

**BOARD OF SUPERVISORS MEETING
SEVENTH MEETING, 2025 SESSION (7)
FEBRUARY 11, 2025**

The Buena Vista County Board of Supervisors met in regular session on Tuesday, February 11, 2025, at 8:30 A.M. in the Boardroom with Chairman Merten presiding, and the following other members present: Croker, Hartman (virtual), Snyder, and with Auditor Susan Lloyd as clerk for the meeting. Absent: Ringgenberg.

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

Motion by Croker, second by Snyder, to approve **today's agenda**. Carried.

Motion by Snyder, second by Croker, to approve and authorize the Chair to sign the **utility permit** for Iowa Lakes Regional Water, Spencer, IA, to bore under 110th Ave, between Sections 10 and 11 Scott Township, to install a 2" water line to service 4966 110th Ave. Carried.

Motion by Croker, second by Hartman, to approve and authorize the Chair to sign the **utility permit** for MidAmerican Energy, to bury fiber optics to connect substations, one is west of Storm Lake along 90th Ave. and the second one is along 100th Ave. beginning at the Sac County line. Carried.

Engineer Bret Wilkinson informed the Board that he offered the Administrative Assistant position to Alyssa Carlson, pending Board approval, starting February 27 at \$25/hour. Motion by Snyder, second by Croker, to approve the hiring of Alyssa Carlson as the **Administrative Assistant** for the County Engineer, beginning February 27, at \$25/hour. Carried.

Secondary Road Report: They have been plowing snow, but not putting down material due to the temperatures and wind; they are still hauling gravel and cutting brush; this week, they will work on the equipment; Engineer Wilkinson has talked with the railroad regarding the 70th Ave. crossing, and what they will allow with lights and arms; Engineer Wilkinson is working on more paperwork on Title VI from the audit; the contractor should be finishing the last of the bridge abutments this week.

Hear the Public: Kevin Cone asked if the lights and arms were always part of the plan on 70th Ave. Engineer Wilkinson stated that he has been talking with the railroad since the beginning about the lights and arms. Cone commented that sometimes the trains are blocking the intersection for two hours, and they are going too fast when they leave Storm Lake. Wilkinson stated that he will ask about the speed of the trains. Beverly McGriff was online and stated that the surveyors for Summit Pipeline will be out and asked the Board whether they have submitted anything to the Iowa Utility Commission on the pipeline regarding drainage. Merten stated that he will check. McGriff asked about regulations crossing roads and railroads. Merten stated that they must have a permit to cross county roads and drainage districts. McGriff stated that there needs to be an alert system to notify people within two miles. McGriff stated that she and the other landowners want the Board of Supervisors to protect their property rights and their lives.

Minutes of the second Compensation Board meeting was presented to the Board of Supervisors, with the same recommendation as the first meeting. County Attorney Paul Allen informed the Board that the Recorder's representative John Murray had given a letter to the Compensation that contained two legal errors. Allen stated that Iowa Code Section 331.321 was referenced, and it should have been 331.907. Then, Murray stated that the salary recommendations were not to be higher than the consumer price index, which was part of a failed law. Motion by Snyder, second by Croker, to acknowledge receipt of the

Compensation Board minutes with recommendations from the January 8th meeting, taking into account County Attorney Paul Allen's comments. Carried.

Tony Pertzborn and Barb Wetherell, Stille, Pierce and Pertzborn Agency, presented the renewal document for the health insurance from Wellmark, which was an 8.37% increase. Motion by Croker, second by Snyder, to authorize the Chair to sign the renewal document for the **Wellmark premiums**, and any future documents coming related to this. Carried. Payroll Clerk and member of the Insurance Committee Yvonne Sandhoff informed the Board that the Insurance Committee had met twice, with Stille Pierce and Pertzborn and Auxiant, and recommended that everything remain the same, keeping the 70% contribution that the County pays for the family plans, the county paying the full single rate, and keeping the deduction the same. Sandhoff stated that the Committee really appreciates what the County pays on the health insurance. Sandhoff also stated that the Insurance Committee will be meeting in July/August to discuss possible options for the future.

Motion by Croker, second by Hartman, to approve and authorize the Chair to sign the **engagement letter** for Ahlers & Cooney, regarding Amendment #1 to the Platinum Urban Renewal Plan. Carried.

Board Member Merten then introduced the following proposed Resolution entitled "RESOLUTION SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED AMENDMENT NO. 1 TO THE PLATINUM URBAN RENEWAL PLAN IN BUENA VISTA COUNTY, STATE OF IOWA", and moved that the same be adopted. Board Member Hartman seconded the motion to adopt. The roll was called, and the vote was: Ayes: Croker, Hartman, Merten, Snyder. Nays: None. Whereupon, the Chairperson declared the Resolution duly adopted as follows:

RESOLUTION NO. 2022-02-11-A

RESOLUTION SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED AMENDMENT NO. 1 TO THE PLATINUM URBAN RENEWAL PLAN IN BUENA VISTA COUNTY, STATE OF IOWA

WHEREAS, by Resolution No. 2022-03-15-A, adopted March 15, 2022, this Board found and determined that certain areas located within the County are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Platinum Urban Renewal Plan (the "Plan" or "Urban Renewal Plan") for the Platinum Urban Renewal Area (the "Area" or "Urban Renewal Area") described therein, which Plan is on file in the office of the Recorder of Buena Vista County; and

WHEREAS, this Urban Renewal Area currently includes and consists of:

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.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.

