

September 15, 2025

The Poweshiek County Board of Supervisors met in regular session at 8:30 a.m. Members present: Jacki Bolen, Jason Roudabush, and Jeff Tindle.

Moved by Roudabush, 2nd by Bolen to approve agenda. 3 ayes. Motion carried.

Moved by Bolen, 2nd by Roudabush to approve the September 11, 2025, board minutes. 3 ayes. Motion carried.

Joe Meyer, Jail Administrator, met with the board to discuss the appointment of a new dispatcher/jailer and to present a contract with Reliance to renew for another year for the phone/texting services to inmates.

Meyer stated that Aislyn Hutchcraft accepted the position of dispatcher/jailer, and her start date is September 22. Meyer presented the certificate of appointment for approval. Moved by Roudabush, 2nd by Bolen to approve certificate of appointment for Aislyn Hutchcraft, dispatcher/jailer, effective September 22, 2025; rate of pay \$23.57 per hour. 3 ayes. Motion carried.

Meyer stated they are in a contract with Reliance and wish to renew that contract. Reliance provides a service for inmates to place phone calls and send text messages. Each service has a fee associated with it, which is billed to the inmates' prepaid phone cards. The county receives 35% of the total fees collected by Reliance for phone services. Moved by Bolen, 2nd by Roudabush to approve the renewal contract with Reliance for phone and text messaging services at the jail and authorize Chairman Tindle to sign. 3 ayes. Motion carried.

Bob Wilhelm, Maintenance Director, joined the meeting. Wilhelm stated concerns about two trees on the courthouse lawn. Board of Supervisors reached out to Tylor Nelson, Conservation Director, to examine the trees. Nelson stated the maple on the NW corner is very old, and most of the roots are blocked by concrete, so it may be stunted. Nelson saw a small hole at the base of the tree, suggesting some rotting, and a broken branch was rotten at the center. He has a concern with one large branch hanging over the road and the parking. Nelson stated that with the removal of one or two branches, there would not be much healthy tree left. Regarding the tree on the east side of the courthouse, Nelson noted it is held together by a chain and binder. The main branches are girdled 2/3 of the way through and not held together much. This tree is no longer "natural," and it has been influenced by the chain. Nelson feels this tree should be removed because it is dangerous and a high risk. There are plenty of cracks and rot in the main trunk, and when branches go, the tree could split all the way to the ground. Wilhelm stated he spoke with K & J Tree Services, and they were also of the opinion to remove the trees. Due to the danger and liability, the trees will be removed.

Lyle Brehm, Engineer, joined the meeting. Brehm provided the board with an update on the 16th Avenue project in Grinnell. The project has been on hold due to matters with Union Pacific Railroad. Brehm stated Senator Annette Sweeney was assisting in maintaining contact with the railroad. Brehm stated that since the Senator's assistance it appears matters with the Union Pacific Railroad may be moving along now.

Moved by Roudabush, 2nd by Bolen to approve Resolution #2026-14 to declare necessity and establish an expanded urban renewal area, pursuant to Iowa Code 403.4, and approve an urban renewal plan amendment for the Poweshiek County Road Improvement Urban Renewal Area and authorize Chairman Tindle to sign. 3 ayes. Motion carried.

RESOLUTION NO. 2026-14

Resolution to Declare Necessity and Establish an Expanded Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve an Urban Renewal Plan Amendment for the Poweshiek County Road Improvement Urban Renewal Area

WHEREAS, as a preliminary step to exercising the authority conferred upon Iowa counties by Chapter 403 of the Code of Iowa (the "Urban Renewal Law"), a county must adopt a resolution finding that one or more slums, blighted or economic development areas exist in the county and that the development of such area or areas is necessary in the interest of the public health, safety or welfare of the residents of the county; and

WHEREAS, the Board of Supervisors (the "Board") of Poweshiek County, Iowa (the "County") by resolution previously established the Poweshiek County Road Improvement Urban Renewal Area (the "Urban

Renewal Area”) and adopted an urban renewal plan (the “Plan”) for the governance of projects and initiatives to be undertaken therein; and

WHEREAS, a proposal has been made which shows the desirability of expanding the Urban Renewal Area to add and include all the property (the “Property”) described on Exhibit A hereto; and

WHEREAS, the proposal demonstrates that sufficient need exists to warrant finding the Property to be an economic development area; and

WHEREAS, an amendment (the “Amendment”) to the Plan has been prepared which (1) covers the addition of the Property to the Urban Renewal Area; and (2) authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of using tax increment financing to pay the costs of constructing certain county road and drainage improvements; and

WHEREAS, portions of the Property lie within and within two miles of the incorporated limits of the Cities of Grinnell, Montezuma, Brooklyn, and Malcom, Iowa (collectively known as the “Cities”), and certain agreements (the “Joint Agreements”) have been executed by the Cities to satisfy the consent requirements of Section 403.17 of the Code of Iowa; and

WHEREAS, notice of a public hearing by the Board on the question of establishing the Property as an urban renewal area and on the proposed Amendment for the Urban Renewal Area was heretofore given in strict compliance with the provisions of Chapter 403 of the Code of Iowa, and the Board has conducted said hearing on August 28, 2025; and

