

February 2, 2021

MET IN REGULAR SESSION

The Board of Supervisors met in regular session at 9:00 A.M. All members present with supervisor Grobe arriving at 9:15 A.M. Chairman Belt presiding.

PLEDGE OF ALLEGIANCE

1. CONSENT AGENDA

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

- A. January 26, 2021, Minutes as read.

UNANIMOUS VOTE. Motion Carried.

2. SCHEDULED SESSIONS

After discussion was held by the Board, a Motion was made by Schultz, and seconded by Wichman, to allow the Amended Leave Police During COVID-19 Emergency to expire on February 2, 2021 and allowing those employees currently quarantining to remain covered until they return to work. UNANIMOUS VOTE. Motion Carried.

After discussion was held by the Board, a Motion was made by Wichman, and seconded by Shea, to approve job description for Finance & Budget Director. UNANIMOUS VOTE. Motion Carried.

Motion by Schultz, and seconded by Shea, to approve and authorize Board to sign **Resolution No. 10-2021** as follows:

RESOLUTION NO. 10-2021

RESOLUTION DETERMINING THE NECESSITY AND SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED POTTAWATTAMIE COUNTY COURTHOUSE CAMPUS URBAN RENEWAL PLAN FOR A PROPOSED URBAN RENEWAL AREA IN POTTAWATTAMIE COUNTY, STATE OF IOWA

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

WHEREAS, this Board has reasonable cause to believe that the area described below satisfies the eligibility criteria for designation as an urban renewal area under Iowa law and has caused there to be prepared a proposed Pottawattamie County Courthouse Campus Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the Pottawattamie Courthouse Campus Urban Renewal Area ("Area" or "Urban Renewal Area"), which proposed Plan is attached hereto as Exhibit 1 and which is incorporated herein by reference; and

WHEREAS, the purpose of the Plan is to form the Pottawattamie County Courthouse Campus Urban Renewal Area suitable for blight remediation activities and to include a list of proposed projects to be undertaken within the Urban Renewal

Area, and a copy of the Plan has been placed on file for public inspection in the office of the County Auditor; and

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

WHEREAS, the proposed Area is within two miles of the corporate boundaries the City of Council Bluffs, Iowa, and accordingly, the County will enter into a joint agreement with the City of Council Bluffs to allow the County to operate within the proposed Area; and

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

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

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

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

NOW THEREFORE, BE IT RESOLVED, BY THE BOARD OF SUPERVISORS OF POTTAWATTAMIE COUNTY, STATE OF IOWA:

Section 1. That the consultation on the proposed Urban Renewal Plan required by Section 403.5(2), Code of Iowa, as amended, shall be held on February 9, 2021, in the Board of Supervisors Room, County Courthouse, 227 South 6th Street, Council Bluffs, Iowa, at 12:00 P.M., and Chairperson Scott Belt, or his delegate, is hereby appointed to serve as the designated representative of the County for purposes of conducting the consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2), Code of Iowa.

Section 2. That the County Auditor is authorized and directed to cause a notice of such consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, along with a copy of this Resolution

and the proposed Urban Renewal Plan, the notice to be in substantially the following form:

NOTICE OF A CONSULTATION TO BE HELD BETWEEN POTTAWATTAMIE, STATE OF IOWA AND ALL AFFECTED TAXING ENTITIES CONCERNING THE PROPOSED POTTAWATTAMIE COUNTY COURTHOUSE CAMPUS URBAN RENEWAL PLAN FOR POTTAWATTAMIE COUNTY, STATE OF IOWA

Pottawattamie County, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, as amended, commencing at 12:00 P.M. on February 9, 2021, in the Board of Supervisors Room, County Courthouse, 227 South 6th Street, Council Bluffs, Iowa concerning a proposed Pottawattamie County Courthouse Campus Urban Renewal Plan for a proposed Pottawattamie County Courthouse Campus Urban Renewal Area, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the proposed Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the proposed Urban Renewal Area, and the duration of any bond issuance included in the Plan. The Plan does not propose the use of tax increment financing in connection with the urban renewal projects identified in the Plan.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. Chairperson Scott Belt, or his delegate, as the designated representative of the County, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Pottawattamie County Courthouse Campus Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

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

Dated this _____ day of _____, 2021.

