on a basis favorable to the County and acceptable to the Board. Section 4: 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 four clear days nor more than twenty days before the date of the public meeting on the issuance of the Notes. Section 5: The notice of the proposed action to issue notes shall be in substantially the prescribed form. Roll call vote: Wedemeyer, aye; Twombly, aye; Shelley, aye; Hoadley, aye; and Homan, aye. Approved.

Moved by Shelley and seconded by Hoadley to approved **Resolution # 2019-26** – Resolution Fixing Date For A Meeting On The Authorization Of A Loan Agreement And The Issuance Of Not To Exceed \$3,375,000 General Obligation Capital Loan Notes Of Adair County, State Of Iowa (For Essential County 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 Northwest Wind Farm Urban Renewal Plan (the "Plan") for the Northwest Wind Farm Urban Renewal Plan 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, it is deemed necessary and advisable that Adair County, State of Iowa, should provide for the authorization of a Loan Agreement and issuance of General Obligation Capital Loan Notes, to the amount of not to exceed \$3,375,000, as authorized by Sections 331.402, 331.443 and 403.12, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out essential county purpose project(s) as hereinafter described; and Whereas the Loan Agreement and Notes shall be payable from the Debt Service Fund; and Whereas, before a Loan Agreement may be authorized and General Obligation Capital Loan Notes, issued to evidence the obligation of the County thereunder, it is necessary to comply with the provisions of the Code of Iowa, as amended, and to publish a notice of the proposal and of the time and place of the meeting at which the Board proposes to take action for the authorization of the Loan Agreement and Notes and to receive oral and/or written objections from any resident or property owner of the County to such action. Whereas, before 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 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: Section 1: That this Board meet in the Secondary Roads Meeting Room at 602 SW 2nd Street, Greenfield, Iowa, at 9:30 A.M., on the 3rd day of July, 2019, for the purpose of taking action on the matter of the authorization of a Loan Agreement and issuance of not to exceed \$3,375,000 General Obligation Capital Loan Notes, for essential county purposes, the proceeds of which notes will be used to provide funds to pay the costs of aiding of the planning, undertaking, and carrying out of urban renewal projects under the authority of chapter 403, including projects for the construction, reconstruction, improvement, repair, or equipping of bridges, roads, and culverts, to assist in economic development which creates jobs and wealth, consisting of the following road segments and bridges: G61/310th St Grading (from Adair-Cass Ave to N51); G27/160th St Paving (from Adair-Cass Ave to N54). Section 2: The Auditor is authorized and directed to proceed on behalf of the County with the negotiation of terms of a Loan Agreement and the issuance of General Obligation Capital Loan Notes, evidencing the County's obligations to a principal amount of not to exceed \$3,375,000, to select a date for the final approval thereof, to cause to be prepared such notice and sale information as may appear appropriate, to publish and distribute the same on behalf of the County and this Board and otherwise to take all action necessary to permit the completion of a loan on a basis favorable to the County and acceptable to the Board. Section 3: 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 Notes. Section 4: The notice of the proposed action to issue notes shall be in substantially the prescribed form. Roll call vote: Wedemeyer, aye; Twombly, aye; Shelley, aye; Hoadley, aye; and Homan, aye. Approved.

ADJOURNMENT: Moved by Twombly and seconded by Shelley to adjourn at 10:05 a.m. Approved.

ADAIR COUNTY BOARD OF SUPERVISORS: _____ Matt Wedemeyer, Chairman

ATTEST: _____ Mandy Berg, Auditor