

Consent Agenda

August 31, 2021

MET IN REGULAR SESSION

The Board of Supervisors met in regular session at 10:30 A.M. All members present. Chairman Belt presiding.

PLEDGE OF ALLEGIANCE

1. CONSENT AGENDA

After discussion was held by the Board, a Motion was made by Wichman, and second by Shea, to approve:

- A. August 24, 2021, Minutes as read.
- B. Sheriff – Employment of Sarah Williams and Brian Mills as Entry Security Personnel.

UNANIMOUS VOTE. Motion Carried.

2. SCHEDULED SESSIONS

Jason Slack/Director, Buildings and Grounds and Wyatt Wirges of ETI appeared before the Board for discussion of a cost neutral change to the scope of work concerning the Courthouse chiller for the Courthouse Addition Project. Discussion only. No action taken.

Motion made by Wichman, second by Shea, to approve and authorize GIS Coordinator Jamie Petersen to sign Nearmap agreement for aerial photography services and to fund from the IT budget. UNANIMOUS VOTE. Motion Carried.

Chief Information Officer David Bayer appeared before the Board to provide an update on the Microsoft 365 project. Discussion only. No action taken.

Motion made by Shea, second by Schultz, to approve grading contract with Lee Construction and authorize the Chairman to sign the contract and bond. UNANIMOUS VOTE. Motion Carried.

Motion made by Wichman, second by Schultz, to approve Veteran Affairs Administrative Assistant job description. UNANIMOUS VOTE. Motion Carried.

3. OTHER BUSINESS

Motion made by Wichman, second by Schultz, to approve setting time and place for public hearing on an amendment to the FY 2021/22 Budget for September 21st, 2021, at 10:00 AM. UNANIMOUS VOTE. Motion Carried.

4. CLOSED SESSION

Motion by Wichman, second by Shea, to go into Closed Session pursuant to Iowa Code 20.17(3), for discussion and/or decision on labor negotiations / collective bargaining matters.

Roll Call Vote: AYES: Belt, Wichman, Grobe, Schultz, Shea. Motion Carried.

Motion by Wichman, second by Shea, to go out of Closed Session.

Roll Call Vote: AYES: Belt, Wichman, Grobe, Schultz, Shea. Motion Carried.

5. RECEIVED/FILED

- A. Salary Actions
 - 1) Jail – Payroll Status Change for Georgia Harley

6. ADJOURN

Motion by Shea, second by Wichman, to adjourn meeting.
UNANIMOUS VOTE. Motion Carried.

THE BOARD ADJOURNED SUBJECT TO CALL AT 12:03 P.M.

Scott A. Belt, Chairman

ATTEST:

Becky Lenihan, Finance & Tax Officer

APPROVED: September 7, 2021

PUBLISH: X

I, Melvyn Houser, Auditor of Pottawattamie County, verify the following to be a correct copy of all claims allowed by the Pottawattamie County Board of Supervisors for the month of August 2021.

Vendor Name	Payable Description	Total Payments
3 T INC	PROF SVC - CONSERVATION	260.00
ABBIE ASHCRAFT	REIMB EXP - SWIA MHDS REGION	37.97
ABLE LOCKSMITHS	PROF SVC - CONSERVATION	84.54
ACCURATE LAWN & IRRIGATION LLC	PROF SVC - B&G	3,982.25
ACTION GROUP LLC	PROF SVC - JAIL	71.12
ACTION SIGNS INC	PROF SVC - B&G	78.00
ADAM KLEIN	REIMB EXP - IT	41.22
AGRILAND FS INC	FUEL - CONSERVATION	1,640.70
AGRIVISION GROUP LLC	ROADS/PARTS	3,035.49
AIRGAS INC	ROADS/SUPPLIES	103.36
ALAN JOHNSON	TRAINING - SWI JUV	300.00
ALAN WEGMAN	MEETING - BOARD	220.00
ALBERTSON BROTHERS GLASS LLC	ROADS/REPAIR - 114	510.00
ALEGENT CREIGHTON CLINIC	MED SVC - JAIL	193.90
ALEGENT CREIGHTON HEALTH	MED SVCS - SWI JUV	663.00
ALEGENT HEALTH BERGAN MERCY HEALTH SYSTEM	MED SVC - JAIL	142.23
ALL MAKES COLLISION CENTER LLC	PROF SVC - SHERIFF	410.00
ALL MAKES OFFICE EQUIPMENT CO	EQUIP - DHS	2,232.00
AMAZON CAPITAL SERVICES INC	SUPPLIES - NON DEPARTMENTAL	10,409.49
AMERICAN NATIONAL BANK	MO BILL - SHERIFF/JAIL	11,632.89
ANDREW BESCO	MEETING - BOARD	220.00
ANDRY HAYDUK	RENT ASSIST - GA	550.00
ANGELA DOBYNS	REIMB EXP - COMMUNICATIONS	156.12
ANTHONY KAVA	PER CODE - SHERIFF	1.00
AOI CORPORATION	CHAIRS - COMMUNICATIONS	614.51
ARIC PING	REIMB EXP - CONSERVATION	319.27
ARNOLD MOTOR SUPPLY	ROADS/PARTS	285.26
AUDITOR OF STATE	PROF SVC - BOARD	8,827.13
AVOCA BUILDING MATERIAL CENTER INC	SUPPLIES - CONSERVATION	238.59
AVOCA VETERINARY CLINIC INC	PROF SVC - CONSERVATION	87.00
B&R STORES INC	SUPPLIES - SWI JUV	388.27
BIG RED CONCRETE PUMPING INC	ROADS/MATERIALS	1,057.50
BILLS WATER CONDITIONING INC	MO BILL - JAIL	627.84
BILLYS INC	SUPPLIES - CONSERVATION	138.00
BISHOP BUSINESS EQUIPMENT COMPANY	PROF SVC - JAIL	436.17
BLACK HILLS ENERGY	MO BILL - JAIL	5,705.40
BLU MOVING	PROF SVC - DHS	3,180.00
BLUFFS ELECTRIC INC	PROF SVC - B&G	1,872.00
BLUFFS PAVING & UTILITY COMPANY INC	ROADS/VOUCHER 7	11,068.17
BOB BARKER COMPANY INC	SUPPLIES - SWI JUV	150.47
BODE DUE INC	ROADS/TIRE REPAIR - 398	231.94
BOMGAARS SUPPLY INC	SUPPLIES - CONSERVATION	2,848.47
BOO INC	SUPPLIES - CONSERVATION	566.65
BP ENTERPRISES	PROF SVC - SHERIFF	414.56
BRANDON RAMSEY	PROF SVC - CONSERVATION	1,200.00
BREDA TELEPHONE CORPORATION	MO BILL - COMMUNICATIONS	734.00
BRETT LARSON	MEETING - PLANNING	30.04
BRIAN MILLER	REIMB EXP - SHERIFF	373.25
BRIAN MCMILLIN	PROF SVC - IT	500.00
BRUMLEY SUPPLIES LLC	ROADS/SUPPLIES - CENTRAL	7,966.41
BUTLER COUNTY CSS FISCAL AGENT	PROF SVC - SWIA MHDS REGION	1,600.00
C & J INDUSTRIAL SUPPLY INC	PROF SVC - JAIL	356.25
CAPITAL ONE NA	MO BILL - DHS	100.20
CASS COUNTY (IA)	SVC FEES - BOARD	93.36
CDW LLC	EQUIP - COMMUNICATIONS	1,295.00
CELLCO PARTNERSHIP	MO BILL - SHERIFF	14,188.77
CENTER FOR TECH AND CIVIC LIFE	REFUND - AUDITOR	62,379.00
CENTRAL IOWA DETENTION CENTER	TRANSPORT - SWIA MHDS REGION	631.25
CENTURY LINK COMMUNICATIONS LLC	MO BILL - IT	1,078.20
CENTURYLINK INC	PROF SVC - E911/COMMUNICATIONS	34,267.88
CHAD TAYLOR	ROADS/ROC PROJECT	22,750.00
CHAMPLIN TIRE RECYCLING INC	FUEL - ENV HEALTH	1,095.12
CHASITY CHRISTIE	MED SVCS - SWI JUV	55.00
CHASITY KEPHART	REIMB EXP - SWIA MHDS REGION	45.81
CHRISTIAN HOME ASSOCIATION	PROF SVC - DHS	1,407.12
CHRISTINE RETHMEIER	REIMB EXP - COMMUNICATIONS	28.25
CHRISTOPHER JON ELLIOTT	MED SVCS - MED EXAMINER	6,666.67
CHS INC	FUEL - EMA	235.01
CIMPRESS USA INCORPORATED	SUPPLIES - VA	91.00
CINTAS CORPORATION NO 2	ROADS/SUPPLIES	539.08
CIT BANK NA	PROF SVC - WIC	527.52
CITIBANK NA	SUPPLIES - DHS	614.58
CITY OF AVOCA	ROADS/UTILITIES	63.94
CITY OF CARSON	ROADS/UTILITIES	162.23
CITY OF COUNCIL BLUFFS	PROF SVC - BOARD	166,011.80
CITY OF COUNCIL BLUFFS	PROF SVC - PUBLIC HEALTH	5,604.59
CITY OF HANCOCK	MO BILL - CONSERVATION	611.73
CITY OF MISSOURI VALLEY	RENT ASSIST - SWIA MHDS REGION	45.11
CITY OF OAKLAND	MO BILL - ENV HEALTH	16.00