County Auditor, Pottawattamie
County, State of Iowa

(End of Notice)

Section 3. That a public hearing shall be held on the proposed Urban Renewal Plan before the Board of Supervisors at its meeting which commences at 10:00 A.M. on March 2, 2021, in the Board of Supervisors Room, County Courthouse, 227 South 6th Street, Council Bluffs, Iowa.

Section 4. That the County Auditor is authorized and directed to publish notice of this public hearing in The Daily Nonpareil, The Avoca Journal Herald, and The Oakland Herald, once on a date not less than four (4) nor more than twenty (20) days before the date of the public hearing, and to mail a copy of the notice by ordinary mail to each affected taxing entity, such notice in each case to be in substantially the following form:

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF A PROPOSED POTTAWATTAMIE COUNTY COURTHOUSE CAMPUS URBAN RENEWAL PLAN FOR A PROPOSED URBAN RENEWAL AREA IN POTTAWATTAMIE COUNTY, STATE OF IOWA

The Board of Supervisors of Pottawattamie County, State of Iowa, will hold a public hearing before itself at its meeting which commences at 10:00 A.M. on March 2, 2021 in the Board of Supervisors Room, County Courthouse, 227 South 6th Street, Council Bluffs, Iowa, to consider adoption of a proposed Pottawattamie County Courthouse Campus Urban Renewal Plan (the "Plan") concerning a proposed Urban Renewal Area in Pottawattamie, State of Iowa.

Due to public health concerns related to COVID-19, the public may access the meeting in person or electronically, pursuant to Iowa Code Section 21.8, as follows:

Telephone:
(712)328-5848

YouTube:
<https://www.youtube.com/channel/UCeP9ZQIBgMpuSyOprlyMl6g>

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing. Please check the posted agenda in advance of the March 2, 2021 meeting for any updates to the manner in which the public may access the hearing. Please contact the Finance Officer at becky.belt@pottcounty-ia.gov if you have questions about the format of the meeting, or to request a copy of the Plan.

The Pottawattamie County Courthouse Campus Urban Renewal Area is proposed to contain the land legally described as follows:

JEFFERIS SUB LTS 1 THRU 5, 19 & 20 BLK 7 & N1/2 VAC ALLEY ADJ ON S LTS 19 & 20, E1/2 VAC ALLEY ADJ LTS 4 & 5 & ALL VACALLEY ADJ LTS LTS 1 THRU 3 & 5TH AVE ROW ADJ

AND

BAYLISS FIRST ADD LTS 9 & 10 BLK 14 & BAYLISS STRIP LTS B & C & LARIMERS SUB LTS 1 THRU 10 BLK 2 & VAC ALLEYS ADJ INC & 5TH AVE ROW ADJ

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

The general scope of the urban renewal activities under consideration in the Plan is to rehabilitate, conserve and redevelop land, buildings and other improvements within such area through the elimination and containment of conditions of blight so as to improve the community through the establishment of effective land use controls, through use of an effective program of rehabilitation of existing buildings and elimination of those structures which cannot be economically

rehabilitated, with a limited amount of acquisition, clearance, resale and improvement of land for various purposes specified in the Plan. To accomplish the objectives of the Plan, the Plan provides that the County may use special financing tools and may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements and public buildings. The Plan provides that the County may issue bonds or use available funds for purposes allowed by the Plan. The Plan does not propose the use of tax increment financing in connection with the urban renewal projects identified in the Plan. The Plan initially proposes specific public infrastructure or site improvements to be undertaken by the County, and provides that the Plan may be amended from time to time.

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

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

Dated this _____ day of _____, 2021.

