

October 2, 2019

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

Also present: Timber Woosley, Caleb Nelson, Dave Marsh, Tanya Lamb, Matt Ott, Bart Knox, Wayne Oxley, Colleen Oxley, Jerry Oxley, Paul Ehm, Chip Schultz, Kristen Renslow, Tammy Baier, and Lori Nelson.

All motions were approved unanimously unless noted otherwise.

MINUTES: Moved by Shelley and seconded by Hoadley to approve the minutes from September 25, 2019. Approved.

TOWNSHIP CLERK WAGES: Moved by Twombly and seconded by Homan to approve the township clerk wages for Richland Township Clerk Marvin Hopf for \$20.00, Summerset Township Clerk Aby Bauer for \$40.00, and Jefferson Township Clerk Ron Maas for \$20.00. Approved.

LIQUOR LICENSE RENEWAL: Moved by Shelley and seconded by Homan to approve the liquor license for Greenfield Golf & Country Club effective for October 15, 2019. Approved

MANURE MANAGEMENT PLANS: Moved by Shelley and seconded by Homan to approve the Manure Management Plan Annual Updates for PI – 286 Finisher and PI – 281 Finisher from Prestage Farms of Iowa, LLC. Approved.

STUART URBAN RENEWAL: Kristen Renslow, City of Stuart and Chip Schultz, Northland Finance had emailed Auditor Berg a Resolution for the Board to sign allowing the City of Stuart to expand their Urban Renewal Area and allowing the City to TIF 28 Wind Turbines. A couple of the projects that would benefit the County are a new proposed road and a center turn lane. The Board discussed the TIF revenue from the turbines and the need for the revenue to stay in Adair County. Supervisor Wedemeyer and Supervisor Hoadley would like to keep the number of turbines that the City of Stuart is able to TIF fair to the City of Orient and the number they are able to TIF. Supervisor Twombly asked if the City of Stuart is using all of the TIF revenue now and Schultz stated that he is working on that report this fall. The Board would like the City to come back with a new agreement showing that the TIF revenue will only be used in Adair County, that the City will only capture 80% of the value, and that the number of Wind Turbines will need to be less. They City is planning on having their public hearing on October 14th for their Urban Renewal Plan Amendment. The City will send a rough draft of the new resolution to the Auditor so that our County Attorney can review it before the meeting next week. Kauffman entered at 9:13 a.m. and then exited at 9:20 a.m. Renslow and Schultz exited at 9:24 a.m.

WIND TURBINE CAP & ORDINANCE DISCUSSION: Melissa Larson, County Attorney entered at 9:24 a.m. Supervisor Shelley stated that he has a contract with MidAmerican so therefore he will abstain from this discussion. The Board discussed putting a cap on the number of wind turbines being brought into the County. Supervisor Hoadley stated several visitors have mentioned that the turbines take away from the County and she believes that we will have around 545 turbines this fall. Supervisor Wedemeyer expressed his concern with Madison County's substation not being large enough for the capacity of turbines it is receiving and is worried it will trickle back to Adair County. Supervisor Twombly is concerned about taking the rights away from personal landowners if a cap is put on the turbines. Supervisor Hoadley stated that the Board can cap the turbines today by majority vote and waive the 3 public meetings to save time and expense. Moved by Wedemeyer and seconded by Hoadley to waive the three-meeting requirement. Roll Call Vote: Wedemeyer, aye; Twombly, aye; Hoadley, aye; Homan, aye; and Shelley, abstain. Approved. The Board had some discussion with Matt Ott, MidAmerican Energy about the number of turbines the County currently has contracted. Moved by Wedemeyer and seconded by Hoadley to amend Ordinance 31 to make at Cap of 555 wind turbines and to work on the language of the ordinance as needed. Roll Call Vote: Wedemeyer, aye; Twombly, aye; Hoadley, aye; Homan, aye; and Shelley abstain. Approved. The official number of turbines under contract could be a little more than the 555 per Ott. The County Attorney will assist with the cap amendment and language once the exact number of legal contract turbines is known. Twombly and Larson exited at 9:49 a.m. Marsh, Lamb, Ott, Knox, Ehm, Baier, Nelson, and Colleen, Jerry, and Wayne Oxley exited at 9:50 a.m.

ENGINEER: Nick Kauffman, County Engineer re-entered at 9:51 a.m. **New Hires** – Kauffman would like this to be put on an agenda in the future. **Final Voucher** – Moved by Homan and seconded by Hoadley to approve and sign the final voucher for G27 Grading job – LFM-LG27—7X-01. Approved. Moved by Hoadley and seconded by Shelley to approve and sign the final voucher for N35 Prussia RCB Culvert project - L-LRCBN35P—73-01. Approved. **Performance Bond** – Moved by Shelley and seconded by Homan to approve and sign the Performance Bond for Washington Township Bridge Deck Overlays Contract with Christensen Bros., Inc. Approved. Wedemeyer will sign electronically. **Contract** – Moved by Hoadley and seconded by Homan to approve and sign the contract for Washington Township Bridge Deck Overlays Contract with Christensen Bros., Inc. Approved. Wedemeyer will sign electronically. **Front Page Plans** – Moved by Hoadley and seconded by Shelley to sign the front page plans for County Wide Pavement Markings - FM-CO01(108)—55-01 and for P-28 Resurfacing Project - STBG-SWAP—CO01(109)—FG-01. Approved. **SWAP Funding Agreement** – There were a few corrections needing to be made on this agreement. Kauffman will bring the SWAP funding agreement for STBG-SWAP-C001(109)-FG-01 to the Board at a later date. **Report of Maintenance & Activities** – Kauffman gave an update to the Board on the following projects: Crews are still working on West Summerset driving pile. The county bridge crew is getting geared up to do section 18 Grove Bridge on Monroe Avenue. With all the rain and high water that the County has received the secondary roads need some work and it is too muddy currently to pull the ditch edges. Kauffman exited 10:04 a.m.

ADJOURNMENT: Moved by Hoadley and seconded by Homan to adjourn at 10:05 a.m. Approved.

ADAIR COUNTY BOARD OF SUPERVISORS: _____ Matt Wedemeyer, Chairman

ATTEST: _____ Timber Woosley, Auditor's Clerk