CITY OF WALNUT		
COMMERCIAL FARM INDUSTRIAL TIRE SERVICE INC	ROADS/UTILITIES	43.35
CONCERNED INC	PROF SVC - CONSERVATION	260.00
CONVERGEONE INC	PROF SVC - SWIA MHDS REGION	946.50
COOPER EQUIPMENT COMPANY INC	PROF SVC - IT	12,910.20
CORNERSTONE COMMERCIAL CONTRACTORS INC	PROF SVC - SHERIFF	182.00
CORNHUSKER INTERNATIONAL TRUCKS INC	PROF SVC - BOARD	33,021.12
COTT SYSTEMS INC	ROADS/PARTS	729.50
COUNCIL BLUFFS WATER WORKS	PROF SVC - AUDITOR	10,920.00
COUNTRY CARE CENTER CORP	MO BILL - JAIL	5,696.93
COVERTRACK GROUP INC	RCF - SWIA MHDS REGION	41,627.60
COX COMMUNICATIONS	SUBSCRIPTION - SHERIFF	600.00
CRAFTSMAN WINDOW COVERINGS	MO BILLING - VARIOUS	9,492.24
CRYSTAL CLEAR WATER INC	PROF SVC - B&G	696.00
D R ANDERSON CONSTRUCTORS CO	MO BILL - RECORDER	55.75
DALE SCHMITZ	REPAIRS - SHERIFF	63,910.33
DARRELL H HOUSER	RENT ASSIST - GA	600.00
DAVID K LYON	MEETING - BOARD	20.00
DAVID W COBERLY SR	ROADS/TOWING - 333	800.00
DEAF SERVICES UNLIMITED INC	PROF SVC - SHERIFF	862.95
DEBBIE SCHULER	SVC FEES - BOARD	157.50
DEBRA BOND	REIMB EXP - SWIA MHDS REGION	71.90
DEK CORP	REIMB EXP - PLANNING	165.00
DELL MARKETING LP	PROF SVC - SHERIFF	745.43
DENNIS SUPPLY	EQUIP - COMMUNICATIONS	19,087.06
DI CENZO PAINTING INC	SUPPLIES - COMMUNICATIONS	69.34
DIAMOND OIL COMPANY	PROF SVC - NON DEPARTMENTAL	2,289.00
DLR GROUP INC	FUEL - CONSERVATION	1,605.02
DONALD NIELSON	PROF SVC - SHERIFF	24,170.89
DONALD NIELSON	PUBLICATIONS - BOARD	1,736.75
DONALD W MATHEWS	PUBLICATIONS - BOARD	2,987.08
DUANE NIELSEN	PROF SVC - SHERIFF	1,160.40
DUSTIN SHELDON	MEETING - BOARD	60.00
EBS c/o AMERICAN NATIONAL BANK	MEETING - SWI JUV	54.88
ECHO GROUP INC	EBS RETIREES - JAIL	3,629.16
ELECTION SYSTEMS & SOFTWARE LLC	PROF SVC - SHERIFF	3,523.72
ELECTRONIC SOUND INC	SUPPLIES - AUDITOR	1,031.40
ELIOR INC	PROF SVC - NON DEPARTMENTAL	3,133.27
ELIZABETH SANDERS	SUPPLIES - JAIL	48,494.48
ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE INC	PER CODE - SHERIFF	1.00
EPHEMERA LLC	PROF SVC - GIS	32,550.00
ERIC WALLNER	PROF SVC - CONSERVATION	750.00
EVIZZIT LLC	REIMB EXP - COMMUNICATIONS	16.78
FARM SERVICE COOPERATIVE	MH SVCS - SWIA MHDS REGION	2,023.94
FARMERS MUTUAL COOPERATIVE TELEPHONE	ROADS/FUEL	40,058.84
FASTENAL COMPANY	MO BILL - CONSERVATION	483.14
FEDERAL SIGNAL CORPORATION	SUPPLIES - JAIL	460.83
FERGUSON US HOLDINGS INC	PROF SVC - COMMUNICATIONS	6,750.00
FIDLAR TECHNOLOGIES INC	SUPPLIES - JAIL	12.72
FIELD DAY DEVELOPMENT LLC	PROF SVC - RECORDER	14,118.39
FILTER SHOP (THE)	PROF SVC - NON DEPARTMENTAL	5,857.50
FIRESPRING PRINT INC	SUPPLIES - B&G	1,098.35
FIRST NATIONAL BANK OF OMAHA	PROF SVC - CONSERVATION	1,169.15
FIRST WIRELESS INC	MO BILL - CONSERVATION	2,005.57
FMTC SWT INC	SUPPLIES - JAIL	42.00
FOUR ACES TRANSPORTATION	ROADS/UTILITIES	131.05
FOX CREEK FUNDRAISING LLC	TRANSPORT - SWIA MHDS REGION	14.00
FOX DIRT LLC	PROF SVC - PUBLIC HEALTH	1,761.25
FRONTIER COMMUNICATIONS OF IOWA LLC	PROF SVC - WEST POTT SWCD	3,518.77
GALLS LLC	MO BILL - COMMUNICATIONS	490.68
GAWLEY TIRE & REPAIR INC	SUPPLIES - SWI JUV	200.37
GENERAL FIRE AND SAFETY EQUIPMENT CO OF OMAHA	ROADS/TIRES	534.50
GENIE SERVICES	PROF SVC - JAIL	491.50
GERALD KOPIASZ	PROF SVC - PUBLIC HEALTH	45.00
GINA HUEBNER	PER CODE - SHERIFF	1.00
GOLDEN HILLS RESOURCE CONSERVATION AND DEVELOPMENT	REIMB EXP - SWIA MHDS REGION	62.72
GOVCONNECTION INC	PROF SVC - BOARD	15,000.00
GOVERNMENTJOBS.COM INC	PROF SVC - IT	24,909.65
GREAT AMERICA FINANCIAL SERVICES CORPORATION	PROF SVC - HR/RISK	8,502.81
GREAT PLAINS PEST SERVICES INC	PROF SVC - SWIA MHDS REGION	111.25
GREAT PLAINS UNIFORMS	PROF SVC - B&G	361.00
GREG MATHIS	PROF SVC - SHERIFF	74.97
GREGORY L DAVIS DDS	PROF SVC - WEST POTT SWCD	175.24
GRISWOLD COOPERATIVE TELEPHONE CO	MED SVCS - JAIL	1,073.33
GRP & ASSOCIATES INC	ROADS/UTILITIES	36.02
GUARDIANS OF NORTHEAST IOWA INC	PROF SVC - JAIL	123.00
GUTHRIE COUNTY (IA)	PROF SVC - SWIA MHDS REGION	300.00
HAMANN TRUCKING LLC	SVC FEES - BOARD	54.64
HAMELE GROUP INC	ROADS/ROCK	2,043.53
HARDIN COUNTY (IA)	ROADS/TOOLS	27.22
HARRISON COUNTY HOMEMAKERS	SVC FEES - BOARD	31.50
HARRISON COUNTY RURAL ELECTRIC COOPERATIVE	SUPPORT SVC - SWIA MHDS REGION	1,082.37
HAT CREEK FARM INC	MO BILL - COMMUNICATIONS	547.52
HAWKEYE TRUCK EQUIPMENT CO INC	PROF SVC - CONSERVATION	4,849.50
HEARTLAND COOP	ROADS/EQUIPMENT - 301	187,798.00
	FUEL - SHERIFF	675.17

HEARTLAND FAMILY SERVICE	MOBILE/CIVIL PRESSCREENING - SWIA MHDS REGION	34,981.67
HEARTLAND PHOTOS & DESIGN INC	PROF SVC - CONSERVATION	123.06
HELGET INC	EQUIP - JAIL	187.00
HENRY SCHEIN INC	SUPPLIES - JAIL	419.84
HGM ASSOCIATES INC	ROADS/SERVICES	4,096.82
HIREQUALITY SOLUTIONS	PROF SVC - HR/RISK	289.00
HOME DEPOT USA INC	SUPPLIES - CONSERVATION	191.11
HOTSY EQUIPMENT CO	ROADS/EQUIPMENT	15,284.58
HUFF TIRE INC	ROADS/TIRE REPAIR - 614	191.00
HUNGRY CANYONS ALLIANCE INC	MEMBERSHIP - BOARD	4,500.00
HY VEE STORE	SUPPLIES - CONSERVATION	6.78
IMAGING SPECTRUM INC	SUPPLIES - RECORDER	1,857.69
IMT INSURANCE COMPANY	BONDING - AUDITOR	100.00
INDOFF	SUPPLIES - TREASURER	2,595.08
INFOSAFE SHREDDING INC	ROADS/SHREDDING	1,456.00
INLAND TRUCK PARTS	ROADS/PARTS - 326	2,134.45
INSIGHT PUBLIC SECTOR	LICENSES - BOARD	132.39
INTOXIMETERS INC	SUPPLIES - SHERIFF	135.00
IOWA ASSOCIATION OF BUILDING MAINTENANCE ENGINEERS	MEMBERSHIP - B&G	80.00
IOWA DEPARTMENT OF TRANSPORTATION	SIGNS - CONSERVATION	1,020.00
IOWA EMPOWERMENT CONFERENCE CORP	PUBLIC ED SVC - SWIA MHDS REGION	2,200.00
IOWA MUNICIPALITIES WORKERS COMPENSATION ASSOCIATION	WORK COMP - BOARD	33,545.00
IOWA STATE FIRE MARSHAL DIVISION	REGISTRATION - SHERIFF	20.00
IOWA WASTE SERVICES HOLDING INC	PROF SVC - JAIL	2,421.26
IOWA WASTE SERVICES HOLDINGS INC	PROF SVC - ENV HEALTH	2,197.44
IOWA WESTERN COMMUNITY COLLEGE	TRAINING - SWI JUV	910.00
IRVIN PERDUE	MEETING - BOARD	20.00
IVAN DELGADO MD	MED SVCS - JAIL	3,177.21
J P COOKE CO	PROF SVC - B&G/NON DEPARTMENTAL	95.50
JACKSON SERVICES INC	PROF SVC - B&G	380.92
JACOB HOLMES	MEETING - SWI JUV	92.96
JAMIE WATTS	REIMB EXP - COMMUNICATIONS	98.54
JDW MIDWEST LLC	PROF SVC - PLANNING	600.00
JEAN KENKEL	MEETING - BOARD	220.00
JEFFEREY ALLAN CARRUTHERS	PROF SVC - ENV HEALTH	240.00
JEFFERSON FARM & AUTO LLC	PROF SVC - EMA	19.50
JEFFREY W ANDERSEN	ROADS/TIRES - 376	729.88
JEFFS WASH & GLO	PROF SVC - SHERIFF	275.00
JENNIFER REYNOLDS	TRANSCRIPTS - CO ATTORNEY	343.00
JENSEN BUILDERS LTD	ROADS/HANCOCK	38,353.78
JENSEN TIRE & AUTO CO	PROF SVC - CONSERVATION	19.50
JEREDITH BRANDS LLC	MO BILL - B&G	12,378.49
JEREMY A HARKER	REIMB EXP - SHERIFF	169.92
JERRICO PROPERTIES LLC	RENT ASSIST - SWIA MHDS REGION	29.00
JIM HAWK TRUCK TRAILERS INC	ROADS/PARTS	2,829.99
JKL ENTERPRISES INC	PROF SVC - SWIA MHDS REGION	5.33
JODI VANDERHEIDEN	TRANSCRIPTS - CO ATTORNEY	14.00
JODIE BECKMAN	REIMB EXP - AUDITOR	30.24
JOHN DEERE FINANCIAL	ROADS/PARTS	295.53
JOHNSON COUNTY (IA)	SVC FEES - BOARD	39.46
JON THOMAS MD	MED SVCS - JAIL	6,973.55
JOSEPH JENSEN	EQUIP - ENV HEALTH	1,250.00
JOSEY THOMAS AARON	SUPPLIES - PUBLIC HEALTH	3,450.00
JOY WACHTER	REIMB EXP - COMMUNICATIONS	46.38
JP BORING CO	PROF SVC - ENV HEALTH	5,249.80
JP LUMBER INC	ROADS/SUPPLIES	89.35
JUSTIN WOLTMANN	MEETING - BOARD	60.00
KAMBY ENTERPRISES LLC	POSTAGE - CONSERVATION	86.00
KAREN HOTZE	MEETING - BOARD	20.00
KATHLEEN E FISCUS	PROF SVC - CONSERVATION	200.00
KEAST MOTORS INC	ROADS/PARTS - 404	689.95
KEITH HOLTZ	MEETING - BOARD	80.00
KELLY ANN GERHARDT	MEETING - BOARD	160.00
KELLY GAMMEL	REIMB EXP - JAIL	68.05
KELLY GREER	REIMB EXP - IT	30.86
KENNETH CHARLES PETERSEN	RENT ASSIST - GA	400.00
KENT SIEVERS	LANDSCAPING - EAST POTT SWCD	1,120.00
KERRI WEDE	MEETING - PLANNING	45.16
KEY MASTERS OF GREATER OMAHA	PROF SVC - SHERIFF	2,719.00
KEY REAL ESTATE COMPANY	RENT ASSIST - GA	525.00
KOLEY RELIGIOUS COMPANY	SUPPLIES - B&G	100.00
KONE INC	PROF SVC - JAIL	298.04
KRISTINA M RICHEY	REIMB EXP - SWIA MHDS REGION	566.16
KRONOS INC	PROF SVC - IT	1,058.40
KYLE PUTNAM	REIMB EXP - JAIL	74.59
LANGUAGE LINE SERVICE INC	PROF SVC - SWIA MHDS REGION	678.27
LARRY PLOEN	MEETING - BOARD	60.00
LARSEN SUPPLY CO	SUPPLIES - B&G	1,229.07
LAWSON PRODUCTS INC	ROADS/SUPPLIES	371.46
LEACH CAMPER SALES INC	PROF SVC - CONSERVATION	235.49
LEE BHM CORP	PUBLICATIONS - BOARD	4,250.29
LEWIS DAVIDS III	REIMB EXP - JAIL	82.26
LINDA BURNS	REIMB EXP - WIC	29.64
LINDA GUCCIARDO	PROF SVC - CONSERVATION	200.00
LOCK CRAFTERS LLC	PROF SVC - B&G	410.15

