

**BOARD OF SUPERVISORS MEETING  
SEVENTH MEETING, 2022 SESSION (7)  
FEBRUARY 8, 2022**

The Buena Vista County Board of Supervisors met in special session on Tuesday, February 8, 2022 at 8:30 A.M. in the Boardroom with Chairman Merten presiding, and the following members present: Altena, Huseman, Ringgenberg, and Snyder and with Auditor Susan Lloyd as clerk for the meeting.

Unless otherwise indicated, all of the following **motions** offered at this meeting were carried with the following vote: Ayes: Altena, Huseman, Merten, Ringgenberg, and Snyder. Nays: none. Abstentions: none.

Motion by Huseman, second by Altena, to approve **today's agenda**, as presented. Carried.

Motion by Snyder, second by Huseman, to approve and authorize the Chair to sign the **utility permit** for Iowa Lakes Electric Cooperative, Estherville, IA, to bore under 60<sup>th</sup> Ave. for accommodation of one underground primary cable, between Sections 1 and 2 Nokomis Township. Carried.

**Secondary Road Report:** They have been working in the shop on equipment, building brackets to hold sanders on the plows, and some have been blading gravel roads; the Engineers Association is meeting with IDOT regarding the Infrastructure Investments and Jobs Act dollars and how the funds can be distributed. Also meeting with Feds regarding bridge grants for several counties, to find out why their applications were not approved. BV County didn't have a request in this time for grant funding on a bridge.

Env Health/Zoning Director Kim Johnson and Specialist Jason Butler were present to inform the Board of the Zoning Boards public hearing on a proposed amendment to the future land use map in the Comprehensive Plan. Butler stated that the Zoning Board had met, and recommends the amendment of a tract of land (known as the Hubbard Feed tract) located in Section 30-91-37, on the future land use map of the Comp Plan from Transitional Agriculture to Industrial. Motion by Snyder, second by Ringgenberg, to approve and authorize the Chair to sign **Resolution #2022-02-08-A**. Carried.

**Resolution #2022-02-08-A**

**Whereas** the Buena Vista County Zoning Commission held a public meeting on a proposed amendment to the future land use map in the Comprehensive Plan for the following property: The proposed amendment concerns the property located on A TRACT OF LAND LOCATED SOUTH OF THE CHICAGO CENTRAL AND PACIFIC RAILROAD ROW IN SECTIONS 30; TOWNSHIP 91 NORTH, RANGE 37 WEST OF THE 5TH P.M. BUENA VISTA COUNTY, IOWA. The property is situated on the east side of 70<sup>th</sup> Ave., and South of the railroad and Hwy 7, in Washington Township, from Transitional Agriculture to Industrial, and

**Whereas** the Zoning Commission recommends amendment of A TRACT OF LAND LOCATED SOUTH OF THE CHICAGO CENTRAL AND PACIFIC RAILROAD ROW IN SECTIONS 30; TOWNSHIP 91 NORTH, RANGE 37 WEST OF THE 5TH P.M. BUENA VISTA COUNTY, IOWA, on the future land use map of the Comprehensive Plan from Transitional Agriculture to Industrial, and

**Whereas** the Buena Vista County Board of Supervisors held a public meeting for public comments on the amendment of A TRACT OF LAND LOCATED SOUTH OF THE CHICAGO CENTRAL AND PACIFIC RAILROAD ROW IN SECTIONS 30; TOWNSHIP 91 NORTH, RANGE 37 WEST OF THE 5TH P.M. BUENA VISTA COUNTY, IOWA, on the future land use map of the Comprehensive Plan from Transitional Agriculture to Industrial.

**Therefore**, the Buena Vista County Board of Supervisors approves the amendment of A TRACT OF LAND LOCATED SOUTH OF THE CHICAGO CENTRAL AND PACIFIC RAILROAD ROW IN SECTIONS 30; TOWNSHIP 91 NORTH, RANGE 37 WEST OF THE 5TH P.M. BUENA VISTA COUNTY, IOWA, on the future land use map of the Comprehensive Plan from Transitional Agriculture to Industrial.

**PASSED AND APPROVED** this 8th day of February, 2022.

/s/ Paul Merten, Chair, Board of Supervisors...../s/ Susan K. Lloyd, County Auditor

Election Deputy Karla Ahrendsen, representing the Wellness Committee, presented an allocation request of \$20,000 for wellness activities in FY'23, keeping the amount reimbursed to employees for a physical at \$150, and allowing up to 3 hours paid time off for their physical. Ahrendsen stated there were 73 participants in FY'20, 78 participants in FY'21, and so far, 45 participants for FY'22. Ahrendsen stated that they would like to have more wellness programs, now that covid has slowed down. Motion by Ringgenberg, second by Huseman, to approve an allocation of \$20,000 for Wellness activities in FY'23, continuing the amount reimbursed to employees for a physical at \$150, and allowing up to 3 hours of paid time off for their physical. Carried.