WHEREAS, the Planning and Zoning Commission of the County has reviewed the proposed Amendment; and

WHEREAS, copies of the Amendment, notice of public hearing and notice of a consultation meeting with respect to the Amendment were mailed to the Grinnell-Newburg Community School District, the Montezuma Community School District, the Brooklyn-Guernsey-Malcom Community School District, the English Valleys Community School District, and the Tri-County Community School District, and the consultation meeting was held on August 14, 2025; and responses to any comments or recommendations received following the consultation meeting were made as required by law;

NOW, THEREFORE, It Is Resolved by the Board of Supervisors of Poweshiek County, Iowa, as follows:

Section 1. An economic development area as defined in Chapter 403 of the Code of Iowa is found to exist on the Property.

Section 2. The Property is hereby declared to be an urban renewal area, in conformance with the requirements of Chapter 403 of the Code of Iowa, and is hereby designated the September, 2025 Addition to the Urban Renewal Area.

Section 3. The development of the Property is necessary in the interest of the public health, safety or welfare of the residents of the County.

Section 4. It is hereby determined by this Board of Supervisors as follows:

A. The Amendment and the projects and initiatives described therein conform to the general plan of the County as a whole;

B. Proposed economic development projects described in the Amendment are necessary and appropriate to facilitate the proper growth and development of the County in accordance with sound planning standards and local community objectives.

C. It is not anticipated that any families will be displaced in connection with the County’s undertakings under the Plan, but should the need arise, the County will develop a feasible method of relocating such displaced persons into decent, safe and sanitary dwelling accommodations within their means and without undue hardship.

Section 5. The Amendment is made a part hereof and is hereby in all respects approved in the form presented to this Board.

Section 6. The Chairperson and the County Auditor are hereby authorized and directed to execute the Joint Agreements on behalf of the County, and all action heretofore taken by the Chairperson and the County Auditor to execute said Joint Agreement is all hereby ratified and affirmed.

Section 7. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved September 15, 2025.

Jeff Tindle, Chairperson

Attest: Melissa Eilander, County Auditor

POWESHIEK COUNTY, IOWA

URBAN RENEWAL PLAN AMENDMENT
POWESHIEK COUNTY ROAD IMPROVEMENT URBAN RENEWAL AREA

September, 2025

The Urban Renewal Plan (the "Plan") for the Poweshiek County Road Improvement Urban Renewal Area (the "Urban Renewal Area") of Poweshiek County, Iowa (the "County") is being amended for the purposes of (1) adding property to the Urban Renewal Area; and (2) identifying new urban renewal projects to be undertaken therein.

1) Addition of Property. The real property (the "Property") described on Exhibit A hereto is, by virtue of this Amendment, being added as the September, 2025 Addition to the Urban Renewal Area. With the adoption of this Amendment, the County will designate the Property as an economic development area. The Property will become subject to the provisions of the Plan for the Urban Renewal Area.

2) Identification of Projects. By virtue of this Amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following project description:

Name of Project: Poweshiek County Road and Drainage Improvement Projects (the "Road and Drainage Projects")

Date of Board Approval of Project: September 15, 2025

Description of Project: The Road and Drainage Projects will consist of the construction of county road improvements as more particularly described on Exhibit B hereto in the Urban Renewal Area.

The completed Road and Drainage Projects will cause increased and improved ability of the County to provide adequate transportation infrastructure for the growth and retention of commercial, industrial and agri-business enterprises in the Urban Renewal Area.

Description of Properties to be Acquired in Connection with the Project: The County will acquire such easement territory and right-of-way as are necessary to successfully undertake the Road and Drainage Projects.

Description of Use of TIF: It is anticipated that the County will pay for the Road and Drainage Projects with either borrowed funds and/or the proceeds of internal advances of County funds on-hand. In any case, the County's obligations may be repaid with incremental property tax revenues. It is anticipated that the County's use of incremental property tax revenues for the Road and Drainage Projects will not exceed \$7,500,000 plus any interest as may accrue on any credit facilities entered into by the County to finance the Road and Drainage Projects.

3) Required Financial Information. The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the County:	<u>\$153,496,670</u>
Outstanding general obligation debt of the County:	<u>\$</u>
Proposed debt to be incurred in connection with this September, 2025 Amendment:	<u>\$ 7,500,000</u>

Moved by Bolen, 2nd by Roudabush to approve Resolution #2026-15 to fix a date for public hearing on proposal to enter into a General Obligation Urban Renewal Loan Agreement and to borrow money thereunder and authorize Chairman Tindle to sign. 3 ayes. Motion carried.