LOESS HILLS WOODWORKS INC	PROF SVC - CONSERVATION	90.00
LONNIE MAYBERRY	MEETING - SWI JUV	19.04
LSS MANAGEMENT INC	SUPPLIES - AUDITOR/ELECTIONS	748.80
LYMAN RICHEY CORPORATION	ROADS/MATERIALS	977.93
LYNN LEADERS	MEETING - PLANNING	35.64
MAIL SERVICES	PROF SVC - TREASURER	3,129.26
MARCO TECHNOLOGIES LLC	MO BILL - SWI JUV	199.00
MARILYN KENNEDY	REIMB EXP - AUDITOR	66.53
MARK ECKMAN	SHIPPING - BOARD	19.33
MARK MERTES	ROADS/SUPPLIES	46.50
MARK NEILL	TRAINING SUPPLIES - JAIL	2,735.00
MARK SHOEMAKER	REIMB EXP - CONSERVATION	50.00
MARSHA HOUSER	MEETING - BOARD	20.00
MARVCO ENTERPRISES INC	EQUIP - B&G	2,227.09
MARVEL THIEL	RENT ASSIST - GA	475.00
MASTERS TOUCH LLC (THE)	POSTAGE - TREASURER	13,500.00
MATTHEW WIESE	PER CODE - SHERIFF	1.00
MAURA GOALEY	LEGAL REP - BOARD	752.50
MAY ENTERPRISES INC	EQUIP - JAIL	16,950.00
MCLAUGHLIN SEPTIC & PORTABLE SERVICES	PROF SVC - CONSERVATION	690.00
MCMULLEN FORD	PROF SVC - CONSERVATION	426.89
MEDELA LLC	SUPPLIES - WIC	857.47
MEDICAL PRIORITY CONSULTANTS INC	PROF SVC - COMMUNICATONS	3,396.20
MEGAN ALBERS	REIMB EXP - BOARD	352.50
MELVIN LARSEN	ROADS/MOWING	160.00
MENARDS	ROADS/SUPPLIES	6,091.24
MERCHANTS BONDING COMPANY (MUTUAL)	BONDING - AUDITOR	100.00
MICHAEL J BORUFF	PROF SVC - ENV HEALTH	286.30
MICHAEL M SALES	PROF SVC - RECORDER	320.00
MICROFILM IMAGING SYSTEMS INC	PROF SVC - AUDITOR	6,120.00
MID AMERICA CLEANING INC	SUPPLIES - B&G	417.81
MIDAMERICAN ENERGY	MO BILL - JAIL	54,731.39
MIDLANDS HUMANE SOCIETY	CONTRACT - ANIMAL CONTROL	7,121.63
MIDWEST AUTOMATIC FIRE SPRINKER	PROF SVC - JAIL	350.00
MIDWEST MEDICAL AND SAFETY INC	SUPPLIES - SHERIFF	310.55
MILLARD SPRINKLER INC	PROF SVC - JAIL	105.00
MILLER ORTHOPAEDIC AFFILIATES PC	MED SVC - JAIL	462.00
MIRION TECHNOLOGIES (GDS) INC	SUPPLIES - JAIL	173.99
MMB LLC	ROADS/PARTS	2,411.63
MOSAIC	SUPPORT SVCS - SWIA MHDS REGION	12,281.40
MOTION PICTURE LICENSING CORP	LICENSE - SWI JUV	235.48
MUNICIPAL HOUSING AGENCY	RENT ASSIST - GA	50.00
NATIONAL CONCRETE CUTTING INC	SUPPLIES - CONSERVATION	44.24
NATIONAL SAFETY COUNCIL	MEMBERSHIP - HR/RSK MGMT	425.00
NCH CORPORATION	PROF SVC - B&G	1,224.00
NEBRASKA DEPT OF MOTOR VEHICLES	PROF FEES - CO ATTORNEY	16.00
NEBRASKA MACHINERY COMPANY	ROADS/SERVICE - 109	3,270.73
NEWMAN SIGNS INC	ROADS/MATERIALS	1,290.26
NICHOLAS SALICK	REGISTRATION - CONSERVATION	94.60
NISHNA PRODUCTIONS INC	VOC/DAY SUPPORT RENT ASSIST - SWIA MHDS REGION	35,016.50
NISHNABOTNA VALLEY RURAL ELECTRIC	ROADS/UTILITIES	2,297.22
NMC GROUP INC	PROF SVC - B&G	769.52
NOVA SECURITY GROUP INC	TRAINING - JAIL	1,650.00
NUTRIEN AG SOLUTIONS INC	SUPPLIES - CONSERVATION	120.35
OMAHA COMPOUND	SUPPLIES - JAIL	2,288.80
OMAHA COUNCIL BLUFFS METROPOLITAN AREA PLANNING AGENCY	CITIES PROGRAM - BOARD	2,633.63
OMAHA COUNCIL BLUFFS PLUMBING INC	PROF SVC - JAIL	155.00
OMAHA DOOR & WINDOW CO INC	ROADS/REPAIR - CARSON	1,192.55
OMAHA PUBLIC POWER DISTRICT	UTILITY ASSIST - GA	88.40
OMAHA SLINGS INC	ROADS/SUPPLIES	495.06
OMAHA TRUCK CENTER COMPANY INC	ROADS/REPAIR - 334	7,400.44
OMNI CENTRE LLC	RENT - WIC	3,966.00
OUTDOOR HOME SERVICES HOLDING LLC	PROF SVC - COMMUNICATIONS	641.70
OUTDOOR POWER GROUP INC	SUPPLIES - CONSERVATION	98.59
PAGE COUNTY (IA)	SVC FEES - BOARD	50.00
PARALLEL TECHNOLOGIES INC	PROF SVC - B&G/NON DEPARTMENTAL	125.00
PARKWILD HEIGHTS LLC	RENT ASSIST - GA	300.00
PARTNERSHIP FOR PROGRESS INC	RCF - SWIA MHDS REGION	40,616.45
PATRICK T HAMILTON	SERVICE FEES - CO ATTORNEY	35.00
PAUL C KRUGER	ROADS/PPE	112.50
PAUL ROSENBERG	REIMB EXP - VA	66.94
PAUL THIES	ROADS/UTILITIES - CENTRAL	235.14
PIERCE PUMP INC	ROADS/SUPPLIES	219.16
POPCO INC	MO BILL - PLANNING	61.75
POS SUPPLY SOLUTIONS INC	SUPPLIES - SHERIFF	263.95
POTTAWATTAMIE COUNTY BOARD OF SUPERVISORS	INDIRECT COST - WIC	2,529.22
POTTAWATTAMIE COUNTY CONSERVATION BOARD	PROCESSING FEES - CONSERVATION	531.44
POTTAWATTAMIE COUNTY IT DEPARTMENT	PROF SVC - SWI JUV	58.91
POTTAWATTAMIE COUNTY SHERIFF	TRANSPORT SVC FEES - BOARD	16,596.64
POTTAWATTAMIE COUNTY TREASURER	ROADS/DRAINAGE DUE/TAXES	12,294.00
PRECISION DIESEL INC	ROADS/REPAIR	1,252.69
PRIDE GROUP INC (THE)	RCF - SWIA MHDS REGION	15,531.87
QUADIENT INC	POSTAGE - VARIOUS	4,972.24
QUADIENT LEASING USA INC	LEASE - BOARD	2,079.85
R & S WASTE SYSTEMS LLC	ROADS/UTILITIES	1,294.78

R J THOMAS MANUFACTURING COMPANY INC	SUPPLIES - CONSERVATION	1,223.00
RANDY HISEY	LEGAL REP - SWIA MHDS REGION	138.60
RANDY LAMP	MEETING - BOARD	40.00
RANDY PRICE	PROF SVC - CONSERVATION	374.36
RANDY THOMPSON	REIMB EXP - IT	17.64
RAY ALLEN MANUFACTURING LLC	SUPPLIES - SHERIFF	279.99
RAY MARTIN COMPANY OF OMAHA	PROF SVC - B&G	8,656.38
RDJ SPECIALITIES INC	SUPPLIES - WIC	1,041.22
RED OAK WELDING SUPPLIES INC	ROADS/SUPPLIES	345.10
REGIONAL WATER INC	MO BILL - CONSERVATION	1,147.15
RENE STROUD	REIMB EXP - CONSERVATION	31.67
RESOURCE RENTAL CENTER INC	ROADS/RENTAL	1,890.00
RICHARD HOLTZ	MEETING - BOARD	80.00
RICK LARSON	MEETING - PLANNING	37.88
RIVERBEND APARTMENTS LLC	RENT ASSIST - GA	1,000.00
ROBERT PROKUPEK	MEETING - BOARD	60.00
ROCNROBN INC	PROF SVC - WIC	422.52
RONALD JAMES CISAR	PRESENTER - CONSERVATION	1,700.00
RONCO CONSTRUCTION COMPANY INC	PROF SVC - BOARD	100,000.00
RYAN AVIS	REIMB EXP - SHERIFF	20.17
S & L ENTERPRISES INC	MO BILL - CONSERVATION	218.00
SAINT JOHN LUTHERAN CHURCH	MO BILL - CONSERVATION	25.00
SAM ASHER COMPUTING SERVICES INC	MO BILL - IT	294.84
SANDAU BROTHERS SIGN COMPANY	PROF SVC - PUBLIC HEALTH	1,800.00
SAPP BROS PETROLEUM INC	FUEL - SHERIFF	12,592.93
SARA BENSON	PROF FEES - JUV COURTS	1,440.00
SARPY COUNTY (NE)	SVC FEES - BOARD	19.88
SCHILDBERG CONSTRUCTION CO INC	ROADS/ROCK	144,782.98
SCI DES MOINES LLC	PROF SVC - SHERIFF	582.40
SCOTT BELT	REIMB EXP - BOARD	137.92
SCOTT VANDERVORT	PER CODE - SHERIFF	1.00
SDJD BROWN INC	PROF SVC - SHERIFF	4,644.71
SECURITY TRANSPORT SERVICES INC	TRANSPORT - JAIL	1,153.45
SERVTECH COMMERCIAL FOOD EQUIPMENT SERVICE AND REPAIR LLC	PROF SVC - JAIL	174.12
SHELBY COUNTY (IA)	REIMB EXP - SWIA MHDS REGION	451.92
SHELBY COUNTY CHRIS A MYRTUE MEMORIAL HOSPITAL	GRANT - SWIA MHDS REGION	17,108.00
SHELLEY WELTER	REIMB EXP - SWIA MHDS REGION	302.96
SHELLY HOVEY	REIMB EXP - SWIA MHDS REGION	131.04
SIOUX COUNTY (IA)	MH ADVOCATE - SWIA MHDS REGION	91.14
SMART WAVE TECHNOLOGIES LLC	PROF SVC - IT	5,306.50
SNAP ON INCORPORATED	ROADS/TOOLS	138.50
SOUTHWEST IOWA PLANNING COUNCIL	TRANSPORT - SWIA MHDS REGION	4,961.05
SPEEDEE DELIVERY SERVICE INC	PROF SVC - DHS	315.72
SPEER FINANCIAL INC	PROF SVC - NON DEPARTMENTAL	49,695.00
ST LUKES HEALTH RESOURCES	ROADS/DRUG SCREENING	126.00
STA BILT CONSTRUCTION	ROADS/MATERIALS	17,592.90
STANDARD AUTO SERVICE CORP	PROF SVC - SHERIFF	1,774.36
STAPLES INC	SUPPLIES - PUBLIC HEALTH	2,249.74
STAPLES INC	SUPPLIES - DHS	1,725.85
STAR EQUIPMENT LTD	ROADS/PARTS	634.18
STATE OF IOWA, SECRETARY OF STATE	NOTARY - CO ATTORNEY	60.00
STATE UNIVERSITY OF IOWA	PROF SVC - CONSERVATION	4,496.00
STATE UNIVERSITY OF IOWA	PROF SVC - ENV HEALTH	755.00
STEPHANIE SHEA KAMMERER	REIMB EXP - SHERIFF	115.41
STEVE BAIER	MEETING - SWI JUV	56.00
STEVE WINCHELL	REIMB EXP - SHERIFF	93.11
SUNDQUIST ENGINEERING PC	DRAINAGE - 2019 FLOOD - SOUTH NOBLE - PROF SVCS	37.50
SUZANNE WATSON	REIMB EXP - SWIA MHDS REGION	237.44
SYMPHONY DIAGNOSTIC SERVICES NO 1	MED SVC - JAIL	134.00
SYNCHRONY BANK	MO BILL - CONSERVATION	230.12
SYNCHRONY BANK	SUPPLIES - CONSERVATION	102.97
T HALL ABC INC	SUPPLIES - B&G	156.60
TARALEE HAYNES	REIMB EXP - SHERIFF	188.73
TARGET SOLUTIONS LEARNING LLC	PROF SVC - EMA	37,169.70
THERMO KING CHRISTENSEN	ROADS/SUPPLIES	250.98
THIEN FARM MANAGEMENT INC	PROF SVC - CONSERVATION	1,800.00
THOMAS RUSSMANN	MEETING - BOARD	60.00
TIM WICHMAN	REIMB EXP - BOARD	191.12
TIMOTHY P BELLOWES	MEETING - BOARD	180.00
TODD BUTTERBAUGH	REIMB EXP - IT	29.57
TODD MEYER	PROF SVC - CONSERVATION	51.00
TONY SMITH	MEETING - SWI JUV	51.52
TORYANN CROZIER	PROF SVC - CONSERVATION	660.00
TRANSUNION RISK AND ALTERNATIVE DATA SOLUTIONS INC	PROF SVC - SHERIFF	75.00
TRAVIS KEPHART	REIMB EXP - SHERIFF	25.27
TREASURER STATE OF IOWA	MED SVCS - SWIA MHDS REGION	7,057.63
TREAT AMERICA FOOD SERVICES	PROF SVC - SWI JUV	2,304.80
TRICIA JONES	MED SVC - SWI JUV	440.00
TRIVIUM LIFE SERVICES	SUPPORT - SWIA MHDS REGION	8.10
TW VENDING INC	SUPPLIES - JAIL	496.08
TYLER TECHNOLOGIES INC	PROF SVC - IT	1,560.00
ULINE INC	SUPPLIES - B&G	1,154.38
UMB BANK NA	BOND - DBT SVC	600.00
UNDERWOOD FARM SUPPLY LLC	SUPPLIES - COMMUNICATIONS	236.96
UNITED CHURCH OF AVOCA	RENT - WIC	100.00

