

Office of Mills County Auditor  
Carol Robertson  
Mills County Courthouse  
Glenwood, IA

The Board of Supervisors met this 7th day of March 2023, at the Mills County Courthouse in Glenwood with Supervisors Lonnie Mayberry, Carol Vinton and Richard Crouch present. The meeting opened with the Pledge of Allegiance.

Motion by Crouch, seconded by Vinton to approve the Consent Agenda and Minutes as presented from February 28, 2023, Accounts Payable and a Liquor License renewal for Glenwood Golf Corp for a Class C Retail Alcohol Licenses, living quarters and Outdoor Service. Motion carried on vote: Ayes: 3, Nays: 0

Ethan Hewett, KMA Radio, and Alfred Beier were present for the meeting.

Mike Bowden, during General Discussion, wanted to commend Engineer Ferro for his department cutting trees and other maintenance of Row. He also wanted to apprise Board of Supervisors that he sits on Assessor's Board of Review, but disagrees with his assessment and will be meeting with Assessor for an informal review.

Jacob Ferro, Mills County Engineer, and Jake Zimmerer with Eagle Engineering were present for the scheduled meeting. Motion by Crouch, seconded by Vinton to approve Phase 3 of Woodfield Subdivision with site and grading plans complete and asking for approval to move forward. Motion carried on vote: Ayes: 3, Nays: 0

Motion by Vinton, seconded by Crouch for approval for 2023 Seal Coat road maintenance on 8 miles of Noyes Ave for \$41,135.78 for reclaiming and grinding, and \$485,786.07 for seal coat and chips. Motion carried on vote: Ayes: 3, Nays: 0

Motion by Crouch, seconded by Vinton for authorization of signing Funding Agreement for 400<sup>th</sup> ST Bridge Replacement for the estimated amount of \$750,000, being paid for by HBP (Highway Bridge Project Fund), not County funds. Motion carried on vote: Ayes: 3, Nays: 0

Motion by Vinton, seconded by Crouch on approval for L55 Pavement Rejuvenation Project, for approximately 3.2 miles, from Gaston to HWY 34, with Gee Asphalt Systems applying Ravel Seal Pavement Preservation Emulsion, in the amount of approximately \$75,515.04. Motion carried on vote: Ayes: 3, Nays: 0

Ferro also updated the Paddock Bridge Closing March 20<sup>th</sup> for the new bridge construction. IDOT will be coming down for the next Safety Meeting.

The Board of Supervisors of Mills County, Iowa, met on March 7, 2023, at 8:45 a.m., at the Supervisors Meeting Room, in Mills, Iowa for the purpose of deleting property from the Woodfield Urban Renewal Area. The Chairperson presided and the roll was called showing Supervisors present and absent, as follows:

Present: Supervisors Mayberry, Crouch, Vinton

Absent: None.

Supervisor Vinton moved the adoption of the following resolution entitled "Resolution Deleting Property from the Woodfield Urban Renewal Area," and the motion was seconded by Supervisor Crouch. Following due consideration, the Chairperson put the question on the motion and the roll being called, the following named Supervisors voted:

Ayes: 3 – Mayberry, Crouch, Vinton

Nays: 0

Whereupon, the Chairperson declared the resolution duly adopted, as follows:

**RESOLUTION NO.23-09**

Resolution Deleting Property from the Woodfield Urban Renewal Area

WHEREAS, the Board of Supervisors (the "Board") of Mills County, Iowa (the "County") has previously established the Woodfield Urban Renewal Area (the "Urban Renewal Area") and has adopted an urban renewal plan (the "Plan") for the governance of projects and initiatives to be undertaken therein; and

WHEREAS, the Board now desires to decrease the size of the Urban Renewal Area by deleting certain property (the "Property") from the Urban Renewal Area, as set out on Exhibit A hereto; and

NOW, THEREFORE, Be It Resolved by the Board of Supervisors of Mills County, Iowa, as follows:

Section 1. The Property as described on Exhibit A hereto is hereby deleted from the Urban Renewal Area.

Section 2. All resolutions or parts of resolutions in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved March 7, 2023.