County Auditor, Pottawattamie
County, State of Iowa

(End of Notice)

Section 5. That the proposed Urban Renewal Plan, attached hereto as Exhibit 1, for the proposed Urban Renewal Area described therein is hereby officially declared to be the proposed Urban Renewal Plan referred to in the notices for purposes of such consultation and hearing and that a copy of the Plan shall be placed on file in the office of the County Auditor.

Section 6. That the proposed Urban Renewal Plan be submitted to the Planning and Zoning Commission for review and recommendation as to its conformity with the general plan for the development of the County as a whole, with such recommendation to be submitted in writing to this Board within thirty (30) days of the date hereof.

PASSED AND APPROVED this 2nd day of February, 2021.

	ROLL CALL VOTE			
	AYE	NAY	ABSTAIN	ABSENT
_____ Scott Belt, Chairman	○	○	○	○
_____ Tim Wichman	○	○	○	○
_____ Lynn Grobe	○	○	○	○
_____ Justin Schultz	○	○	○	○
_____ Brian Shea	○	○	○	○

ATTEST: _____
Melvyn Houser, County Auditor

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

After discussion was held by the Board, a Motion was made by Shea, and seconded by Grobe, to approve setting the date and time for the public hearing on Amendment of the FY 2020-21 Budget for Tuesday, February 23rd, 2021, at 10:00 A.M. UNANIMOUS VOTE. Motion Carried

Discussion only. Budget study session was held with David Bayer of IT and John Rasmussen of Roads. The Board also discussed the Board of Supervisor’s budget. No action taken.

Discussion only. Chris Merck/Carpenter’s Union – PO Box 193 Logan, IA 51546 – appeared before to Board to raise concerns about subcontractors being used in B-Wing renovation. No action taken.

3. OTHER BUSINESS

After discussion was held by the Board, a Motion was made by Shea and seconded by Wichman, to approve assignment to 2021 Representative Meetings as follows:

	<u>Primary:</u>	<u>Secondary:</u>
Advance SW Iowa Corp	Wichman	Shea
Council Bluffs Airport Authority	Belt	Schultz
Conservation Board	Wichman	Shea
E911 Board	Belt	Shea

East Pott Soil and Water Conserv.	Grobe	Belt
EMA Board	Shea	Schultz
Golden Hills RC&D	Grobe	Belt
Hungry Canyons	Grobe	Wichman
Loess Hills Alliance Board	Belt	Grobe
PACE	Schultz	Grobe
712 Initiative	Belt	Schultz
Pott County Trails	Shea	Schultz
Promise Partners	Schultz/Belt	
SW Iowa Juvenile Services	Grobe	Belt
SWIPCO/SWITA	Grobe	
Veteran Affairs	Schultz	Grobe
Public Health	Wichman	Shea
West Central Community Action	Grobe	Shea
West Pott Soil and Water Conserv.	Wichman	Schultz
WIDA	Grobe	Shea
Workforce Investments Board	Belt	Schultz
Pott County Quarterly Dept. Head	Belt	Wichman
Pott County Ops/ Policy Committee	Belt/Wichman	
Pott Tourism	Belt	Shea

UNANIMOUS VOTE. Motion carried.

Discussion only. No action taken. The Board discussed how they would like to proceed with scheduling their annual meeting with the Iowa Farm Bureau.

4. RECEIVED/FILED

A. Salary Actions:

- 1) Auditor – Payroll Status Change of Candy Becerra
- 2) Treasurer – Payroll Status Change of Christina Lingren
- 3) Conservation – Payroll Status Change of Kimberly Wickersham, Jeffrey Franco
- 4) Buildings and Grounds – Payroll Status Change of Roberto Estrada, Matthew Wiese
- 5) Mental Health – Payroll Status Change of Chasity Kephart, Amy Jobe

5. SCHEDULED SESSIONS

The Board of Supervisors held a budget study workshop. Discussion only. No action taken.

6. ADJOURN

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

THE BOARD ADJOURNED SUBJECT TO CALL AT 3:55 P.M.

Scott Belt, Chairman

ATTEST:

Melvyn Houser, County Auditor

APPROVED: February 9, 2021

PUBLISH: X