UNITED DISTRIBUTORS INC	PROF SVC - CONSERVATION	2,490.00
UNITED SEEDS INC	SUPPLIES - CONSERVATION	250.00
UNIVERSAL STEERING HYDRAULIC & MACHINE INC	ROADS/REPAIR - 453	430.30
UNIVERSITY OF NORTHERN IOWA	ROADS/REGISTRATIONS	190.00
US BANK NATIONAL ASSOCIATION	MO BILL - COMMUNICATIONS	8,620.15
US BANK NATIONAL ASSOCIATION	MO BILL - TREASURER	55.00
US CELLULAR	MO BILL - COMMUNICATIONS	791.32
VANDER HAAGS INC	ROADS/PARTS - 376	330.00
VB ONE	RENT ASSIST - GA	2,609.00
VERONICA ROSS	REIMB EXP - COMMUNICATIONS	66.72
VISUAL EDGE INC	ROADS/SUPPLIES - CENTRAL	28.97
VOCATIONAL DEVELOPMENT CENTER INC	PROF SVC - SWIA MHDS REGION	5,784.50
W W GRAINGER INC	ROADS/SUPPLIES	788.43
WAHLTEK INC	CONTRACT SVC - COMMUNICATIONS	6,081.12
WALDSTEIN HVAC LLC	PROF SVC - CONSERVATION	1,017.24
WALKERS FIRST AVENUE INC	PROF SVC - SHERIFF	33.95
WALNUT TELEPHONE COMPANY INC	MO BILL - COMMUNICATIONS	595.57
WAUBONSIE MENTAL HEALTH CENTER INC	SOCIAL SUPPORT SVCS - SWIA MHDS REGION	1,000.00
WELLS FARGO FINANCIAL LEASING INC	PROF SVC - DHS	971.62
WEST PUBLISHING CORPORATION	PROF SVC - CO ATTORNEY	4,598.18
WESTERN ENGINEERING COMPANY INC	ROADS/MATERIALS	782.98
WESTLAKE HARDWARE INC	SUPPLIES - B&G	197.67
WEX BANK	ROADS/FUEL	26,472.45
WILLIAM LANSING PC	LEGAL REP - SWIA MHDS REGION	170.85
WILLIAM MOTT	MEETING - BOARD	180.00
WILLSON & PECHACEK PLC	PROF SVC - CO ATTORNEY	500.00
WINDSTREAM	MO BILL - COMMUNICATIONS	396.97
WOODHOUSE FORD CHRYSLER	ROADS/PARTS - 427	1,250.32
YOUTH & SHELTER SERVICES INC	SHELTER CARE - DHS	419.85
YOUTH SHELTER CARE OF NORTH CENTRAL IOWA INC	PROF SVC - DHS	1,536.36
ZION RECOVERY SERVICES INC	CSRS - SWIA MHDS REGION	47,760.00
ZOLL MEDICAL CORPORATION	SUPPLIES - SWI JUV	203.00
		<hr/>
		2,144,454.51

Fund Summary

Fund	Payment Amount
0001 - GENERAL BASIC FUND	495,959.27
0002 - GENERAL SUPPLEMENTAL FUND	140,518.54
0003 - GAMBLING RESOURCES FUND	19,869.92
0005 - WIC/FEDERAL FUNDING FUND	11,292.12
0007 - LOST CONSERVATION FUND	9,013.00
0011 - RURAL SERVICES BASIC FUND	24,831.68
0018 - SPECIAL LAW ENFORCEMENT FUND	88,081.22
0019 - PROPERTY ACQUISITION & IMPROVEMENT FUND	265,319.80
0020 - SECONDARY ROADS FUND	539,407.41
0023 - REAP FUND	2,194.60
0027 - CO CONSERV LAND ACQ	6,743.50
0037 - LOST SOIL CONS EAST FUND	1,120.00
0040 - C.I.T.I.E.S. FUND	35,654.75
0046 - WEST SWCD/POTT CO STRUCTURES FUN	3,694.01
1610 - BOND SERIES 2018 CAPITAL FUND	13,140.40
1620 - BOND SERIES 2020A CAPITAL FUND	13,081.08
1630 - BOND SERIES 2021A CAPITAL FUND	10,503.14
1640 - BOND SERIES 2021B CAPITAL FUND	45,695.64
1925 - 2020B ROADS CAPITAL PROJECT FUND	38,353.78
4000 - EMER MANAGEMENT SERVICE FUND	38,851.28
4010 - E911 FUND	56,419.15
4155 - MHDS REGION FUND	275,266.39
5400 - JUVENILE DETENTION	9,406.33
6000 - DRAINAGE	37.50
	<hr/>
	2,144,454.51

Scheduled Sessions

**Matt Wyant/Director, Planning and Zoning and/or Pam
Kalstrup, Acting Director:**

Public Hearing on proposed preliminary plat of The
Boonies, a subdivision situated in Lewis Township; and
to approve and authorize the Board to sign Planning
and Zoning Resolution No. 2021-03.

**PLANNING AND ZONING
RESOLUTION NO. 2021-03**

WHEREAS, the proposed preliminary plat and supporting documents for **The Boonies**, a subdivision situated in **Lewis Township**, has been filed with the Pottawattamie County Planning and Zoning Commission for its study and recommendation under **Case #SUB-2021-02**; and

WHEREAS, said Commission conducted a public hearing on **August 16, 2021**, in accordance with Chapter 9.04 of the Pottawattamie County, Iowa, Code and Chapter 354, Code of Iowa, and has given all parties an opportunity to be heard; and

WHEREAS, after careful study and being thoroughly familiar with the involved real estate and the surrounding area, said Commission has submitted its written recommendation to this Board to approve the preliminary plat; and

WHEREAS, this Board conducted a public hearing on **September 7, 2021** in accordance with the above-noted Ordinance and Statute, and has examined the proposed preliminary plat; and

WHEREAS, after careful study, and due consideration this Board has determined that the proposed preliminary plat conforms to the requirements of Chapter 9.01-9.30. Subdivision Ordinance of the Pottawattamie County, Iowa, Code; the Pottawattamie County, Iowa, Land Use Plan and Chapter 354, Code of Iowa, and has deemed it to be in the best interest of Pottawattamie County, Iowa, to concur with the County’s Planning and Zoning Commission’s recommendation:

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF POTTAWATTAMIE COUNTY, IOWA: That the proposed preliminary plat of **The Boonies**, be, and the same is hereby approved as the preliminary plat of said subdivision.

Provided however, that this Resolution shall not be construed as being a final acceptance or approval of said Plat with the meaning of Chapter 9.01-9.30, Subdivision Ordinance, of the Pottawattamie County, Iowa, Code and Chapter 354, Code of Iowa; that after completion of all improvements and satisfaction of all requirements for final plats required by the State and County Ordinances and this Resolution, the final plat shall be submitted to this Board for its consideration.

Dated this 7th Day of September, 2021.

ROLL CALL VOTE

	AYE	NAY	ABSTAIN	ABSENT
_____ Scott A. Belt, Chairman	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
_____ Tim Wichman	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
_____ Lynn Grobe	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
_____ Justin Schultz	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
_____ Brian Shea	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

ATTEST: _____
Melvyn Houser, County Auditor

TO: Board of Supervisors
FROM: Pam Kalstrup
DATE: September 2, 2021

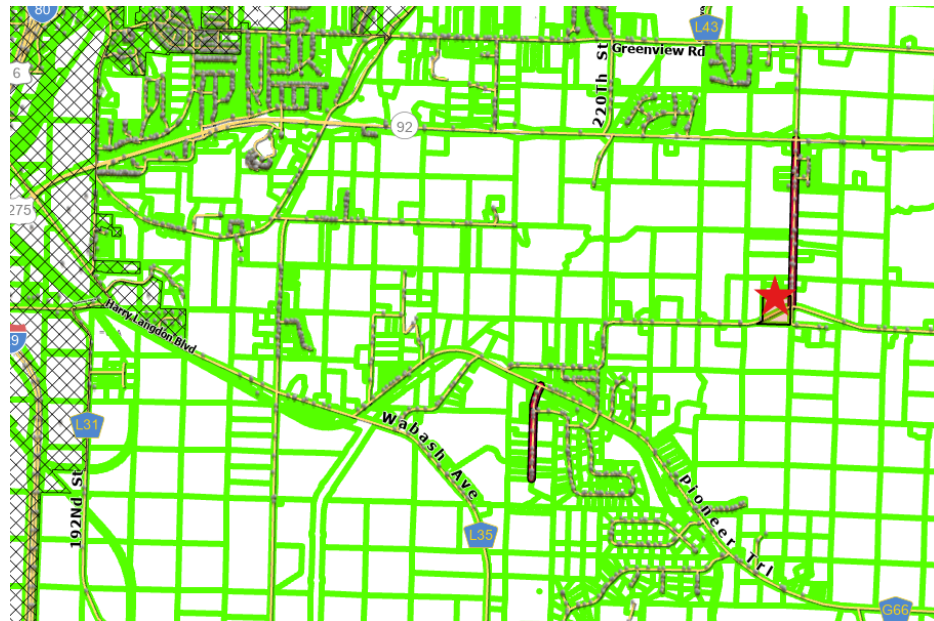
RE: Case #SUB-2021-02

REQUEST: Preliminary plat approval of Boonies Subdivision

LOCATION: Lewis Township

LEGAL DESCRIPTION: 11-74-43 E15 AC SW SE

The subject property is located approximately 3 miles to the east of the city limits of Council Bluffs on Chestnut Rd.



PROPERTY OWNER: Dawn Deanne Lynch Trust

REPRESENTED BY: Nicholas – Dana Hansen

SURVEYOR: HGM Associates Inc.

GENERAL INFORMATION: The applicant has made this request in order to allow them to split their property into two lots, creating one new building site. SEE ATTACHMENT 1.

SITE REVIEW: The parcel consists of 13 acres. The parcel is currently undeveloped.



AREA REVIEW:

The subject property is located immediately adjacent to Chestnut Road, an Official Bituminous County Road. The current Iowa Department of Transportation Traffic Flow Map indicated an average traffic flow of 110 vehicles per day.

The properties in the immediate area are a mixture of rural residential acreages, timber and agricultural ground.



ZONING:

The subject property is currently located in a Class R-1 (Agricultural-Urban Transitional) District.

8.015.010 INTENT: The R-1 District is intended to provide the opportunity for the continued development of non-farm dwellings and rural subdivisions in the rural unincorporated areas. (Ordinance #2007-01/03-09-07)

Subsection 8.015.020.05 of the Pottawattamie County, Iowa, Code, lists "Platted minor subdivisions for single-family dwellings, when located on a hard surfaced street or an official bituminous road", as a permitted principal use in the Class A-4 District.

The minimum standards for the R-1 District with individual septic systems and wells are as follows:

	<u>Minimum</u>
Lot Size	2.0 Acres
Lot Width	175'
Lot Depth	300'

It appears that the proposed lot sizes, lot widths and lot depths conform to the minimums.

**SUBDIVISION
ORDINANCE:**

Subsection 9.01.065.03 states:

.01 A minor subdivision plat may be prepared for an existing parcel being divided into two lots where the tract of record has previously been divided into more than four (4) parcels if all of the following are met:

- A. Zoning requirements for minimum size and access can be met.
- B. Adjoins buildable platted property (not outlots) on rear and sides or property has double frontage.
- C. Existing parcel is more than four times the minimum parcel size in respective zoning district.
- D. Does not cause conflict with future access or development to subject parcel and/or adjacent parcels.

**SEWAGE
DISPOSAL:**

Where an adequate public or common sanitary sewer system is not reasonably accessible or not required, onsite wastewater treatment and disposal systems may be used for the purpose of providing a private means of sewage disposal for each lot in the subdivision.

- A. The developer shall submit, with the preliminary plat, acceptable evidence of the suitability of the soil for onsite wastewater treatment and disposal systems on the site. The developer may be required to make one (1) or more soil boring tests and/or preliminary percolation tests within the boundaries of the subdivision if the evidence is deemed unacceptable by the County Board. Each test hole shall be numbered and its location and results shown on the final construction plans. All tests shall be performed in accordance with the Pottawattamie County, Iowa, Onsite Wastewater Treatment and Disposal System Ordinance.

- B. Lots where onsite wastewater treatment and disposal systems are proposed shall provide adequate space for two (2) such systems. The area dedicated for the second system is provided as a back up when the first system fails.
- C. Onsite wastewater treatment and disposal systems, if approved, may be installed at the expense of the developer, or at the expense of a subsequent lot owner at the time development of the lot takes place.

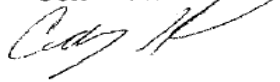
It is the applicant's intent to serve the lots with onsite wastewater treatment and disposal systems.

To whom it may concern;

The property of Lynch, Dawn Deanne Trust at parcel #744311400011 has been evaluated for the purpose of future developments requiring a septic system installed by a professional. To the best of my ability, I believe there is ample room and adequate soil conditions for septic systems on each of the proposed lots of the property subdivision.

Any further questions regarding this matter can be directed to us as needed.

Thank you,
Cody Hildreth
Western Iowa Utilities
20593 205th Street, Council Bluffs, Iowa 51503
Office – 712-256-2222
Cell – 402-618-5472



WATER SUPPLY: It is the applicant's intent that the new building lot will be serviced by a well.

To whom it may concern;

The property of Lynch, Dawn Deanne Trust at parcel #744311400011 has been evaluated for the purpose of future developments requiring an onsite water supply installed by a professional. To the best of my ability, I believe there is ample room and an adequate water source for wells on each of the proposed lots of the property subdivision.

Any further questions regarding this matter can be directed to us as needed.