Attorney Ryan Mohr presented the Board with an addendum for the purchase of the White Family Trust land, moving the date of closing to March, and requested that the Chair sign the addendum. Mohr stated that the closing will be done sooner than March, but in case there are delays, this will allow more time. Motion by Snyder, second by Altena, to approve and authorize the Chair to sign the addendum to move the date of closing to March, 2022, on the White Family Trust land purchase. Carried.

Motion by Huseman, second by Ringgenberg, to appoint Paul Sennert to the Veterans Affairs Commission for the 2022 year, replacing Marty DeMuth, with his term expiring 6/30/23. Carried.

Motion by Ringgenberg, second by Snyder, to approve the minutes of 2/1/22, as corrected, and the following reports: December Conservation Board Minutes, January Sheriff's Report of Fees Collected, January Sheriff's Report of Federal Inmate Billings, November NWIPDC Policy Council minutes, December NW IA YES Center minutes & financials, and Regional Transit Authority (Region III) Audit Report for 6/30/2021 and 2020. Carried.

Payroll Clerk Yvonne Sandhoff, spokesperson for the Insurance Committee, stated that the committee met, and are recommending increasing the Safety Fund, to buffer in case the insurance rates go up in future years, due to high claims, paying 100% of the single plan of insurance, and leaving the percentage that the County pays for the other three tiers of insurance at 70%. By increasing the Safety Fund, the insurance increase amounts to 7.4%. Others present for the discussion were Rob Danielson, Mark Van Hooser, Bret Wilkinson (virtual), Angie Wilkinson (virtual), Kory Elston (virtual), Kim Briley, and Karla Ahrendsen. Danielson stated that he appreciated being able to work with the Board, and having some say in what happens. Van Hooser stated that the employees are helping out, to increase the Safety Fund. Motion by Ringgenberg, second by Huseman, to accept the Insurance Committee's recommendation on the health insurance, increasing the Safety Fund, continue to pay 100% of a single plan, and to continue the county share of the other 3 tiers at 70%. Carried.

Payroll Clerk Yvonne Sandhoff presented the information on the rates for the dental and vision. The current vision plan did not change, still \$11.88 for the single Silver Plan. The Principal Dental rates won't be available until 45 days prior to the plan start date, however a 4% increase was used for budgeting.

Board Member Huseman then introduced the following proposed Resolution entitled "RESOLUTION DETERMINING THE NECESSITY AND SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED PLATINUM URBAN RENEWAL PLAN FOR A PROPOSED URBAN

RENEWAL AREA IN BUENA VISTA COUNTY, STATE OF IOWA", and moved that the same be adopted. Board Member Altena seconded the motion to adopt. The roll was called, and the vote was: Ayes: Altena, Huseman, Merten, Ringgenberg, Snyder. Nays: None. Whereupon, the Chairperson declared the Resolution duly adopted as follows:

**RESOLUTION NO. 2022-02-08-B**

**RESOLUTION DETERMINING THE NECESSITY AND SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED PLATINUM URBAN RENEWAL PLAN FOR A PROPOSED URBAN RENEWAL AREA IN BUENA VISTA COUNTY, STATE OF IOWA**

**WHEREAS**, it is hereby found and determined that one or more economic development areas, as defined in Chapter 403, Code of Iowa, exist within the County and the rehabilitation, conservation, redevelopment, development, or combination thereof, of the area is necessary in the interest of the public health, safety, or welfare of the residents of the County; and

**WHEREAS**, this Board has caused there to be prepared a proposed Platinum Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the Platinum Urban Renewal Area ("Area" or "Urban Renewal Area"), which proposed Plan is attached hereto as Exhibit 1 and which is incorporated herein by reference; and

**WHEREAS**, the purpose of the Plan is to form the Platinum Urban Renewal Area suitable for economic development and to include a list of proposed projects to be undertaken within the Urban Renewal Area, and a copy of the Plan has been placed on file for public inspection in the office of the County Auditor; and

**WHEREAS**, the property proposed to be included in the Urban Renewal Area is legally described in the Plan and this Board has reasonable cause to believe that the Area described in the Plan satisfies the eligibility criteria for designation as an urban renewal area under Iowa law and; and

**WHEREAS**, it is desirable that the area be redeveloped as part of the overall redevelopment covered by the Plan; and

**WHEREAS**, the proposed Urban Renewal Area is within two miles of the corporate boundaries the City of Alta, the City of Lakeside, and the City of Storm Lake, and the County will enter into a joint agreement with each of these cities to allow the County to operate within the proposed Area; and

**WHEREAS**, the proposed Urban Renewal Area includes land classified as agricultural land and written permission of the current owners of such land will be obtained; and

