

SUPERVISORS MINUTE BOOK 2023

August 1, 2023

The regular meeting of the Board of Supervisors was called to order at 9:00 am by Doug Sorensen. Present were Doug Sorensen, Heath Hansen, Rick Thompson, Chassity Musfeldt, Ben Linde, Pastor Glen Meyers and Miranda Bills.

Motion- Thompson Second- Hansen to approve the agenda with the addition of Pastor Glen Meyers at 10:30 am to discuss Elderbridge Contributions to the Congregate meals. Vote-all in favor. Motion- Thompson Second- Hansen to approve the minutes of July 18th, 2023. Vote-all in favor. Motion- Hansen Second- Sorensen to approve the minutes of July 25th, 2023. Vote-all in favor. Discussion was held on agenda time slots and keeping to the scheduled times. In the future to help clear up confusion/ overlapping meetings, we could include specific times for people wanting to be on the agenda. The FY24 Amendment #1 to Conservation budget was discussed. It was decided that the barn repair cost can come out of General Basic instead of Park Improvements.

Secondary Roads updates included discussion on current projects. Engineer Rydl discussed a 2009 Mack Semi that had been hit by lightning. Adjustor had been out to look at it. It is looking like the best option is to accept the insurance pay out and purchase a different truck. Motion- Thompson Second- Hansen to approve the Nishnabotna Valley REC Utility Permit for Section 11 & 12, Sharon Township, Falcon Ave. Vote-all in favor. Motion- Thompson Second- Hansen to approve the WCI Rural Water Utility Permit- Section 7, Douglas Township, Crossing 180th St. Vote-all in favor. Motion- Thompson Second- Hansen to approve Windstream Utility Permit- Section 21, Leroy Township, Crossing E. Division N. Vote-all in favor.

Pastor Glen Meyers joined the meeting and discussed Congregate meals funding through Elderbridge. He provided a list of current and past contracted amounts, meals budgeted, and costs per meal. He had a few concerns on the funding that they currently give to the Congregate meal program. He mentioned we currently do not have anyone from Audubon County to represent on the Elderbridge board and it would be nice if someone could take that spot so we can stay up to date with them. The Board of Supervisors are going to reach out to see if Elderbridge would be available to join the next Supervisor meeting to explain more on what benefits and services they provide to Audubon County.

IT Director Ben Linde discussed his current and upcoming projects. He has taken over the role of managing the County website and stated that any employees who need changes made to the account can contact him for that.

Motion- Hansen Second- Thompson to approve the Resolution setting a Date of Meeting/Hearing at Which is Proposed to Approve a Development Agreement with Hamlin Feed Mill, LLC, Including Tax Increment Payments. Vote-all in favor.

RESOLUTION NO. 2023-47

Resolution Setting a Date of Meeting at Which it is Proposed to Approve a Development Agreement with Hamlin Feed Mill, LLC, Including Tax Increment Payments

WHEREAS, Audubon 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 Audubon County Consolidated 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 Hamlin Feed Mill, LLC (the "Company") in connection with the construction of a new feed mill in the Urban Renewal Area for use in its business operations; and

WHEREAS, the Development Agreement would provide financial incentives to the Company including certain incremental property tax payments in an amount not to exceed \$3,200,000 (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 Audubon County, Iowa, as follows:

Section 1. This Board of Supervisors shall meet on August 15, 2023, at 10:00 a.m., at the Supervisor's Room-Courthouse, Audubon, 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 Audubon County. Said notice shall be in substantially the following form:

NOTICE OF MEETING FOR APPROVAL OF DEVELOPMENT
AGREEMENT WITH HAMLIN FEED MILL, LLC AND AUTHORIZATION
OF TAX INCREMENT PAYMENTS

The Board of Supervisors of Audubon County, Iowa (the "County"), will meet at the Supervisor's Room-Courthouse, in Audubon, Iowa, on August 15, 2023, at 10:00 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 Hamlin Feed Mill, LLC (the "Company"), in connection with the construction of a new feed mill in the Audubon County Consolidated Urban Renewal Area (the "Urban Renewal Area") for use in its business operations.

The Agreement will provide for certain financial incentives in the form of incremental property tax payments to the Company in a total amount not exceeding \$3,200,000 as authorized by Section 403.9 of the Code of Iowa.

The commitment of the County to make incremental property tax payments to the Company 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 Audubon County, Iowa, in accordance with Section 403.9 of the Code of Iowa.

/s/Lisa Frederiksen, County Auditor

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 August 1, 2023.

/s/Doug Sorensen

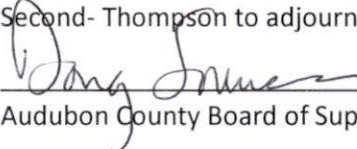
Chairperson, Board of Supervisors

Attest:

/s/Chassity Musfeldt
County Auditor- Clerk

Motion- Hansen Second- Thompson to approve the shredding of old monthly expense reports. Vote-all in favor. Motion- Thompson Second- Hansen to accept/file the Original MMP's for Brad Weber #62423 & Robert Blomme- Cottonwood #63260. Vote-all in favor.

A phone call was made to Justin Veik to discuss HVAC plans. He did not answer but Sorensen will try to get in contact with him to be put on the agenda to discuss next week. Additional discussion on upcoming HVAC plans included still looking into the old Audubon State Bank location as a temporary Courthouse relocation, starting to get a desk count for the temporary location, and making sure we will have the proper server equipment for the computers. Recorder Bills said she can get a shared file together to have each office weigh in on what their needs will be in a temporary location. Motion- Hansen Second- Thompson to approve the claims for payment in the amount of \$355,540.06. Vote-all in favor. Motion- Hansen Second- Thompson to adjourn the meeting at 11:49 am. Vote-all in favor.



Audubon County Board of Supervisors



Audubon County Auditor Clerk