WHEREAS, County staff has caused there to be prepared a form of Amendment No. 1 to the Plan ("Amendment No. 1" or "Amendment"), a copy of which has been placed on file for public inspection in the office of the County Auditor and which is incorporated herein by reference, the purpose of which is to add to and/or update the list of proposed projects to be undertaken within the Urban Renewal Area; and

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

WHEREAS, this proposed Amendment No. 1 adds no new land to the Urban Renewal Area; and

WHEREAS, the Iowa statutes require the Board of Supervisors to notify all affected taxing entities of the consideration being given to the proposed Amendment No. 1 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 Amendment No. 1 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 Amendment 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:

Section 1: That the consultation on the proposed Amendment No. 1 required by Section 403.5(2), Code of Iowa, as amended, shall be held on February 19, 2025, in the Board Room, County Courthouse, 215 East 5th Street, Storm Lake, Iowa, at 9:00 A.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.

Section 2: 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 Amendment No. 1, 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 AMENDMENT NO. 1 TO THE 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 9:00 A.M. on February 19, 2025, in the Board Room, County Courthouse, 215 East 5th Street, Storm Lake, Iowa concerning a proposed Amendment No. 1 to the Platinum Urban Renewal Plan for the 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 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 Urban Renewal Area, and the duration of any bond issuance included in the Amendment.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven 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 days prior to the public hearing on the proposed Amendment No. 1 to the 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 11th day of February, 2025.

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

(End of Notice)

Section 3: Board of Supervisors at its meeting which commences at 8:30 A.M. on March 18, 2025, in the Board Room, County Courthouse, 215 East 5th Street, Storm Lake, Iowa.

Section 4: That the County Auditor is authorized and directed to publish notice of this public hearing in the Buena Vista County Journal and the Storm Lake Times Pilot, 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 AMENDMENT NO. 1 TO THE PLATINUM URBAN
RENEWAL PLAN FOR AN 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 18, 2025 in the Board Room, County Courthouse, 215 East 5th Street, Storm Lake, Iowa, to consider adoption of a proposed Amendment No. 1 to the Platinum Urban Renewal Plan (the "Amendment") concerning an Urban Renewal Area in Buena Vista County, State of Iowa.

The Urban Renewal Area contains 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.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.

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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 Amendment 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 Amendment is approved, shall undertake the urban renewal activities described in such Amendment.

The general scope of the urban renewal activities under consideration in the Amendment 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 Amendment. To accomplish the objectives of the Amendment, and to encourage the further economic development of the Urban Renewal Area, the Amendment 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 County also may acquire and make land available for development or redevelopment by private enterprise as authorized by law. The Amendment 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 Amendment initially proposes specific public infrastructure or site improvements to be undertaken by the County, and provides that the Amendment may be amended from time to time.

The proposed Amendment No. 1 would add to and/or update the list of proposed projects to be undertaken within the Urban Renewal Area. The proposed Amendment adds no new land to the Urban Renewal Area.

Other provisions of the Plan not affected by the Amendment would remain in full force and effect.

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 11th day of February, 2025.

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

(End of Notice)

Section 5: That the proposed Amendment No. 1, attached hereto as Exhibit 1, for the Urban Renewal Area described therein is hereby officially declared to be the proposed Amendment No. 1 referred to in the notices for purposes of such consultation and hearing and that a copy of the Amendment shall be placed on file in the office of the County Auditor.

PASSED AND APPROVED this 11th day of February, 2025.

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

Motion by Croker, second by Snyder, to approve the minutes of 1/28/2025, as presented, today's claim approval list, and accepting the following reports: December NW IA YES Center minutes, November Central IA Juvenile Detention Center minutes, and January Sheriff's Report of Fees Collected. Carried.

Motion by Snyder, second by Croker, to concur with the Auditor's reappointment of Kristina Konradi as Real Estate Deputy, and to approve her salary at 80% of the Auditor's base salary. Carried.

Motion by Croker, second by Hartman, to concur with the Auditor's reappointment of Sharon Henkel as 1st Deputy Auditor, and to approve her salary at 85% of the Auditor's base salary. Carried.

Motion by Hartman, second by Croker, to concur with the Auditor's reappointment of Karla Ahrendsen as Election Deputy, and to approve her salary to 85% of the Auditor's base salary. Carried.

There being no further business, motion by Snyder, second by Croker, to adjourn the meeting at 10:12 a.m. until Tuesday, February 18 at 8:30 a.m. for a special session.