

BOARD OF SUPERVISORS PROCEEDINGS

The Grundy County Board of Supervisors met in regular session on April 25, 2016, at 9:00 A.M. Vice Chairperson Bakker called the meeting to order with the following members present: Ross, Riekema, and Schildroth. Absent: Smith.

Motion was made by Riekema and seconded by Ross to approve the minutes of the previous meeting. Carried unanimously.

This being the time and place fixed for a public hearing on the matter of the adoption of the proposed Grundy County Annex Urban Renewal Plan, the Vice Chairperson first asked for the report of the County Auditor with respect to the consultation held with the affected taxing entities to discuss the proposed Plan. The Board was informed that the consultation was duly held as ordered by the Board, and that no written recommendations were received from affected taxing entities. The report of the County Auditor with respect to the consultation was placed on file for consideration by the Board.

The County also was informed that the proposed Plan had been approved by the Planning and Zoning Commission as being in conformity with the general plan for development of the County as a whole, as set forth in the minutes or report of the Commission. The report or minutes were placed on file for consideration by the Board.

The Vice Chairperson then asked the County Auditor whether any written objections had been filed with respect to the proposed Plan, and the County Auditor reported that no written objections thereto had been filed. The Vice Chairperson then called for any oral objections to the adoption of the Grundy County Annex Urban Renewal Plan and none were made. The public hearing was then closed.

Board Member Ross then introduced the following Resolution entitled "RESOLUTION DETERMINING AN AREA OF THE COUNTY TO BE A BLIGHTED AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE COUNTY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING THE GRUNDY COUNTY ANNEX URBAN RENEWAL PLAN" and moved that the same be adopted. Board Member Riekema seconded the motion to adopt. The roll was called and the vote was: AYES: Ross, Riekema, Schildroth, and Bakker. NAYS: None.

Whereupon, the Vice Chairperson declared the resolution duly adopted as follows: RESOLUTION NO. 50-2015/2016 RESOLUTION DETERMINING AN AREA OF THE COUNTY TO BE A BLIGHTED AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE COUNTY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING THE GRUNDY COUNTY ANNEX URBAN RENEWAL PLAN

WHEREAS, it is hereby found and determined that one or more blighted 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 reasonable cause to believe that the area described below satisfies the eligibility criteria for designation as an urban renewal area under Iowa law and has caused there to be prepared a proposed Grundy County Annex Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the Grundy County Annex Urban Renewal Area ("Area" or "Urban Renewal Area"), which proposed Plan is attached to the resolution on file in the office of the County Auditor as Exhibit 1; and WHEREAS, a proposed Grundy County Annex Urban Renewal Plan for the Grundy County Annex Urban Renewal Area described below has been prepared, which proposed Plan has been on file in the office of the County Auditor and which is incorporated herein by reference; and WHEREAS, this proposed Grundy County Annex Urban Renewal Area includes and consists of: Lots Two (2) and Three (3) and the East Four (4) feet of the North Ninety (90) feet of Lot Four (4), Block Eleven (11), Original Plat of Grundy Center, Grundy County, Iowa. WHEREAS, this Area is within the City of Grundy Center and the City has entered into a Joint Agreement with the County (attached as Exhibit "C" to the Plan) to allow the County to operate within the Area; and WHEREAS, it is desirable that the Urban Renewal Area be redeveloped as described in the proposed Grundy County Annex Urban Renewal Plan to be known hereafter as the "Grundy County Annex Urban Renewal Plan"; and WHEREAS, the Iowa statutes require the Board of Supervisors to submit the proposed Grundy County Annex 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 of Supervisors approval thereof; and WHEREAS, creation of the Grundy County Annex Urban Renewal Area and adoption of the Grundy County Annex Urban Renewal Plan therefore has been approved by the Planning and Zoning Commission for the County as being in conformity with the general plan for development of the County as a whole, as evidenced by its written report and recommendation filed herewith, which report and recommendation is hereby accepted, approved in all respects and incorporated herein by this reference; and WHEREAS, by resolution adopted on March 28, 2016, this Board directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed Grundy County Annex Urban Renewal Plan and the division of revenue described therein, and that notice of the consultation and a copy of the proposed Grundy County Annex Urban Renewal Plan be sent to all affected taxing entities; and WHEREAS, pursuant to such notice, the consultation was duly held as ordered by the Board of Supervisors and all required responses to the recommendations made by the affected taxing entities, if any, have been timely made as set forth in the report of the County Auditor filed herewith and incorporated herein by this reference, which report is in all respects approved; and WHEREAS, by resolution this Board also set a public hearing on the adoption of the proposed Grundy County Annex Urban Renewal Plan for this meeting of the Board, and due and proper notice of the public hearing was given, as provided by law, by timely publication in the Grundy Register and Reinbeck Courier, which notice set forth the time and place for this hearing and the nature and purpose thereof; and WHEREAS, in accordance with the notice, all persons or organizations desiring to be heard on the proposed Grundy County Annex Urban Renewal Plan, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Board in connection therewith and the public hearing has been closed.