Thank you,



Daryl Wellage
Wellage Well Drilling
50755 Brohard Ave
Council Bluffs, IA 51501
(712) 366-1379

OTHER AGENICES COMMENTS: A copy of the preliminary plat has been forwarded to the following agencies.

Pottawattamie County Engineer (no comment received)
Lewis Central School District (no comment received)
Lewis Township Fire Department (no comment received)
Pottawattamie County Sheriff (no comment)

EXTERIOR ROAD: This parcel is naturally divided by Chestnut Road, an Official Bituminous County Road. Due to this, both lots will have separate entrances. Entrance permits will be secured with the Secondary Roads Department. The County Subdivision regulations require that all subdivisions be in areas in which the property lies immediately adjacent to and has access to a hardsurfaced street. This proposed subdivision, as previously noted, meets this requirement. The Iowa Department of Transportation Traffic Flow Map indicated an average traffic flow of 110 vehicles per day.

LAND USE PLAN: In 2015 the County Comprehensive Plan 2030 was adopted. That Plan designates the Future Land Use of the subject property Agricultural Urban Transitional.

FLOOD HAZARD: The Flood Insurance Study prepared by the Federal Emergency Management Agency for the County designates in the Flood Insurance Rate Maps that the majority of the property as being in a Zone X-Areas of minimum flooding.

COMMISSION

RECOMMENDATION: On August 16, 2021 the Planning Commission conducted their public hearing on this request and made the following recommendation:

Motion: to recommend that the request of Dawn Deanne Lynch Trust, as filed under Case #SUB-2021-02, be approved as submitted.

Motion by: R. Larson.

Second by: Wede.

Vote: Ayes –Leaders, B. Larson, Wede, R. Larson. Motion Carried

RECORDER'S INDEX	
LOT:	—
BLOCK:	—
SUBDIVISION:	—
ALIQUOT PART:	—
SECTION:	11 / TOWNSHIP: 74 / RANGE: 43
CITY:	—
COUNTY:	POTTAWATTAMIE
PROPRIETOR:	DAWN DEANNE LYNCH, TRUST
REQUESTED BY:	NICK HANSEN
DATE OF FIELD SURVEY:	MAY 3, 2021

PRELIMINARY PLAT THE BOONIES

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4SE1/4) OF SECTION 11, TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, IOWA

LEGAL DESCRIPTION - BOOK 2008, PAGE 13120:

A PART OF THE SE1/4SE1/4 OF SECTION 11, TOWNSHIP 74, RANGE 43, POTTAWATTAMIE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SAID SECTION 11, THENCE S89°07'58"W (ASSUMED BEARING), ALONG THE SOUTH LINE OF SAID SECTION 11, DISTANT 826.55 FEET, THENCE N00°03'33"E DISTANT 762.98 FEET, THENCE N85°51'38"E DISTANT 794.74 FEET, THENCE DUE EAST DISTANT 33.00 FEET TO THE CENTERLINE OF A COUNTY ROAD AND THE EAST LINE OF SAID SECTION 11, THENCE DUE SOUTH ALONG SAID LINE, DISTANT 807.83 FEET TO SAID POINT OF BEGINNING, SUBJECT TO ROAD REQUIREMENTS AND EASEMENTS OF RECORD, SITUATED IN POTTAWATTAMIE COUNTY, IOWA.

FILENAME: S:\Survey\Drafting\105021_Nick Hansen-Minor Sub\Engineering\Dwg\105021_NICK HANSEN.dwg DATE PLOTTED: 6/30/2021 10:46 AM DRAWN BY: ZEH PLOT SCALE: 1:2

PREPARED BY: DAVID E. FORSYTHE, P.L.S., HGM ASSOCIATES INC., 640 5th AVENUE, COUNCIL BLUFFS, IOWA 51502 (712)323-0530

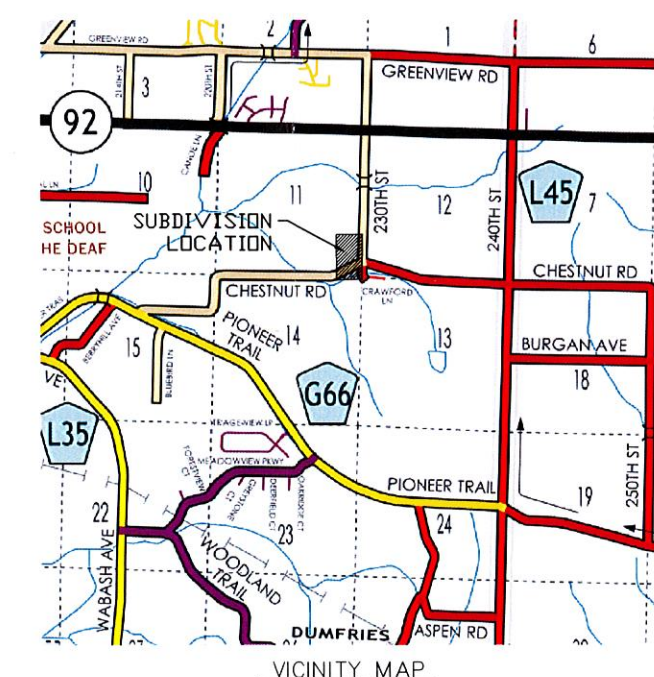
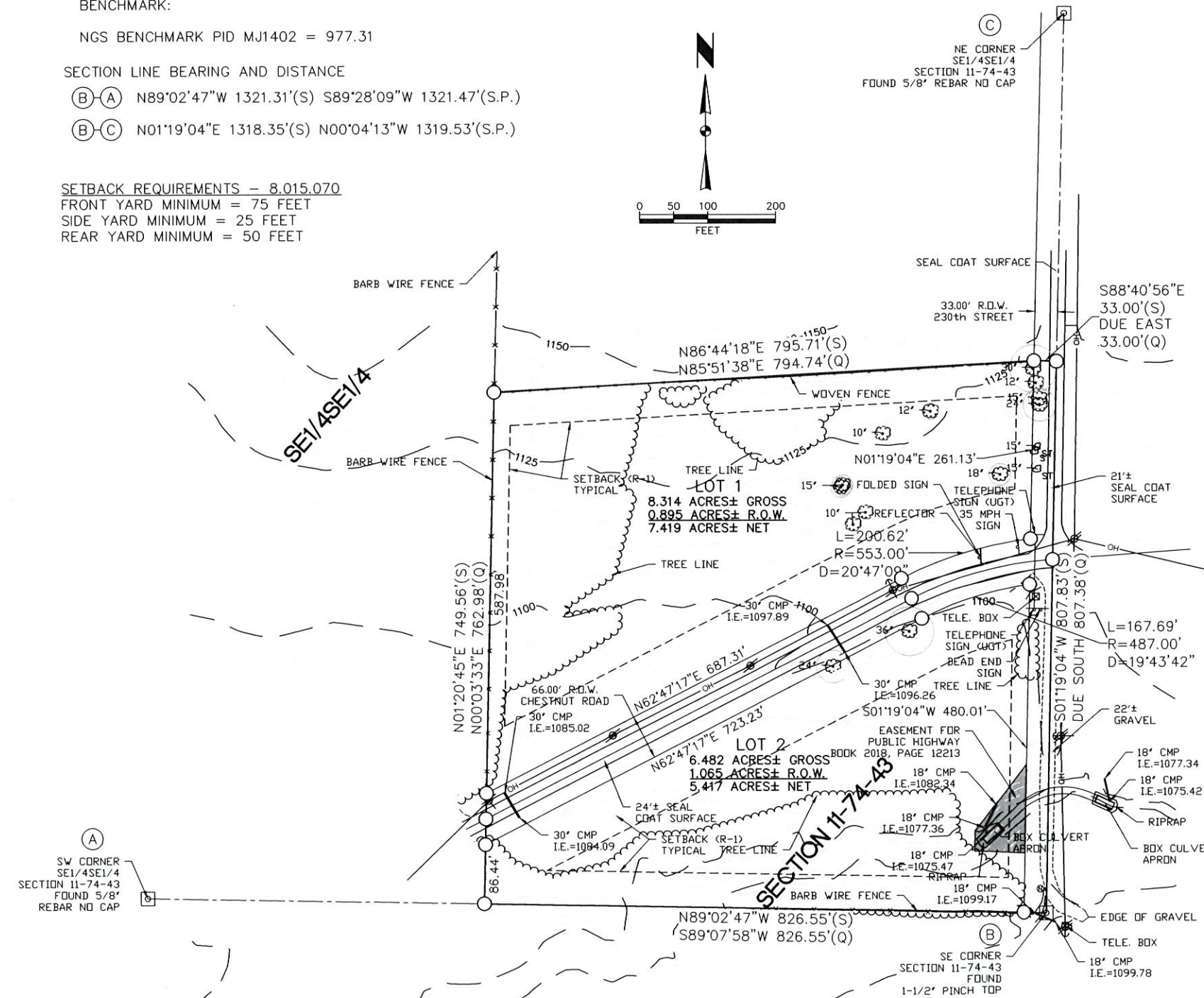
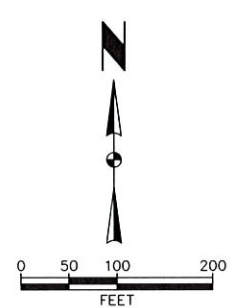
BENCHMARK:

NGS BENCHMARK PID MJ1402 = 977.31

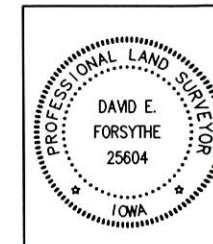
SECTION LINE BEARING AND DISTANCE

- (B)-(A) N89°02'47"W 1321.31'(S) S89°28'09"W 1321.47'(S.P.)
- (B)-(C) N01°19'04"E 1318.35'(S) N00°04'13"W 1319.53'(S.P.)

SETBACK REQUIREMENTS - 8.015.070
 FRONT YARD MINIMUM = 75 FEET
 SIDE YARD MINIMUM = 25 FEET
 REAR YARD MINIMUM = 50 FEET



- LEGEND**
- FOUND PIN AS NOTED
 - SET 5/8" REBAR w/YELLOW PLASTIC CAP MARKED "HGM ASSOC. PLS 25604"
 - FOUND SECTION CORNER AS NOTED
 - (Q) QUITCLAIM DEED BOOK 2008, PAGE 013120
 - (S) SURVEYED
 - (S.P.) SURVEY PLAT BOOK 103, PAGE 50761



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DAVID E. FORSYTHE
 LICENSE NUMBER 25604
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEET 1 OF 1

JUNE 29, 2021
 DATE

hgm ASSOCIATES INC.
 640 FIFTH AVENUE COUNCIL BLUFFS, IOWA
 PHONE: (712) 323-0530

DATE	REVISION
JUNE 21	DATE
DEE	DESIGNED
DEE	APPROVED
ZEH	DRAWN

project THE BOONIES
 SE1/4SE1/4 SECTION 11-74-43, POTTAWATTAMIE COUNTY, IOWA
 client NICK HANSEN
 1440 ROLLING HILLS LOOP., COUNCIL BLUFFS, IA 51503
 sheet PRELIMINARY PLAT

project no. 105021
 sheet 1 OF 1

Case SUB-2021-02

**Matt Wyant/Director, Planning and Zoning and/or Pam
Kalstrup, Acting Director:**

Public Hearing on Proposed Designation of the
Heartland Ridge Subdivision Urban Renewal Area.

**Matt Wyant/Director, Planning and Zoning and/or Pam
Kalstrup, Acting Director:**

**Discussion and/or decision to approve and authorize
Board to sign Resolution No 97-2021 to Declare
Necessity and Establish an Urban Renewal Area,
Pursuant to Section 403.4 of the Code of Iowa and
Approve Urban Renewal Plan and Projects for the
Heartland Ridge Subdivision Urban Renewal Area.**

RESOLUTION NO. 97-2021

Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan and Projects for the Heartland Ridge Subdivision 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, it has been proposed by the Board of Supervisors of Pottawattamie County, Iowa (the “County”), that the Heartland Ridge Subdivision Urban Renewal Area (the “Urban Renewal Area”) be established on the property (the “Property”) described in Exhibit A to this Resolution; and

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

WHEREAS, a proposed urban renewal plan (the “Plan”) has been prepared for the governance of projects and initiatives to be undertaken in the Urban Renewal Area and which authorizes a certain initial urban renewal project (the “Project”) to be undertaken thereon consisting of providing tax increment financing support to JJHP, LLC in connection with the construction of public infrastructure necessary to support the development of a residential subdivision; and

WHEREAS, notice of a public hearing by the Board of Supervisors on the question of establishing the Urban Renewal Area and on the Plan and the Projects 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 September 7, 2021; and

WHEREAS, the Planning and Zoning Commission of the County has reviewed and commented on the proposed Plan; and

WHEREAS, copies of the Plan, notice of public hearing and notice of a consultation meeting with respect to the urban renewal plan were mailed to the Lewis Central Community School District; the consultation meeting was held on August 23rd, 2021; and responses to any comments or recommendations received following the consultation meeting were made as required by law; and

WHEREAS, a portion of the Property lies within two miles of the incorporated limits of the City of Council Bluffs, Iowa (the “City”), and a joint agreement (the “Joint Agreement”) has been executed by the City to satisfy the consent requirements of Section 403.17 of the Code of Iowa; and

WHEREAS, pursuant to Section 403.17 of the Code of Iowa, the County has received an executed consent agreement from the owner of the “agricultural land” proposed for inclusion in the Urban Renewal Area; and

NOW, THEREFORE, It Is Resolved by the Board of Supervisors of Pottawattamie 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 Heartland Ridge Subdivision 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 proposed urban renewal plan and the proposed projects and initiatives described therein conform to the general plan of the County as a whole;
- B.** Proposed development in the Urban Renewal Area is 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. Should such issues arise, then the County will develop a feasible method of relocating any displaced persons into decent, safe and sanitary dwelling accommodations within their means and without undue hardship.