EXHIBIT A  
Legal Description of  
Property Deleted from the  
Woodfield Urban Renewal Area  
March 7, 2023

**Lying in the following Sec/twp/range 27-73-43**

**Parcel #**

030340020000000	S27.30 AC NE1/4 SE1/4 WOODFIELD SUBDIV & EXC WOOD-FIELD SUBDIV 2 <sup>ND</sup> ADD
030330020000000	NW1/4 SE1/4 EXC NE PT
030380010000000	NE1/4 SW1/4 SE1/4 (LOT 7)
030360030200000	PCL C S112 SW1/4 SE1/4 (LOT 9)
030360030300000	PCL D S1/2 SW1/4 SE1/4 (LOT 9)
030350020101000	PCLS D SE1/4 SE1/4
030390000000000	LOT 12 W OF VAC RD
030190062300000	LOT 23 WOODFIELD SUB 1 <sup>ST</sup> ADD (SECS 26 & 27)
030190061400000	LOT 14 WOODFIELD SUB 1 <sup>ST</sup> ADD (SECS 26 & 27)
030190063001000	PCL F OF LOTS 29 & 30 WOODFIELD SUB 1 <sup>ST</sup> ADD (SECS 26 & 27)
030190062801000	PCL E OF LOTS 28 & 29 WOODFIELD SUB 1 <sup>ST</sup> ADD (SECS 26 & 27)
030190062500000	LOT 25 WOODFIELD SUB 1 <sup>ST</sup> ADD (SECS 26 & 27)
030190061200000	LOT 12 WOODFIELD SUB 1 <sup>ST</sup> ADD (SECS 26 & 27)

**Lying in the following Sec/twp/range 26-73-43**

030190064100000	LOT 41 WOODFIELD SUB 1 <sup>ST</sup> ADD (SECS 26 & 27)
030190060800000	LOT 8 WOODFIELD SUB 1 <sup>ST</sup> ADD (SECS 26 & 27)
030190060900000	LOT 9 WOODFIELD SUB 1 <sup>ST</sup> ADD (SECS 26 & 27)

The Board of Supervisors of Mills County, Iowa, met on March 7, 2023, at 8:48 a.m., at the Supervisors Meeting Room, in Mills, Iowa.

The Chairperson presided and the roll was called showing Supervisors present and absent, as follows:

Present: Supervisors Mayberry, Crouch and Vinton

Absent: None.

Supervisor Mayberry introduced an ordinance entitled "Ordinance No.23-01. An Ordinance Deleting Property From the Tax Increment Financing District for the Woodfield Urban Renewal Area of Mills County, Iowa, Pursuant to Section 403.19 of the Code of Iowa."

It was moved by Supervisor Vinton and seconded by Supervisor Crouch that the ordinance be given its first consideration and that it be adopted.

The Chairperson put the question on the motion and the roll being called, the following named Supervisors voted:

Ayes: 3 – Mayberry, Crouch, Vinton

Nays: 0.

Whereupon, the Chairperson declared the motion duly carried and declared that said ordinance had been given its initial consideration.

It was moved by Supervisor Vinton and seconded by Supervisor Crouch that the statutory rule requiring said ordinance to be considered and voted on for passage at two Board meetings prior to the meeting at which it is to be finally passed be suspended. The Chairperson put the question on the motion and the roll being called, the following named Supervisors voted:

Ayes: 3- Mayberry, Vinton, Crouch

Nays: 0

Whereupon, the Chairperson declared the motion duly carried.

It was then moved by Supervisor Vinton and seconded by Supervisor Crouch that the aforementioned ordinance be given its final consideration and that it be adopted. The Chairperson put the question on the motion and the roll being called, the following named Supervisors voted:

Ayes: 3- Mayberry, Crouch, Vinton

Nays: 0.

Whereupon, the Chairperson declared the motion duly carried and declared that said ordinance had been given its final consideration and had been adopted.

**ORDINANCE NO. 23-01**

An Ordinance Deleting Property From the Tax Increment Financing District for the Woodfield Urban Renewal Area of Mills County, Iowa, Pursuant to Section 403.19 of the Code of Iowa

WHEREAS, the Board of Supervisors of Mills County, Iowa (the "County") previously enacted an ordinance for the division of taxes levied on taxable property in the Woodfield Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa; and

WHEREAS, pursuant to that ordinance, a portion of the Woodfield Urban Renewal Area was designated a "tax increment district"; and

WHEREAS, the Board of Supervisors now desires to decrease the size of the "tax increment district" by deleting certain property;

BE IT ENACTED by the Board of Supervisors of Mills County, Iowa:

Section 1. Purpose. The purpose of this ordinance is to delete certain property from the tax increment financing district for the Woodfield Urban Renewal Area.