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF SUPERVISORS OF GRUNDY COUNTY, STATE OF IOWA: Section 1. That the findings and conclusions set forth or contained in the proposed "Grundy County Annex Urban Renewal Plan" for the area of Grundy County, State of Iowa, legally described and depicted in the Plan and incorporated herein by reference (which area shall hereinafter be known as the "Grundy County Annex Urban Renewal Area"), be and the same are hereby adopted and approved as the findings of this Board for this area. Section 2. This Board further finds: a) Although relocation is not expected, a feasible method exists for the relocation of any families who will be displaced from the Grundy County Annex Urban Renewal Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families; b) The Urban Renewal Plan conforms to the general plan for the development of the County as a whole; and c) Acquisition by the County is

not immediately expected, however, as to any areas of open land to be acquired by the County included within the Grundy County Annex Urban Renewal Area: i. Residential use is not expected, however, with reference to any portions thereof which are to be developed for residential uses, this Board of Supervisors hereby determines that a shortage of housing of sound standards and design with decency, safety and sanitation exists within the County; that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality; and that one or more of the following conditions exist: a. That the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas, including other portions of the urban renewal area. b. That conditions of blight in the municipality and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime, so as to constitute a menace to the public health, safety, morals, or welfare. c. That the provision of public improvements related to housing and residential development will encourage housing and residential development which is necessary to encourage the retention or relocation of industrial and commercial enterprises in this state and its municipalities. d. The acquisition of the area is necessary to provide for the construction of housing for low and moderate income families. ii. Non-residential use is expected and with reference to those portions thereof which are to be developed for non-residential uses, such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the County in accordance with sound planning standards and local community objectives. Section 3. That the Grundy County Annex Urban Renewal Area is a blighted area within the meaning of Iowa Code Chapter 403; that such area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of Chapter 403 of the Code of Iowa; and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of this County. Section 4. That the Grundy County Annex Urban Renewal Plan, attached to the resolution on file in the office of the Grundy County Auditor as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as the "Grundy County Annex Urban Renewal Plan for the Grundy County Annex Urban Renewal Area"; the Grundy County Annex Urban Renewal Plan for such area is hereby in all respects approved; the Joint City/County Agreement, Exhibit C to the Plan, is approved and shall be executed by the County; and the County Auditor is hereby directed to file a certified copy of the Grundy County Annex Urban Renewal Plan with the proceedings of this meeting. Section 5. That, notwithstanding any resolution, ordinance, plan, amendment or any other document, the original Grundy County Annex Urban Renewal Plan shall be in full force and effect from the date of this Resolution until the Board amends or repeals the Plan. Said Grundy County Annex Urban Renewal Plan shall be forthwith certified by the County Auditor, along with a copy of this Resolution, to the Recorder for Grundy County, Iowa, to be filed and recorded in the manner provided by law.

Motion was made by Schildroth and seconded by Riekena to approve the purchase of one 2016 John Deere 772G Motor Grader, per specifications, in the amount of \$289,000 from Murphy Tractor & Equipment of Waterloo, Iowa. Carried unanimously.

Gary Mauer, County Engineer, reviewed department matters with the Board.

Wendy L. Monaghan, RN, BSN, Grundy County Public Health Manager, reviewed the Grundy County Public Health Quarterly Report for January 1, 2016, through March 31, 2016, as well as introduced the Executive Director of Unity Point at Home.

Rick Penning, County Sheriff, requested authority to purchase an additional vehicle prior to the end of the fiscal year as well as reviewed his FY2016 budget and the E911 budget for FY2016.

Motion was made by Ross and seconded by Schildroth to approve letter to Iowa Office of the State Medical Examiner and to authorize the vice chairperson to sign the same. Carried unanimously.

Motion was made by Riekena and seconded by Schildroth to adjourn. Carried unanimously.

Charles Bakker, Vice Chairperson

Rhonda R. Deters, County Auditor