

PROCEEDINGS OF THE BOARD OF SUPERVISORS OF MITCHELL COUNTY, IOWA

Tuesday, April 10, 2012

The Board of Supervisors convened at 8:30 a.m. with all members present. Motion by Voaklander, second by Walk to approve the agenda. All voted aye.

An updated Mitchell County employment application was reviewed with County Attorney Mark Walk. It was recommended to make some revisions to the application. Supervisor Voaklander will speak with the Heartland Insurance legal representative regarding the form.

The County's family health insurance plan was discussed. Employee's who presently have a family plan, when they retire, may continue to purchase the insurance until they are Medicare eligible. Their spouse may continue on a County single policy for an additional 36 months after the employee is Medicare eligible.

County Engineer Rich Brumm reviewed the Iowa Department of Transportation FY 2012 Secondary Road budget. Rich reported that he had made some changes and added two bridge projects to the budget. Motion by Walk, second by Voaklander to approve the DOT Budget and Secondary Road Construction Program. Roll call vote: all ayes. Rich stated that the roads department is doing road maintenance.

Motion by Voaklander, second by Walk to authorize the Chair and Auditor to sign Resolution #821-12 for Joint Urban Renewal Agreements for an Urban Renewal Area in Mitchell County, Iowa. Roll call vote: all ayes.

Motion by Voaklander, second by Walk to approve the minutes of the April 3rd meeting. Roll call vote: all ayes.

Motion by Walk, second by Voaklander to approve the claims. Roll call vote: all ayes.

Supervisor Voaklander stated that he is gathering information for RFP's (request for proposals) to send to architects for the Courthouse.

Supervisor Walk reported on a proposed natural gas line to service industries in Mitchell County. Estimates are still being gathered for a larger line. Motion by Walk, second by Voaklander to approve committing up to 6 million dollars for a public/private gas line. Discussion with the public followed. Former County Supervisor Don Hendrickson expressed concern that the BOS were setting precedent that other companies, like cable companies, could also ask for assistance from the County for future projects. It was explained that there isn't enough capacity of natural gas to assist with attracting new industries or to serve existing industries like Absolute Energy, Grain Millers or the new Valent BioScience plant. The advantages of using tax increment financing (TIF) was also discussed. Supervisor Walk stated that as a County we could become stagnant or become regressive. He said he would err on the progressive side. Roll call vote on the motion: Walk and Voaklander voted aye. Marreel voted nay. Motion carried. Supervisor Marreel stated that he wasn't against the

project, but he is opposed to the \$6 million dollars for the project and that there should be more private investors involved.

At 9:30 the Chair opened the public hearing on a designation of an expanded Mitchell County Urban Renewal Area and on a proposed Urban Renewal Plan. Public present were Gerald and Mary Ann Halvorson, Don and Leanna Hendrickson, Chuck Pajer, Betty McCarthy, Sandra Heckstein, Mary Mills Dunea, Jason Schmidt, Leo Meitner, John J. Ross, Penney Morse, Brenda Dryer, Kathy Showalter and Eugene R. Schrage. The Chair asked if there were any oral or written comments received prior to the hearing. The BOS and the Auditor both replied that none were received. It was stated that all of the county roads and the Valent plant site are being added to the Urban Renewal plan. Don Hendrickson asked if Valent was to receive any property tax breaks. It was stated that there will be no local incentives. Valent will be paying additional property taxes to assist with infrastructure costs such as the pre-treatment plant and improvements to the Osage Wastewater Treatment plant. Betty McCarthy inquired about the issuance of bonds for the debt. Kathy Showalter explained that Valent will be assessed for the debt. TIF will be used for part of it and the rest from Valent's cash flow. There being no further discussion, the public hearing was closed at 9:37 a.m.

Motion by Voaklander, second by Walk to approve Resolution #822-12 declaring a necessity and establishing an Urban Renewal Area, pursuant to Section 403.4 of the Code of Iowa and approving the 2012 Urban Renewal Plan amendment for the Mitchell County Urban Renewal Area. Roll call vote: all ayes.

Motion by Walk, second by Voaklander to waive the first and second readings of an ordinance establishing the 2012 addition to the Mitchell County Urban Renewal Area tax increment financing district. Roll call vote: all ayes.

Motion by Voaklander, second by Walk to approve the final reading of Ordinance #46 establishing the 2012 addition to the Mitchell County Urban Renewal Area tax increment financing district. Roll call vote: all ayes.

Items of note: Walk reported on the Upper Cedar River Watershed and NIACOG meetings and Marreel reported on the FMC-Early Childhood meeting. Manure management plan updates were received from Robert Niess, Mark Theis and from Jen-Rae Pork owned by Karl and Misty Theis. The Clerk of Court report for March was received in the amount of \$1,089.15.

Meeting adjourned at 9:47 a.m.

Lowell Tesch - Mitchell County Auditor

Bob Marreel – Chair Board of Supervisors