Section 5. The Plan is made a part hereof and is hereby in all respects approved in the form presented to this Board, and the County is hereby authorized to undertake the projects and initiatives described therein.

Section 6. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Dated this 7th Day of September, 2021.

ROLL CALL VOTE

	AYE	NAY	ABSTAIN	ABSENT
<hr/> Scott A. Belt, Chairman	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<hr/> Tim Wichman	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<hr/> Lynn Grobe	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<hr/> Justin Schultz	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<hr/> Brian Shea	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

ATTEST:

Melvyn Houser, County Auditor

POTTAWATTAMIE COUNTY, IOWA
URBAN RENEWAL PLAN
HEARTLAND RIDGE SUBDIVISION URBAN RENEWAL AREA

I. INTRODUCTION

Chapter 403 of the Code of Iowa authorizes counties to establish areas within certain boundaries known as “urban renewal areas,” and to exercise special powers within these areas. In order to facilitate the use of urban renewal for economic development, in 1985, the Iowa General Assembly amended Chapter 403 to authorize boards of supervisors to create “economic development” areas. An economic development urban renewal area may be any area of a county which has been designated by the board of supervisors as an area which is appropriate for commercial, industrial and/or residential housing enterprises and in which the county seeks to encourage further development.

As an additional expression of the role for local governments in private economic development, the General Assembly also enacted Chapter 15A of the Code of Iowa, which declares that economic development is a “public purpose” and authorizes local governments to make grants, loans, guarantees, tax incentives and other financial assistance to private enterprise. The statute defines “economic development” as including public investment involving the creation of new jobs and income or the retention of existing jobs and income that would otherwise be lost.

The process by which an economic development urban renewal area may be created begins with a finding by the board of supervisors that such an area needs to be established within the county. An urban renewal plan is then prepared for the area, which must be consistent with the county’s existing comprehensive or general plan. Certain affected taxing entities must be notified and given an opportunity to comment on the plan. The board of supervisors must hold a public hearing on the urban renewal plan, following which, the board of supervisors may approve the plan.

The Board of Supervisors of Pottawattamie County (the “County”) has determined to establish the Heartland Ridge Subdivision Urban Renewal Area (the “Urban Renewal Area”). This document is intended to serve as the Urban Renewal Plan (the “Plan”) for the Urban Renewal Area and will guide the County in promoting economic growth through the encouragement of commercial, industrial, and residential development in such Urban Renewal Area as detailed herein. This document is an Urban Renewal Plan within the meaning of Chapter 403 of the Code of Iowa and sets out proposed projects and activities within the Urban Renewal Area.

II. DESCRIPTION OF URBAN RENEWAL AREA

A description of all property (the “Property”) that has been included within the Urban Renewal Area is attached hereto as Exhibit A.

III. URBAN RENEWAL OBJECTIVES

The primary objectives for the development of the Urban Renewal Area are:

1. To contribute to a diversified, well-balanced local economy by creating job opportunities and strengthening the property tax base.
2. To assist in providing land and resources for new and expanded commercial, industrial and residential development in a manner that is efficient from the standpoint of providing municipal services.
3. To stimulate through public action and commitment, private investment in residential, commercial and industrial development, and to encourage job retention, growth and expansion through the use of various federal, state and local incentives, including tax increment financing.
4. To provide municipal infrastructure, services and facilities that enhance possibilities for economic development and community attractiveness to private enterprise.
5. To help finance the cost of streets, water, sanitary sewer, storm sewer, or other public improvements in support of new residential, commercial and industrial development.
6. To provide a more marketable and attractive investment climate.
7. To provide public facilities to enhance County services and enhance the economic attractiveness of the community.
8. To increase the number of housing units in the County that are safe, attractive and comfortable.
9. To provide assistance for housing on a County-wide basis to families whose incomes are no greater than 80% of the median family income in the County.

IV. URBAN RENEWAL PROJECTS AND ACTIVITIES

The following types of activities are examples of the specific actions which may be undertaken by the County within the Urban Renewal Area:

1. Preparation of plans related to the development and implementation of the Urban Renewal Area and specific urban renewal projects.
2. Construction of public improvements and facilities, including streets, public utilities or other facilities in connection with an urban renewal project.

3. Construction of buildings or specific site improvements such as grading and site preparation activities, access roads and parking, railroad spurs, fencing, utility connections, and related activities.

4. Acquisition, preparation and disposition of property for development and/or redevelopment.

5. Making available, as appropriate, financing for development projects, including conventional municipal borrowing and tax increment financing resulting from increased property values in the Urban Renewal Area.

6. Pursuant to state law, provision of direct financial assistance, including grants, loans and tax increment rebate agreements, to private persons engaged in economic development, in such form and subject to such conditions as may be determined by the Board of Supervisors.

V. SPECIFIC URBAN RENEWAL PROJECTS

The County has determined to undertake the following initiative in the Urban Renewal Area as an economic development urban renewal project:

Name of Project: JJHP, LLC Housing Development Project

Date of Board Approval of Project: September 7, 2021

Description of the Project: JJHP, LLC (the “Developer”) is undertaking the development of a residential subdivision (the “Housing Project”) situated on the Property (as described in Section II hereof), including the corresponding construction of public infrastructure (the “Infrastructure Project”). The Infrastructure Project will include the construction of street and storm water management improvements, and the necessary grading, site preparation and landscaping associated therewith. The County will use tax increment financing to support the Developer’s construction of the Infrastructure Project on the Property. The addition of new residential housing in the County will enhance the quality of life in the County thereby resulting in economic growth in the County.

The costs incurred by the County in providing tax increment financing assistance to the Developer will include legal and administrative fees (the “Admin Fees”) in an amount not to exceed \$10,500.

Description of Properties to be Acquired in Connection with the Project: It is not anticipated that the County will acquire real property in connection with the Housing Project.

Description of Use of TIF: The County intends to enter into a development agreement (the “Agreement”) with the Developer with respect to the Infrastructure Project and to provide annual appropriation economic development payments (the “Payments”) to the Developer thereunder. The Payments, in an amount not to exceed \$4,000,000, will be funded with incremental property tax revenues to be derived from the Property. It is anticipated that the County’s total commitment of incremental property tax revenues with respect to the

Infrastructure Project including the Payments, the Admin Fees and the LMI Set Aside (as described below) will not exceed \$5,811,700.

LMI Set Aside: Pursuant to the provisions of Section 403.22 of the Code of Iowa, the County will provide low and moderate income family housing assistance in its area of operation in an amount not less than 45.03% of the incremental property tax revenues applied to the Infrastructure Project.

VI. LAND USE PLAN AND PROPOSED DEVELOPMENT

The County's long range development plans for this Urban Renewal Area are matched to its general plan for development in the County and will be tailored to comply with the overall land use needs. All urban renewal activities within the Urban Renewal Area will be consistent with the County's general land use plans.

VII. TAX INCREMENT FINANCING

In order to promote economic growth in the Urban Renewal Area, the County may be requested to acquire land, construct public improvements or provide economic development loans, grants or other tax incentives for the benefit of private and public enterprises in order to enhance the value of property in the Urban Renewal Area. As part of the Urban Renewal Area, the County has adopted an ordinance to create a tax increment district (the "TIF District"), within which the property taxes eventually paid by new private development may be used to pay costs of urban renewal projects for these types of activities, including reimbursing the County or paying debt service on obligations issued by the County. The use of these tax revenues is known as tax increment financing ("TIF").

Depending upon the date upon which the TIF District is legally established and the date on which debt is initially certified within the TIF District, an original taxable valuation is established for the property within the TIF District, which is known as the "base valuation." The "base valuation" is the assessed value of the taxable property in the TIF District as of January 1 of the calendar year preceding the calendar year in which the County first certifies the amount of any debt payable from TIF revenues to be generated within that TIF District. When the value of the property inside the TIF District increases by virtue of new construction or any other reason, the difference between the base valuation and the new property value is the "tax increment" or "incremental value."

Procedurally, after tax increment debt has been incurred for the financing of improvements within the TIF District or for the payment of economic development incentives to private and public entities, property taxes levied by all local jurisdictions (city, county, school, area college) against the incremental value, with the exception of taxes levied to repay current or future debt incurred by local jurisdictions and the school district instructional support and physical plant and equipment levies, are allocated by state law to the County's tax increment fund rather than to each local jurisdiction. These new tax dollars are then used to pay principal of and interest on any tax increment debt incurred or to pay the costs of projects in the Urban Renewal Area.

VIII. RESIDENTIAL DEVELOPMENT

One of the County's objectives in the Urban Renewal Area is to promote new residential development and the corresponding construction of public infrastructure.

When a County utilizes TIF to support the provision of public infrastructure related to residential development, a percentage of the TIF revenues generated by the project (or other funds of the County) must be used to provide assistance to LMI families

Unless a reduction is approved by the Iowa Economic Development Authority, the percent of incremental revenues used to provide LMI assistance must be at least equal to the percentage of LMI families living in the County. That percentage is currently 45.03%. LMI families are those whose incomes do not exceed 80% of the median county income.

The requirement to provide assistance for LMI housing may be met either by ensuring that at least 45.03% of the units constructed in the area are occupied by families whose incomes are at or below 80% of the median county income, or by setting aside an amount equal to 45.03% of the project costs for LMI housing activities elsewhere in the County.

If funds are set aside, as opposed to constructing affordable housing in the Urban Renewal Area, the type of assistance provided anywhere within the County may include but is not necessarily limited to:

1. Owner/renter-occupied housing rehabilitation.
2. Grants, credits or other direct assistance to LMI families.
3. Homeownership assistance.
4. Tenant-based rental assistance.
5. Down-payment assistance.
6. Mortgage interest buy-down assistance.
7. Infrastructure development for LMI housing.

IX. EFFECTIVE PERIOD

This Urban Renewal Plan will become effective upon its adoption by the Board of Supervisors and will remain in effect until it is repealed by the Board of Supervisors. The collection of incremental property taxes in the Urban Renewal Area will continue for the maximum number of years authorized by Chapter 403 of the Code of Iowa unless otherwise determined by action of the Board of Supervisors.

X. PLAN AMENDMENTS

This Urban Renewal Plan may be amended in accordance with the procedures set forth in Chapter 403 of the Code of Iowa to, for example, change the project boundaries, modify urban renewal objectives or activities, or to carry out any other purposes consistent with Chapter 403 of the Code of Iowa.