**WHEREAS**, the Iowa statutes require the Board of Supervisors to submit the proposed Urban Renewal Plan to the Planning and Zoning Commission for review and recommendation as to its conformity with the general plan for development of the County as a whole prior to Board approval of such Plan, and further provides that the Planning and Zoning Commission shall submit its written recommendations thereon to this Board within thirty (30) days of its receipt of such proposed Urban Renewal Plan; and

**WHEREAS**, the Iowa statutes require the Board of Supervisors to notify all affected taxing entities of the consideration being given to the proposed Urban Renewal Plan and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the County shall submit written responses as provided in Section 403.5, Code of Iowa, as amended; and

**WHEREAS**, the Iowa statutes further require the Board of Supervisors to hold a public hearing on the proposed Urban Renewal Plan subsequent to notice thereof by publication in a newspaper having general circulation within the County, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the Plan, and shall outline the general scope of the urban renewal project under consideration, with a copy of the notice also being mailed to each affected taxing entity.

**NOW THEREFORE, BE IT RESOLVED, BY THE BOARD OF SUPERVISORS OF BUENA VISTA COUNTY, STATE OF IOWA:**

That the consultation on the proposed Urban Renewal Plan required by Section 403.5(2), Code of Iowa, as amended, shall be held on February 15, 2022, in the Public Meeting Room, County Courthouse, 215 East 5th Street, Storm Lake, Iowa, at 1:00 P.M., and the Chairperson, or his delegate, is hereby appointed to serve as the designated representative of the County for purposes of conducting the consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2), Code of Iowa.

That the County Auditor is authorized and directed to cause a notice of such consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, along with a copy of this Resolution and the proposed Urban Renewal Plan, the notice to be in substantially the following form:

**NOTICE OF A CONSULTATION TO BE HELD BETWEEN BUENA VISTA COUNTY, STATE OF IOWA AND ALL AFFECTED TAXING ENTITIES CONCERNING THE PROPOSED PLATINUM URBAN RENEWAL PLAN FOR BUENA VISTA COUNTY, STATE OF IOWA**

Buena Vista County, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, as amended, commencing at 1:00 P.M. on February 15, 2022, in the Public Meeting Room, County Courthouse, 215 East 5th Street, Storm Lake, Iowa concerning a proposed Platinum Urban Renewal Plan for a proposed Platinum Urban Renewal Area, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the proposed Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the proposed Urban Renewal Area, and the duration of any bond issuance included in the Plan.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven (7) days following the date of the consultation. The Chairperson, or his delegate, as the designated representative of Buena Vista County, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven (7) days prior to the public hearing on the proposed Platinum Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the Board of Supervisors of Buena Vista County, State of Iowa, as provided by Section 403.5, Code of Iowa, as amended.

Dated this 8th day of February, 2022.

/s/ Susan K. Lloyd  
County Auditor, Buena Vista County, State of Iowa

(End of Notice)

That a public hearing shall be held on the proposed Urban Renewal Plan before the Board of Supervisors at its meeting which commences at 8:30 A.M. on March 8, 2022, in the Board Room, County Courthouse, 215 East 5th Street, Storm Lake, Iowa.

That the County Auditor is authorized and directed to publish notice of this public hearing in the Buena Vista County Journal, the Storm Lake Pilot Tribune, and the Storm Lake Times, once on a date not less than four (4) nor more than twenty (20) days before the date of the public hearing, and to mail a copy of the notice by ordinary mail to each affected taxing entity, such notice in each case to be in substantially the following form: (One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF A  
PROPOSED PLATINUM URBAN RENEWAL PLAN FOR A PROPOSED  
URBAN RENEWAL AREA IN BUENA VISTA COUNTY, STATE OF IOWA

The Board of Supervisors of Buena Vista County, State of Iowa, will hold a public hearing before itself at its meeting which commences at 8:30 A.M. on March 8, 2022 in the Board Room, County Courthouse, 215 East 5th Street, Storm Lake, Iowa, to consider adoption of a proposed Platinum Urban Renewal Plan (the "Plan") concerning a proposed Platinum Urban Renewal Area (the "Area") in Buena Vista County, State of Iowa.

The Platinum Urban Renewal Area is proposed to contain the land legally described as follows:

A TRACT OF LAND LOCATED SOUTH OF THE CHICAGO CENTRAL AND PACIFIC RAILROAD ROW IN SECTIONS 30 AND 31; TOWNSHIP 91 NORTH, RANGE 37 WEST OF THE 5TH P.M. BUENA VISTA COUNTY, IOWA.

AND

County Road 70th Ave including ROW laying South of Hwy 7 hard surface to its intersection with County Road 610th Street (also known as C-63)

County Road 80th Ave including ROW laying South of Hwy 7 hard surface to its intersection with 600th Street.

County Road 600th Street including ROW lay East of 70th Ave to its intersection with 80th Ave.