RESOLUTION NO. 2026-15

Resolution to fix a date for public hearing on proposal to enter into a General Obligation Urban Renewal Loan Agreement and to borrow money thereunder

WHEREAS, the Board of Supervisors (the "Board") of Poweshiek County, Iowa (the "County"), proposes to enter into a General Obligation Urban Renewal Loan Agreement (the "Loan Agreement") and to issue general obligation bonds in a principal amount not to exceed \$7,000,000 pursuant to the provisions of Subsection 331.441(2)(b)(14), Section 331.402, Section 331.442, and Chapter 403 of the Code of Iowa, for the purpose of paying the cost, to that extent, of undertaking the Poweshiek County Road and Drainage Improvement Projects, an urban renewal project of the County authorized by action of the Board of Supervisors on September 15, 2025 (the "Project"), and in lieu of calling an election thereon, the County desires to institute proceedings to enter into the Loan Agreement by causing a notice of such proposal to be published, including notice of the right to petition for an election, under the provisions of Section 331.442(5) of the Code of Iowa; and it is now necessary to fix a date of meeting of the Board of Supervisors at which it is proposed to take action to enter into the Loan Agreement and to give notice thereof as required by such law;

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

Section 1. This Board will meet on October 9, 2025, at the Boardroom, Poweshiek County Courthouse, Montezuma, Iowa, at 9:00 o'clock a.m., at which time and place a hearing will be held and proceedings will be instituted and action taken to enter into the Loan Agreement.

Section 2. The County Auditor is hereby directed to give notice of the proposed action on the Loan Agreement and setting forth the amount and purpose thereof, the time when and place where the said meeting will be held by publication at least once and not less than 10 and not more than 20 days before the date selected for the meeting, in a legal newspaper which has a general circulation in the County. The notice shall be in substantially the following form:

NOTICE OF PROPOSED ACTION TO INSTITUTE PROCEEDINGS TO ENTER INTO A
LOAN AGREEMENT AND TO BORROW MONEY THEREUNDER IN A PRINCIPAL
AMOUNT NOT TO EXCEED \$7,000,000

(GENERAL OBLIGATION)

The Board of Supervisors of Poweshiek County, Iowa, will meet on October 9, 2025, at the Boardroom, Poweshiek County Courthouse, Montezuma, Iowa, at 9:00 o'clock a.m., for the purpose of instituting proceedings and taking action on a proposal to enter into a loan agreement (the "Loan Agreement") and to borrow money thereunder in a principal amount not to exceed \$7,000,000 for the purpose of paying the costs, to that extent, of undertaking the Poweshiek County Road and Drainage Improvement Projects, an urban renewal project of the County authorized by action of the Board of Supervisors on September 15, 2025.

The Loan Agreement is proposed to be entered into, and bonds will be issued thereunder, pursuant to authority contained in Section 331.402 and Section 331.441(2)(b)(14) of the Code of Iowa. The Loan Agreement and the bonds will constitute a general obligation of the County.

At that time and place, oral or written objections may be filed or made to the proposal to enter into the Loan Agreement. After receiving objections, the County may determine to enter into the Loan Agreement, in which case, the decision will be final unless appealed to the District Court within fifteen (15) days thereafter.

It is estimated the annual increase in property taxes on a residential property with an actual valuation of one hundred thousand dollars resulting from the County entering into the Loan Agreement will be \$27.87, however the Board of Supervisors may determine for any fiscal year while the Loan Agreement is outstanding to budget other available revenues to the payment of some or all of the debt service coming due thereunder.

At any time before the date fixed for taking action to enter into the Loan Agreement, a petition may be filed with the County Auditor asking that the question of entering into the Loan Agreement be submitted to the registered voters of the County, pursuant to the provisions of Section 331.441(2)(b)(14) of the Code of Iowa.

By order of the Board of Supervisors of Poweshiek County, Iowa.

Missy Eilander
County Auditor

Section 3. Pursuant to Section 1.150-2 of the Income Tax Regulations (the "Regulations") of the Internal Revenue Service, the County declares (a) that it intends to undertake the Project which is reasonably estimated to cost approximately \$7,000,000, (b) that other than (i) expenditures to be paid or reimbursed from sources other than the issuance of bonds, notes or other obligations (the "Bonds"), or (ii) expenditures made not earlier than 60 days prior to the date of this Resolution or a previous intent resolution of the County, or (iii) expenditures amounting to the lesser of \$100,000 or 5% of the proceeds of the Bonds, or (iv) expenditures constituting preliminary expenditures as defined in Section 1.150-2(f)(2) of the Regulations, no expenditures for the Project has heretofore been made by the County and no expenditures will be made by the County until after the date of this Resolution or a prior intent resolution of the County, and (c) that the County reasonably expects to reimburse the expenditures made for costs of the County out of the proceeds of the Bonds. This declaration is a declaration of official intent adopted pursuant to Section 1.150-2 of the Regulations.

Section 4. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. This resolution shall be in full force and effect immediately after its adoption and approval, as provided by law

Passed and approved September 15, 2025.

Jeff Tindle, Chairperson, Board of Supervisors

Attest: Melissa Eilander, County Auditor

After adjournment of the meeting, all three supervisors, along with Auditor Eilander, will meet with Conservation Director, Tylor Nelson, for a tour of conservation areas Diamond Lake, Deep River, Fox Forest, and the wetland area.

Moved by Bolen, 2nd by Roudabush at 10:14 a.m. to adjourn.

Melissa Eilander, Poweshiek County Auditor

Jeff Tindle, Chairman