Section 2. Definitions. For use within this ordinance the following terms shall have the following meanings:

"Deleted Property" shall mean the following described real property in the Mills County, Iowa:

**Lying in the following Sec/twp/range 27-73-43**

**Parcel #**

- |  |  |
|--|--|
| 030340020000000                                      | S27.30 AC NE1/4 SE1/4 WOODFIELD SUBDIV & EXC WOOD-FIELD SUBDIV 2 <sup>ND</sup> ADD |
| 030330020000000                                      | NW1/4 SE1/4 EXC NE PT  |
| 030380010000000                                      | NE1/4 SW1/4 SE1/4 (LOT 7)  |
| 030360030200000                                      | PCL C S112 SW1/4 SE1/4 (LOT 9)   |
| 030360030300000                                      | PCL D S1/2 SW1/4 SE1/4 (LOT 9)   |
| 030350020101000                                      | PCLS D SE1/4 SE1/4   |
| 030390000000000                                      | LOT 12 W OF VAC RD   |
| 030190062300000                                      | LOT 23 WOODFIELD SUB 1 <sup>ST</sup> ADD (SECS 26 & 27)                            |
| 030190061400000                                      | LOT 14 WOODFIELD SUB 1 <sup>ST</sup> ADD (SECS 26 & 27)                            |
| 030190063001000                                      | PCL F OF LOTS 29 & 30 WOODFIELD SUB 1 <sup>ST</sup> ADD (SECS 26 & 27)             |
| 030190062801000                                      | PCL E OF LOTS 28 & 29 WOODFIELD SUB 1 <sup>ST</sup> ADD (SECS 26 & 27)             |
| 030190062500000                                      | LOT 25 WOODFIELD SUB 1 <sup>ST</sup> ADD (SECS 26 & 27)                            |
| 030190061200000                                      | LOT 12 WOODFIELD SUB 1 <sup>ST</sup> ADD (SECS 26 & 27)                            |
| <b>Lying in the following Sec/twp/range 26-73-43</b> |  |
| 030190064100000                                      | LOT 41 WOODFIELD SUB 1 <sup>ST</sup> ADD (SECS 26 & 27)                            |
| 030190060800000                                      | LOT 8 WOODFIELD SUB 1 <sup>ST</sup> ADD (SECS 26 & 27)                             |
| 030190060900000                                      | LOT 9 WOODFIELD SUB 1 <sup>ST</sup> ADD (SECS 26 & 27)                             |

Section 3. The Deleted Property is hereby removed from the tax increment financing district for the Woodfield Urban Renewal Area.

Section 4. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5. Saving Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 6. Effective Date. This ordinance shall be effective after its final passage, approval and publication as provided by law.

Passed and approved by the Board of Supervisors of Mills County, Iowa, on March 7, 2023.

The Board of Supervisors of Mills County, Iowa, met on March 7, 2023, at 8:50 a.m., at the Supervisors Meeting Room, Glenwood, Iowa, for the purpose of setting a date for a public hearing on the designation of an urban renewal area and on a proposed urban renewal plan and project. The Chairperson presided and the roll being called, the following Supervisors were present and absent:

Present: Supervisors Mayberry, Crouch and Vinton

Absent: None

The Chairperson announced that a plan had been prepared for a proposed project and that it was now necessary to set a date for a public hearing on the designation of the Mills County Woodfield Phase 3 Urban Renewal Area and on that plan and the projects outlined therein. Accordingly, Supervisor Vinton moved the adoption of the following resolution entitled "Resolution Setting Date for a Public Hearing on Designation of the Mills County Woodfield Phase 3 Urban Renewal Area and on Urban Renewal Plan and Project," and the motion was seconded by Supervisor Crouch.

Following due consideration, the Chairperson put the question on the motion and the roll being called, the following named Supervisors voted:

Ayes: 3- Mayberry, Crouch, Vinton

Nays: 0

Whereupon, the Chairperson declared the resolution duly adopted, as follows:

**RESOLUTION NO. 23-10**

Resolution Setting Date for a Public Hearing on Designation of the Mills County Woodfield Phase 3 Urban Renewal Area and on Urban Renewal Plan and Project

WHEREAS, a proposal has been made to the Board of Supervisors (the "Board") of Mills County, Iowa (the "County") which shows the desirability of designating a portion of the County as the Mills County Woodfield Phase 3 Urban Renewal Area (the "Urban Renewal Area"), pursuant to the provisions of Chapter 403, Code of Iowa; and

WHEREAS, under such proposal the real property (the "Property") lying within the boundaries set out in Exhibit A would be designated as the Urban Renewal Area; and

WHEREAS, this Board is desirous of obtaining as much information as possible from the residents of the County before making this designation; and

WHEREAS, a proposed urban renewal plan (the "Plan") has been prepared for the governance of projects and initiatives to be undertaken on the Property and which authorizes a certain initial urban renewal project to be undertaken in the Urban Renewal Area consisting of providing tax increment financing support to Oak Ranch Development, LLC in connection with the construction of public infrastructure necessary to support the development of a residential subdivision; and

WHEREAS, it is now necessary that a date be set for a public hearing on the designation of the Urban Renewal Area and on the Plan;

NOW, THEREFORE, Be It Resolved by the Board of Supervisors of Mills County, Iowa, as follows:

Section 1. This Board will meet at the Supervisors Meeting Room, Glenwood, Iowa, on April 11, 2023, at 10:00 a.m., at which time and place it will hold a public hearing on the designation of the proposed Urban Renewal Area described in the preamble hereof and on the proposed urban renewal plan and project for said Urban Renewal Area.