XI. FINANCIAL INFORMATION

COUNTY DEBT INFORMATION

1. Current constitutional debt limit:	<u>\$ 455,818,535</u>
2. Outstanding general obligation debt:	<u>\$</u>
3. Proposed amount of debt to be incurred:	<u>\$ 4,000,000</u> (Project)
	<u>\$ 10,500</u> (Admin Fees)
	<u>\$ 1,801,200</u> (LMI Set Aside)
	<u>\$ 5,811,700</u> (Total)

**EXHIBIT A
LEGAL DESCRIPTION
HEARTLAND RIDGE SUBDIVISION URBAN RENEWAL AREA**

Certain real property situated in Pottawattamie County, State of Iowa more particularly described as follows:

PARCEL "A" BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23 AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 24, ALL IN TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, IOWA BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 24;

THENCE ON THE NORTH LINE OF SAID SOUTHWEST QUARTER, SOUTH 87 DEGREES 34 MINUTES 51 SECONDS EAST, 1372.59 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PIONEER TRAIL (G66), SAID POINT ALSO BEING ON A NON-TANGENT CURVE CONCAVE NORTHERLY, TO WHICH POINT A RADIAL LINE BEARS SOUTH 09 DEGREES 29 MINUTES 29 SECONDS WEST, 3324.30 FEET;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE AND EASTERLY ON SAID CURVE THROUGH A CENTRAL ANGLE OF 06 DEGREES 15 MINUTES 28 SECONDS, 363.07 FEET;

THENCE SOUTH 16 DEGREES 38 MINUTES 25 SECONDS WEST, 1201.92 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 883.09 FEET;

THENCE SOUTHWESTERLY ON SAID CURVE THROUGH A CENTRAL ANGLE OF 77 DEGREES 31 MINUTES 18 SECONDS, 1194.83 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE FORMER WABASH RAILROAD COMPANY (WABASH TRACE TRAIL, BOOK 91, PAGE 21365, POTTAWATTAMIE COUNTY RECORDER'S OFFICE);

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. NORTH 85 DEGREES 50 MINUTES 17 SECONDS WEST, 1156.90 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 1385.15 FEET;
2. WESTERLY ON SAID CURVE THROUGH A CENTRAL ANGLE OF 31 DEGREES 00 MINUTES 03 SECONDS, 749.45 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER (SW1/4SE1/4);

THENCE ON SAID EAST LINE, NORTH 02 DEGREES 15 MINUTES 16 SECONDS EAST, 223.04 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4SE1/4);

THENCE ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4SE1/4), NORTH 88 DEGREES 44 MINUTES 53 SECONDS WEST, 260.77 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID FORMER WABASH RAILROAD COMPANY, SAID POINT ALSO BEING ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, TO WHICH POINT A RADIAL LINE BEARS SOUTH 49 DEGREES 16 MINUTES 09 SECONDS, 1385.15 FEET;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. NORTHERLY ON SAID CURVE THROUGH A CENTRAL ANGLE OF 51 DEGREES 39 MINUTES 19 SECONDS, 1248.78 FEET;
2. NORTH 10 DEGREES 55 MINUTES 28 SECONDS EAST, 181.35 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE1/4);

THENCE ALONG SAID NORTH LINE, SOUTH 89 DEGREES 08 MINUTES 38 SECONDS EAST, 1901.57 FEET TO THE POINT OF BEGINNING

SAID PARCEL "A" CONTAINS AN AREA OF 5,735,794 SQUARE FEET (131.676 ACRES), MORE OR LESS.

**Matt Wyant/Director, Planning and Zoning and/or Pam
Kalstrup, Acting Director:**

**Discussion and/or decision to approve First
Consideration of Ordinance No. 2021-05 entitled: An
Ordinance Providing for the Division of Taxes Levied on
Taxable Property in the Heartland Ridge Subdivision
Urban Renewal Area, Pursuant to Section 403.19 of the
Code of Iowa (First Consideration).**

POTTAWATTAMIE COUNTY, IOWA
ORDINANCE NO. 2021-05

An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the Heartland Ridge Subdivision Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa

BE IT ENACTED by the Board of Supervisors of Pottawattamie County, Iowa:

Section 1. Purpose. The purpose of this ordinance is to provide for the division of taxes levied on the taxable property in the Heartland Ridge Subdivision Urban Renewal Area, each year by and for the benefit of the state, city, county, school districts or other taxing districts after the effective date of this ordinance in order to create a special fund to pay the principal of and interest on loans, moneys advanced to or indebtedness, including bonds proposed to be issued by Pottawattamie County to finance projects in such area.

Section 2. Definitions. For use within this ordinance the following terms shall have the following meanings:

“County” shall mean Pottawattamie County, Iowa.

“Urban Renewal Area” shall mean the taxable real property situated in Heartland Ridge Subdivision Urban Renewal Area, the boundaries of which are set out below, such property having been identified in the Urban Renewal Plan approved by the Board of Supervisors by resolution adopted on September 7, 2021:

Certain real property situated in Pottawattamie County, State of Iowa, more particularly described as follows:

PARCEL "A" BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23 AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 24, ALL IN TOWNSHIP 74 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, IOWA BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 24;

THENCE ON THE NORTH LINE OF SAID SOUTHWEST QUARTER, SOUTH 87 DEGREES 34 MINUTES 51 SECONDS EAST, 1372.59 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PIONEER TRAIL (G66), SAID POINT ALSO BEING ON A NON-TANGENT CURVE CONCAVE NORTHERLY, TO WHICH POINT A RADIAL LINE BEARS SOUTH 09 DEGREES 29 MINUTES 29 SECONDS WEST, 3324.30 FEET;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE AND EASTERLY ON SAID CURVE THROUGH A CENTRAL ANGLE OF 06 DEGREES 15 MINUTES 28 SECONDS, 363.07 FEET;

THENCE SOUTH 16 DEGREES 38 MINUTES 25 SECONDS WEST, 1201.92 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 883.09 FEET;

THENCE SOUTHWESTERLY ON SAID CURVE THROUGH A CENTRAL ANGLE OF 77 DEGREES 31 MINUTES 18 SECONDS, 1194.83 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE FORMER WABASH RAILROAD COMPANY (WABASH TRACE TRAIL, BOOK 91, PAGE 21365, POTTAWATTAMIE COUNTY RECORDER'S OFFICE);

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. NORTH 85 DEGREES 50 MINUTES 17 SECONDS WEST, 1156.90 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 1385.15 FEET;
2. WESTERLY ON SAID CURVE THROUGH A CENTRAL ANGLE OF 31 DEGREES 00 MINUTES 03 SECONDS, 749.45 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER (SW1/4SE1/4);

THENCE ON SAID EAST LINE, NORTH 02 DEGREES 15 MINUTES 16 SECONDS EAST, 223.04 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4SE1/4);

THENCE ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4SE1/4), NORTH 88 DEGREES 44 MINUTES 53 SECONDS WEST, 260.77 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID FORMER WABASH RAILROAD COMPANY, SAID POINT ALSO BEING ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, TO WHICH POINT A RADIAL LINE BEARS SOUTH 49 DEGREES 16 MINUTES 09 SECONDS, 1385.15 FEET;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

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THENCE ALONG SAID NORTH LINE, SOUTH 89 DEGREES 08 MINUTES 38 SECONDS EAST, 1901.57 FEET TO THE POINT OF BEGINNING

SAID PARCEL "A" CONTAINS AN AREA OF 5,735,794 SQUARE FEET (131.676 ACRES), MORE OR LESS.

Section 3. Provisions for Division of Taxes Levied on Taxable Property in the Urban Renewal Area. After the effective date of this ordinance, the taxes levied on the taxable property in the Urban Renewal Area each year by and for the benefit of the State of Iowa, the County and any city, school district or other taxing district in which the Urban Renewal Area is located, shall be divided as follows:

(a) that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the Urban Renewal Area, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the County certifies to the County Auditor the amount of loans, advances, indebtedness, or bonds payable from the special fund referred to in paragraph (b) below, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for said taxing district into which all other property taxes are paid. For the purpose of allocating taxes levied by or for any taxing district which did not include the territory in the Urban Renewal Area on the effective date of this ordinance, but to which the territory has been annexed or otherwise included after the effective date, the assessment roll applicable to property in the annexed territory as of January 1 of the calendar year preceding the effective date of the ordinance which amends the plan for the Urban Renewal Area to include the annexed area, shall be used in determining the assessed valuation of the taxable property in the annexed area.

(b) that portion of the taxes each year in excess of such amounts shall be allocated to and when collected be paid into a special fund of the County to pay the principal of and interest on loans, moneys advanced to or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under the authority of Section 403.9(1), of the Code of Iowa, incurred by the County to finance or refinance, in whole or in part, projects in the Urban Renewal Area, and to provide assistance for low and moderate-income family housing as provided in Section 403.22, except that taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2 of the Code of Iowa, taxes for the instructional support levy of a school district imposed pursuant to Section 257.19 of the Code of Iowa and taxes for the payment of bonds and interest of each taxing district shall be collected against all taxable property within the taxing district without limitation by the provisions of this ordinance. Unless and until the total assessed valuation of the taxable property in the Urban Renewal Area exceeds the total assessed value of the taxable property in such area as shown by the assessment roll referred to in subsection (a) of this section, all of the taxes levied and collected upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts as taxes by or for said taxing districts in the same manner as all other property taxes. When such loans, advances, indebtedness, and bonds, if any, and interest thereon, have been paid, all money thereafter received from taxes upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

(c) the portion of taxes mentioned in subsection (b) of this section and the special fund into which that portion shall be paid may be irrevocably pledged by the County for the payment of the principal and interest on loans, advances, bonds issued under the authority of Section 403.9(1) of the Code of Iowa, or indebtedness incurred by the County to finance or refinance in whole or in part projects in the Urban Renewal Area.

(d) as used in this section, the word "taxes" includes, but is not limited to, all levies on an ad valorem basis upon land or real property.

Section 4. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5. Saving Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 6. Effective Date. This ordinance shall be effective after its final passage, approval and publication as provided by law.

Passed and approved by the Board of Supervisors of Pottawattamie County, Iowa, on the _____ day of _____, 2021.

Dated this 7th Day of September, 2021.

ROLL CALL VOTE

	AYE	NAY	ABSTAIN	ABSENT
<hr/> Scott A. Belt, Chairman	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<hr/> Tim Wichman	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<hr/> Lynn Grobe	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<hr/> Justin Schultz	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<hr/> Brian Shea	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

ATTEST:

Melvyn Houser, County Auditor

**Matt Wyant/Director, Planning and Zoning and/or Pam
Kalstrup, Acting Director:**

**Discussion and/or decision to approve and authorize
Board to Sign Resolution No 98-2021 Setting a Date of
Meeting at Which it is Proposed to Approve a
Development Agreement with JJHP, LLC, Including Tax
Increment Payments.**

RESOLUTION NO. 98-2021

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

WHEREAS, Pottawattamie 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 Heartland Ridge Subdivision 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 JJHP, LLC (the “Developer”) in connection with the construction of public infrastructure necessary to support the development of a residential subdivision in the Urban Renewal Area; and

WHEREAS, the Development Agreement would provide financial incentives to the Developer including certain incremental property tax payments in an amount not to exceed \$4,000,000 (the “TIF Payments”) under the authority of Section 403.9(1) of the Code of Iowa; and

WHEREAS, it is necessary to set a date for a public hearing on the Development Agreement and the TIF Payments, pursuant to Section 403.9 of the Code of Iowa;

NOW THEREFORE, IT IS RESOLVED by the Board of Supervisors of Pottawattamie County, Iowa, as follows:

Section 1. This Board of Supervisors shall meet on September 21, 2021, at 10:00 o’clock a.m., at the Pottawattamie County Courthouse, Council Bluffs, Iowa, at which time and place proceedings will be instituted and action taken to approve the Development Agreement and to authorize the TIF 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 Pottawattamie County. Said notice shall be in substantially the following form:

NOTICE OF MEETING FOR APPROVAL OF DEVELOPMENT AGREEMENT WITH JJHP, LLC AND AUTHORIZATION OF TAX INCREMENT PAYMENTS

The Board of Supervisors Pottawattamie County, Iowa (the “County”), will meet at the Pottawattamie County Courthouse, in Council Bluffs, Iowa, on September 21, 2021, at 10:00 o’clock 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 JJHP, LLC (the “Developer”), in connection with the construction of public infrastructure necessary to support the development of a residential subdivision in the Heartland Ridge Subdivision Urban Renewal Area. The Agreement will provide for certain financial incentives in the form of incremental property tax payments to the Developer in a total amount not exceeding \$4,000,000 as authorized by Section 403.9 of the Code of Iowa.

The commitment of the County to make incremental property tax payments to the Developer under the Agreement will not be a general obligation of the County, but will be payable solely and only from incremental property tax revenues generated within the Heartland Ridge Subdivision 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 Pottawattamie County, Iowa, in accordance with Section 403.9 of the Code of Iowa.

Melvyn Houser
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.

Dated this 7th Day of September, 2021.

ROLL CALL VOTE

	AYE	NAY	ABSTAIN	ABSENT
_____ Scott A. Belt, Chairman	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
_____ Tim Wichman	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
_____ Lynn Grobe	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
_____ Justin Schultz	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
_____ Brian Shea	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

ATTEST: _____
Melvyn Houser, County Auditor

**Matt Wyant/Director, Planning and Zoning and/or Pam
Kalstrup, Acting Director:**

**Discussion and/or decision to approve and authorize
Chairman to sign 28e agreement with Mills County to
assist with Electrical Inspections.**

**28E AGREEMENT
POTTAWATTAMIE COUNTY ELECTRICAL INSPECTION
SUPPORT FOR MILLS COUNTY**

THIS AGREEMENT (hereinafter the "Agreement") is entered into this 31st day of August, 2021, by and between Mills County, Iowa, by its Board of Supervisors (hereinafter "Mills County") and Pottawattamie County, Iowa (hereinafter "Pottawattamie County"); hereinafter collectively the "Parties".

WHEREAS, the Parties are public agencies as defined in Section 28E.2 of the Iowa Code and desire to enter into an agreement with one another under the terms of Chapter 28E of the Iowa Code; and

WHEREAS, Mills County is in need of electrical inspection services and desires to obtain such services from Pottawattamie County; and

WHEREAS, Pottawattamie County readily and regularly provides such services to Pottawattamie County; and

WHEREAS, the Parties believe it to be mutually beneficial for Mills County to engage Pottawattamie County to provide such services to Mills County as necessary and pursuant to the below-described terms.