A stretch of ROW on both the north and south side of Hwy 7 laying 800 feet West of its intersection with 70th Ave

A stretch of ROW on both the north and south side of Hwy 7 laying 800 feet East of its intersection with 80th Ave

County Road 20th Ave including ROW (also known as M-27) laying South of Hwy 3 hard surface to the South County line.

County Road 50th Ave including ROW (also known as M-31) laying South of Hwy 3 hard surface to its intersection with County Road 630th Street.

County Road 80th Ave including ROW (also known as M-36) laying South of Hwy 3 hard surface to its intersection with Hwy 7 hard surface.

County Road 120th Ave including ROW (also known as Radio Road) laying South of 590th Street (also known as C-49) to its intersection with Expansion Blvd.

County Road 70th Ave (also known as Villa Road) laying South of 580th Street (also known as C-49) to its intersection with Hwy 7.

County Road 580th Street including ROW (also known as C-49) laying East of County Road 50th Ave hard surface (also known as M-31) to its intersection with 50th Ave (also known as M-36).

County Road 590th Street including ROW (also known as C-49) laying East of County Road 20th Ave hard surface (also known as M-27) to its intersection with 50th Ave (also known as M-31) and 590th Street continuing East to its intersection with 70th Ave.

County Road 590th Street including ROW (also known as C-49) laying East of County Road 80th Ave hard surface (also known as M-36) to its intersection with Hwy 71 hard surface.

County Road 610th Street (also known as C- 63) commencing at the West County line to its intersection with 70th Ave.

County Road 630th Street (also known as C- 65) commencing at the West County line to its intersection with Hwy 71.

A copy of the Plan is on file for public inspection in the office of the County Auditor, Courthouse, Storm Lake, Iowa.

Buena Vista County, State of Iowa is the local public agency which, if such Plan is approved, shall undertake the urban renewal activities described in such Plan.

The general scope of the urban renewal activities under consideration in the Plan is to promote the growth and retention of qualified industries and businesses in the Urban Renewal Area through various public purpose and special financing activities outlined in the Plan. To accomplish the objectives of the Plan, and to encourage the further economic development of the Urban Renewal Area, the Plan provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A, Code of Iowa. The County also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The Plan provides that the County may issue bonds or use available funds for purposes allowed by the Plan and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the County. The Plan initially proposes specific public infrastructure or site improvements to be undertaken by the County, and provides that the Plan may be amended from time to time.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the Board of Supervisors of Buena Vista County, State of Iowa, as provided by Section 403.5, Code of Iowa.

Dated this 8th day of February, 2022.

/s/ Susan K. Lloyd  
County Auditor, Buena Vista County, State of Iowa

(End of Notice)

That the proposed Urban Renewal Plan, attached hereto as Exhibit 1, for the proposed Urban Renewal Area described therein is hereby officially declared to be the proposed Urban Renewal Plan referred to in the notices for purposes of such consultation and hearing and that a copy of the Plan shall be placed on file in the office of the County Auditor.

That the proposed Urban Renewal Plan be submitted to the Planning and Zoning Commission for review and recommendation as to its conformity with the general plan for the development of the County as a whole, with such recommendation to be submitted in writing to this Board within thirty (30) days of the date hereof.

PASSED AND APPROVED this 8<sup>th</sup> day of February, 2022.

/s/ Paul Merten, Chairperson, Board of Supervisors.....Attest: Susan K. Lloyd, County Auditor

Motion by Huseman, second by Altena, to set the **Public Hearing** for the FY'23 Proposed Property Tax Levy for Tuesday, March 1, 2022, at 9:00 a.m., and publish the notice in the official newspapers. Carried.

**Supervisor Meeting Reports:** Ringgenberg and Snyder will be attending the Statewide Supervisors Meeting in Des Moines on Thursday; Huseman will attend the Storm Lake United Meeting for Ringgenberg, on Thursday.

EMA Director Aimee Barritt informed the Board that the **Hazard Mitigation Plan** was last approved July, 2018, and so an update needs to be done and approved by mid-July, 2023. Barritt started the process in 2020 and finally got a notice that \$30,000 would be funded. The max Federal reimbursement is 75% (\$22,500), the rest is BV County's share. Barritt stated that the bulk of the work will be done in 2023, so suggested that the Board budget for the expense, along with revenue coming in for the Federal reimbursement. Barritt will be sending out an RFP for the project, but stated that the cost could come in more than \$30,000, and in that case, the county would pay the difference in cost. Barritt stated that having the Hazard Mitigation Plan is very important to the cities, stating that millions of dollars have come in to BV County because we have had a Hazard Mitigation Plan.

There being no further business, motion by Huseman, second by Snyder, to adjourn the meeting at 10:00 a.m. until Tuesday, February 15 at 8:30 a.m. for a regular meeting.