Section 2. The County Auditor shall publish notice of said hearing, the same being in the form attached to this resolution, which publication shall be made in a legal newspaper of general circulation in the County, which publication shall be not less than four (4) and not more than twenty (20) days before the date set for the hearing.

Section 3. Pursuant to Section 403.5 of the Code of Iowa, the Mills County Auditor, or her designee, is hereby designated as the County's representative in connection with the consultation process with the Glenwood Community School District which is required under that section of the urban renewal law.

Section 4. The proposed Plan is hereby submitted to the County's Planning and Zoning Commission for review and recommendations, as required by Section 403.5, Code of Iowa.

Passed and approved March 7, 2023.

Matt Madsen, Department of Human Services, was present for his scheduled meeting. He informed the Board on the two uses of the rental space in Mills County for his department. The Board has offered to let DHS use space in the Courthouse for the time here. Madsen so no reason that wouldn't work and will contact the DHS to terminate the current lease with GRC.

Jerad Getter, Conservation Director, joined the session for his scheduled meeting. Motion by Crouch, seconded by Vinton to approve transferring truck purchased by the E-911 Board to the Conservation Department, funds to come from the ARPA funds, not to exceed \$40,000. Motion carried on vote: Ayes: 3, Nays: 0.

DeShawne Bird-Sell, County Attorney, was present for her scheduled meeting. Motion by Crouch, seconded by Vinton to Authorize Chair to Sign 2-Mile Radius Agreement with Malvern, approved in the format as received and only change is that the Chair is now Lonnie Mayberry. Motion carried on vote: Ayes: 3, Nays: 0.

Andy Young, Mayor of Pacific Junction, and Diana Irick, City Council Member and Leu Nieland were present for the discussion of the 28E Agreement.

County Attorney DeShawne Bird-Sell addressed the BOS with the options they are presented by code, since the Sheriff refused to sign the 28E agreement that the City of Pacific Junction signed passed the deadline set forth by the Sheriff. Mayor Andy Young asked to address this issue. Young explained to the Sheriff's department that Pacific Junction has always paid the fee.

Sheriff Oetter stated the City of Pacific Junction has been late returning the 28E for the last 3 years. Oetter said there is a deadline for budgeting purposes of February 1<sup>st</sup>. Young said it does not say on the 28E if not received by February 1<sup>st</sup> the Sheriff will not be responding to nonemergency calls. Supervisor Crouch asked if the 2 parties could come to an agreement since Young didn't realize he was jeopardizing the City receiving services for the next fiscal year by a late return. Sheriff Oetter agreed he would sign the 28E this year, as long as Young understands consequences if not received by due date.

Travis Oetter, Sheriff, remained for his scheduled meeting. Supervisors explained the County is in the process of implementing a policy to have all departments receive approval for out of state training especially if there is equivalent training in the State. Out of State training can be very costly for the County department budgets.

Discussion was held regarding travel to Washington DC to the where 3 County Deputies were attending. It was determined that all costs; plane tickets, lodging, and meals will be reimbursed. Auditor requested paperwork stating that to prove it meets public purpose per State Auditors.

Josh England, Chief Deputy Sheriff and Travis Hitchcock, 911/Communications Director were present for their scheduled meeting. They had Dawn Christensen Clark join them at the table at this time. Dawn Christensen was presented a Life Saving award for her assisting to save a child's life by instructing the caller how to perform CPR on a child until the recue arrived. Her calm instructions saved a life and Chief Deputy Josh England presented her with the plaque.

Jill Ford, Treasurer, arrived for her scheduled meeting. Motion by Vinton, seconded by Crouch to authorize a pay increase for Melanie Kinsley, who has completed her 6-month probation and has been cross-training. Her salary will be \$42,225 which equates a \$.50/hr. increase effective March 13, 2023. Motion carried on vote: Ayes: 3, Nays: 0.

Jolene Esary, Deputy Auditor/HR & Payroll Director, was present for her scheduled meeting. Motion by Crouch, seconded by Vinton on approval of Renewal Forms with ISAC for the FY2024 plan year of plan 11E or partial self-funded plan – HRA and Plan 12C which is our High Deductible Plan with Assured Partners through ISAC and Wellmark Insurance. Motion carried on vote: Ayes: 3, Nays: 0.

Board Signed End of Month February Financials.

There being no further business to come before the Board, they adjourned to meet on Tuesday, March 14, 2023.

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Lonnie Mayberry, Chair

ATTEST:

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Carol Robertson, Auditor