NOW THEREFORE, pursuant to Chapter 28E of the Iowa Code, and in consideration of the foregoing, it is hereby agreed between the parties as follows:

ARTICLE 1 – STATEMENT OF PURPOSE. The purpose of this Agreement is to allow Mills County to engage Pottawattamie County to provide electrical inspection services to Mills County and to authorize Pottawattamie County to perform such electrical inspection services to Mills County as may be necessary.

ARTICLE 2 – EFFECTIVE DATE. The effective date of this Agreement shall be the first day after the date on which all of the following conditions precedent have been satisfied:

A. The governing bodies of all Parties have adopted resolutions approving this Agreement and said resolutions have become effective.

B. This Agreement has been authorized and signed by the necessary representative or representatives from each Party and said signature page has been attached to this Agreement.

C. This agreement has been filed with the Iowa Secretary of State.

ARTICLE 3 – DURATION. This Agreement shall remain in effect until the completion of all outstanding inspections pursuant to permits issued prior to July 16, 2021, unless otherwise extended, terminated, or amended by the Parties as provided in Article 6 and Article 7 of this Agreement.

ARTICLE 4 – GOVERNANCE AND COST OF SERVICE. This Agreement shall not be deemed to create a new or separate legal or administrative entity. The terms and specifications of support service described in this Article shall govern all electrical inspection services provided to Mills County by Pottawattamie County.

A. Service: Electrical inspection services will be provided for outstanding inspections pursuant to permits issued prior to July 16, 2021, and will continue until all outstanding inspections are completed

B. Cost for Inspection Service:

Support Fee: \$75.00 per hour minimum of two hours; billed in fifteen (15) minute increments thereafter

Travel Fee: \$75.00 per round-trip to Mills County; billed monthly

C. Exclusions: Mills County agrees to have personnel of the Pottawattamie County Building Division conduct inspections required by the State of Iowa for electrical work as defined by Mills County Code on existing permits prior to July 16, 2021.

ARTICLE 5 – BUDGET AND FINANCING. Pottawattamie County will provide a monthly invoice to Mills County for any and all electrical inspection services provided, as described in Article 4 of this Agreement. Said invoice shall be due and payable upon presentation.

ARTICLE 6 – AMENDMENT. This Agreement may be amended at any time by the Parties. All amendments shall be in writing, signed by all of the Parties, and filed in an electronic format with the Iowa Secretary of State as required by Iowa Code §28E.8.

ARTICLE 7 – TERMINATION. Membership in this Agreement may be terminated voluntarily by any Party to the Agreement. A Party wishing to voluntarily terminate their membership shall provide written notice of intent to terminate membership to all other Parties to the Agreement. The termination shall be effective thirty (30) days from the date that written notice is provided to other members. A Party may withdraw written notice before the thirty (30) day period expires and may reapply for membership to the board of directors after the thirty (30) day period has expired.

Termination, whether voluntary or involuntary, in no way relieves a Party from any continuing obligations that may have been imposed on said Party by entry into the Agreement. The Parties shall determine whether a Party that has been terminated from the Agreement has any continuing obligations and if so the amount or requirement of said continuing obligation.

ARTICLE 8 – ENTIRE AGREEMENT, GOVERNING LAW, AND SEVERABILITY. This Agreement, and any attachments or addendum hereto, constitute the entire Agreement of the Parties and supersedes or replaces and prior agreements of the Parties relating to its subject matter. This Agreement is made in the State of Iowa and, as such, shall be governed by, construed, and

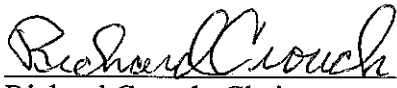
enforced in accordance with the laws of the State of Iowa. The board of directors and Parties shall be subject to all laws of the State of Iowa relating to conflicts of interest and gifts which are applicable to municipalities and municipal officers generally.

If any term, provision, or condition of this Agreement shall be determined to be invalid by a court of competent jurisdiction, such invalidity shall in no way effect the validity of any other term, provision, or condition of this Agreement, and the remainder of the Agreement shall survive in full force and effect unless to do so would substantially impair the rights and obligations of the Parties to this Agreement or substantially frustrate the attainment of the purposes of this Agreement.

ARTICLE 9 – RECORDATION. This Agreement shall be recorded pursuant to the requirements of Chapter 28E of the Code of Iowa.

ARTICLE 10 – SIGNATURE PAGES. The Parties agree that this Agreement may have attached to it signature pages which shall be assembled and filed together with the Agreement and shall together constitute one and the same instrument. A completed copy of this Agreement with any additional executed signature pages shall be sent to each party.

Dated: This 31 day of August, 2021


Richard Crouch, Chairman
Mills County Board of Supervisors

Attest: 
Carol Robertson
Mills County Auditor

Scott Belt, Chairman
Pottawattamie County Board of Supervisors

Attest: _____
Melvyn Houser
Pottawattamie County Auditor

**David Bayer/CIO and/or Jana
Lemrick/Director, HR**

**Discussion and/or decision to approve Time Clocks
quote for new timekeeping system.**



Quoted By: Ron Pieracci
 Quote Expiration: 2/27/22
 Quote Name: 20 - 10" Touch Screen with Proximity Reader

Sales Quotation For:

Pottawattamie County
 227 S 6th St
 Council Bluffs IA 51501-4269
 David Bayer
 david.bayer@pottcounty-ia.gov
 +1 (712) 328-4882

Third Party Software & Hardware

Description	Quantity	Unit Price	Unit Discount	Extended Price	Maintenance
Incode					
ExecuTime					
Touchscreen 10: Proximity Reader	20	\$ 2,195	\$ 2,195	\$ 41,705	\$ 4,390
TOTAL:				\$ 41,705	\$ 4,390

Summary	One Time Fees	Recurring Fees
Total Third Party Hardware, Software, Services	\$ 41,705	\$ 4,390
Total Tyler Services		
Summary Total	\$ 41,705	\$ 4,390
Contract Total	\$ 46,095	

Comments

- Some services may be delivered remotely via web-based training.
- Expenses associated with onsite services are invoiced as incurred according to Tyler's standard business travel policy.

SaaS is considered a term of one year unless otherwise indicated.

Client agrees that items in this sales quotation are, upon Client's signature or approval of same, hereby added to the existing agreement ("Agreement") between the parties and subject to its terms. Additionally, payment for said items, as applicable but subject to any listed assumptions herein, shall conform to the following terms, subject to payment terms in an agreement, amendment, or similar document in which this sales quotation is included:

- License fees for Tyler and third-party software are invoiced upon the earlier of (i) delivery of the license key or (ii) when Tyler makes such software available accessible.
- Fees for hardware are invoiced upon delivery.
- Fees for year one of hardware maintenance are invoiced upon delivery of the hardware.
- Annual Maintenance and Support fees, SaaS fees, Hosting fees, and Subscription fees are first payable when Tyler makes the software accessible to the Client (for Maintenance) or on the first day of the month following the date this quotation was signed (for SaaS, Hosting, and Subscription), and any such fees are prorated to align with the applicable term under the agreement, with renewals invoiced annually thereafter in accord with the Agreement.
- Fees for services included in this sales quotation shall be invoiced as indicated below.
 - o Implementation and other professional services fees shall be invoiced as delivered.
 - o Fixed-fee Business Process Consulting services shall be invoiced 50% upon delivery of the Best Practice Recommendations, by module, and 50% upon delivery of custom desktop procedures, by module.
 - o Fixed-fee conversions are invoiced 50% upon initial delivery of the converted data, by conversion option, and 50% upon Client acceptance to load the converted data into Live/Production environment, by conversion option. Where conversions are quoted as estimated, Tyler will invoice Client the actual services delivered on a time and materials basis.
 - o Except as otherwise provided, other fixed price services are invoiced upon complete delivery of the service. For the avoidance of doubt, where "Project Planning Services" are provided, payment shall be invoiced upon delivery of the Implementation Planning document. Dedicated Project Management services, if any, will be invoiced monthly in arrears, beginning on the first day of the month immediately following initiation of project planning.
 - o If Client has purchased any change management services, those services will be invoiced in accordance with the Agreement.
 - o Notwithstanding anything to the contrary stated above, the following payment terms shall apply to fees specifically for migrations: Tyler will invoice Client 50% of any Migration Services Fees listed above upon Client approval of the product suite migration schedule. The remaining 50%, by line item, will be billed upon the go-live of the applicable product suite. Tyler will invoice Client for any Project Management Fees listed above upon the go-live of the first product suite. Annual SaaS Fees will be invoiced upon availability of the hosted environment.

Any SaaS or hosted solutions added to an agreement containing Client-hosted Tyler solutions are subject to Tyler’s SaaS Services terms found here: <https://www.tylertech.com/terms/tyler-saas-services>.

Unless otherwise indicated in the contract or amendment thereto, pricing for optional items will be held For six (6) months from the Quote date or the Effective Date of the Contract, whichever is later.

Customer Approval: _____ Date: _____

Print Name: _____ P.O.#: _____

Other Business

Becky Lenihan/Finance & Tax Officer, Auditor's Office –

**Discussion and/or decision to approve and authorize
Board to sign Resolution No 99-2021 entitled:
RESOLUTION for Transfer from Property
Acquisition/Improvement Fund to Special Law
Enforcement Fund**

RESOLUTION NO. 99-2021

RESOLUTION for Transfer from Property Acquisition/Improvement Fund to Special Law Enforcement Fund

WHEREAS, it is desired to transfer money from Property Acquisition/Improvement Fund to Special Law Enforcement Fund; and

WHEREAS, said transfer is in accordance with Section 331.432, Code of Iowa; and

NOW THEREFORE BE IT RESOLVED, that the Pottawattamie County Board of Supervisors as follows:

SECTION 1: The sum of \$32,291.93 is ordered to be transferred from Property Acquisition/Improvement Fund to Special Law Enforcement Fund, and

SECTION 2: The Auditor is directed to correct his/her book accordingly and to notify the Treasurer of this operating transfer.

Dated this 7th Day of September, 2021.

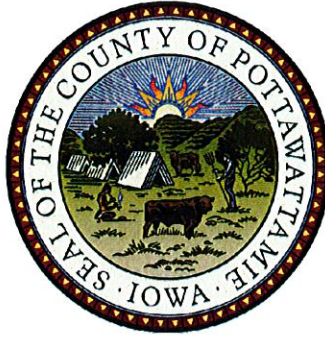
ROLL CALL VOTE

	AYE	NAY	ABSTAIN	ABSENT
<hr/> Scott A. Belt, Chairman	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<hr/> Tim Wichman	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<hr/> Lynn Grobe	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<hr/> Justin Schultz	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<hr/> Brian Shea	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

ATTEST:

Melvyn Houser, County Auditor

MELVYN HOUSER
POTTAWATTAMIE COUNTY AUDITOR
AND ELECTION COMMISSIONER
227 S. 6th St, Room 243
P. O. BOX 649
COUNCIL BLUFFS, IOWA 51502-0649



Kristi Everett, First Deputy – Elections
Linda Swolley, First Deputy - Real Estate
Kristy Hassay, Second Deputy – Real Estate
Becky Lenihan, Finance & Tax Officer
Phone (712) 328-5700
FAX (712) 328-4740

September 7, 2021

Reso No. 99-2021

To: Heather Ausdemore

RE: Transfer from Property Acquisition/Improvement Fund to Special Law Enforcement Fund

As per board authorization of September 7, 2021, please transfer as follows:

\$ 32,291.93 **FROM:** 0019-0-99-0300-904000-000 (Property Acquisition/Improvement Fund)
\$ 32,291.93 **TO:** 0018-99-0300-000-81400-000 (Special Law Enforcement Fund)

For transfer from the Property Acquisition/Improvement Fund to Special Law Enforcement Fund (Sheriff Building Addition – used wrong line item/fund number to pay for claims for building addition)

Thank You

Becky Lenihan/Finance & Tax Officer, Auditor's Office –

Discussion and/or decision to approve / disallow the following applications made to the Assessor's Office: Homestead (107 recommended allowed, 1 recommended disallowed), Military (13 recommended allowed, 1 recommended disallowed), Disabled Veteran Homestead (5 recommended allowed, 0 recommended disallowed), Business Property Tax Credit (9 recommended allowed, 1 recommended disallowed), Family Farm Tax Credit (4 recommended allowed, 08 recommended disallowed).

Credit Apps to Auditor

September 1, 2021

	<u>Recommend Allowed</u>	<u>Recommend Disallowed</u>
Homestead:	107	1
Military:	13	1
Disabled Veteran Homestead:	5	0
BPTC:	9	1
Family Farm:	4	0

<u>Disallowed</u>	<u>Credit Type</u>	<u>Reason for Disallowance</u>
754426262010	BPTC	Adjoining with 754426262009 on other application. Other app will include both parcels. Onwer notified.
754331329002	Military	Iowa National Guard, only 6 years, active duty training does not qualify.
754412100003	Homestead	Mother owns property, son lives here. Mother signed homestead. Son is not on title, does not qualify.

Received/Filed