

February 19, 2019

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The Dallas County Board of Supervisors met in regular session pursuant to board rules with Chairman Mark Hanson, Supervisor Kim Chapman and Supervisor Brad Golightly present. Others present: Chuck Sinnard – DC Attorney, Rob Tietz – Operations Director, Todd Noah – IS Director, Melinda Harney – Administrative Assistant, Mary Cline – Auditor’s Office, Ted Trewin – Environmental Health, Jerry Purdy – Design Alliance, Joe Cerwinske – Raccoon Valley Radio, Jim Caufield – ThePerryNews, and Allison Allmann – Dallas County News.

**Item 1:** Call to Order - Chairman Hanson called the meeting to order at 9:04 a.m.

**Item 2:** Approve Agenda

Motion by Chapman and seconded by Golightly to approve the agenda as presented. All ayes. Motion carried.

**Item 3:** Open Forum – none

**Item 4:** Consent Agenda

- A) Payroll & Disbursements from 2/15/19
- B) Receive Departmental Reports
  - Planning & Development January 2019 Receipts
  - Sanitary Disposal Recycling Report January 2019
- C) Manure Management Reports
  - Perry Site, Dallas Twp
  - Dallas Twp Site, Dallas Twp
  - Victor Allas LLC, Dallas Twp

Motion by Golightly and seconded by Chapman to approve the consent agenda. All ayes. Motion carried.

**Item 5:** Disc/Action Re: Supervisors Minutes from 2/6 and 2/12/19

Motion by Golightly and seconded by Chapman to approve the minutes as presented. All ayes. Motion carried.

**Item 6:** Disc/Action Re: Payroll Change Notices

- Auditor/Elections – Clean-up of payroll files:
- Elections Driver Sam Guzzi resigned as of 5/12/17
  - Elections Driver Donald Lee resigned as of 6/22/18

Motion by Chapman and seconded by Golightly to approve the payroll changes as submitted. All ayes. Motion carried.

**Item 7:** Disc/Action Re: Resolution 2019-0021 Set Time & Date for Public Hearing Designation of 2019 Dallas County Economic Development Urban Renewal Area & Urban Renewal Plan/Project

Motion by Golightly and seconded by Chapman to approve Resolution #2019-0021  
All ayes. Motion carried.

**RESOLUTION NO. 2019-0021**

Resolution Setting Date for a Public Hearing on Designation of the 2019 Dallas County Economic Development Urban Renewal Area and on Urban Renewal Plan and Project

**WHEREAS**, a proposal has been made to the Board of Supervisors (the “Board”) of Dallas County, Iowa (the “County”) which shows the desirability of designating a portion of the County as the 2019 Dallas County Economic Development Urban Renewal Area (the “Urban Renewal Area”), pursuant to the provisions of Chapter 403, Code of Iowa; and

**WHEREAS**, under such proposal the real property (the “Property”) lying within the boundaries set out in Exhibit A would be designated as the Urban Renewal Area; and

**WHEREAS**, this Board is desirous of obtaining as much information as possible from the residents of the County before making this designation; and

**WHEREAS**, portions of the Property lie within two miles of the incorporated limits of the City of Perry, Iowa (the “City”), and pursuant to Section 403.17, the County must enter into a joint agreement (the “Joint Agreement”) with such City in order to exercise urban renewal authority over such portions of the Property; and

**WHEREAS**, a proposed urban renewal plan (the “Plan”) has been prepared for the governance of projects and initiatives to be undertaken on the Property and which authorizes a certain initial urban renewal project to be undertaken in the Urban Renewal Area consisting of providing tax increment financing support to Tyson Fresh Meats, Inc. (the “Company”) in connection with the expansion of the Company’s pork processing facilities located on the Property; and

**WHEREAS**, it is now necessary that a date be set for a public hearing on the designation of the Urban Renewal Area and on the Plan;

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

Section 1. This Board will meet at 902 Court St, Adel, Iowa, on March 19, 2019, at 9:30 a.m., at which time and place it will hold a public hearing on the designation of the proposed Urban Renewal Area described in the preamble hereof and on the proposed urban renewal plan and project for said Urban Renewal Area.

Section 2. The County Auditor shall publish notice of said hearing, the same being in the form attached to this resolution, which publication shall be made in a legal newspaper of general circulation in Dallas County, which publication shall be not less than four (4) and not more than twenty (20) days before the date set for the hearing.

Section 3. Pursuant to Section 403.5 of the Code of Iowa, Rob Tietz and Linda Wunsch are hereby designated as the County's representatives in connection with the consultation process with the Perry Community School District which is required under that section of the urban renewal law.

Section 4. The proposed Plan is hereby submitted to the County's Planning and Zoning Commission for review and recommendations, as required by Section 403.5, Code of Iowa.

Section 5. The County Auditor, Rob Tietz or Linda Wunsch are hereby authorized and directed to present the Joint Agreement to the City for approval, execution and delivery to the County prior to the public hearing on March 19, 2019.

**AYE**

**NAY**

Mark A. Hanson, Chairman

Kim Chapman, Member

Brad Golightly, Member

Dated this 19<sup>th</sup> day of February, 2019

ATTEST: Julia Helm, Dallas County Auditor

**Item 8: Disc/Action Re: Courthouse Renovation Project**

A) Trinity Construction Change Orders #1 & #2

Motion by Chapman and seconded by Golightly to approve Dallas County Courthouse Renovation project change orders #1 & #2 as presented and authorize the chair to sign.

All ayes. Motion carried.

**Item 9: Disc/Action Re: Perry Recycling Site**

Board discussed placing a sign at Perry recycling site that states the site is for unincorporated Dallas County residents only and city residents should use the city sites. All board members supported the placement of the sign and Chairman Hanson will contact County Engineer about posting the sign.

**Item 10: Disc/Action Re: Dissolution of Adel-Dallas County Public Corporation**

The county held a 28E agreement with City of Adel which expired 12/1/2018. Board was in favor of the Adel-Dallas County Public Corp. Board of Directors dissolving the corporation.

**Item 11: Disc/Action Re: HHS Campus Community Room Update**

Inquiry was made for the use of the community room for a private event. Discussion if space should be open for personal use. More research is needed and rules/policies would need to be established. Item will be placed on a future agenda.

**Item 12: Disc/Action Re: Legislative Tax Proposal**

HSB 165, a property tax reform proposal was discussed. This bill removes General Basic and Rural Basic levy rate caps and places a cap on property tax revenue increases. No action taken.

**Item 13: Other Business**

Next Tuesday afternoon board will interview candidates for the Human Resources Director position. Board requested that HR provide a list of appropriate questions.

**Item 14: Motion to Adjourn**

Motion by Chapman and seconded by Golightly to adjourn the meeting at 10:55 a.m. All ayes. Motion carried.

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Julia Helm, Dallas County Auditor

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Mark Hanson, Chairman