

**JEFFERSON COUNTY BOARD OF SUPERVISORS’  
PROCEEDINGS  
February 19, 2019**

At 9:04 A.M., Chair Dimmitt called the regular meeting of the Board of Supervisors to order.

Board members present were: Lee Dimmitt, Chairman; Daryn Hamilton, Vice-Chairman.

Board member absent was: Dee Sandquist, Supervisor.

It was moved by Hamilton, seconded by Dimmitt that the minutes for the February 11<sup>th</sup>, 2019 meeting be acknowledged. All “Aye”. Motion carried.

February 19, 2019

The Board of Supervisors of Jefferson County, State of Iowa, met in regular session, in the Board Room, County Courthouse, 51 East Briggs, Fairfield, Iowa, at 9:00 A.M., on the above date. There were present Chairperson Lee Dimmitt, in the chair, and the following named Board Members:

Daryn Hamilton

Absent: Dee Sandquist

Vacant: None

\* \* \* \* \*

This being the time and place fixed for a public hearing on the matter of the adoption of the proposed 2019 Jefferson County Urban Renewal Plan.

The County does not have a Planning and Zoning Commission, however, the Plan will be approved by the Board of Supervisors as being in conformity with the general plan for development of the County as a whole by Board approval of such Plan.

The Board was then informed that no consultation meeting was held to discuss the Plan with the affected taxing entities, as the Plan does not provide for the use of tax increment financing in the Urban Renewal Area.

The Chairperson asked the County Auditor whether any written objections had been filed with respect to the proposed Plan, and the County Auditor reported that no

written objections thereto had been filed. The Chairperson then called for any oral objections to the adoption of the 2019 Jefferson County Urban Renewal Plan and none were made. The public hearing was then closed.

Board Member Hamilton then introduced the following Resolution entitled "RESOLUTION DETERMINING AN AREA OF THE COUNTY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE COUNTY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING THE 2019 JEFFERSON COUNTY URBAN RENEWAL PLAN" and moved that the Resolution be adopted.

Board Member Dimmitt seconded the motion. The roll was called and the vote was,

AYES: Lee Dimmitt, Daryn Hamilton

NAYS: None

Whereupon, the Chairperson declared the measure duly adopted.

#### RESOLUTION

RESOLUTION DETERMINING AN AREA OF THE COUNTY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE COUNTY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING THE 2019 JEFFERSON COUNTY URBAN RENEWAL PLAN

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

WHEREAS, a proposed 2019 Jefferson County Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the 2019 Jefferson County Urban Renewal Area ("Area" or "Urban Renewal Area") described below has been prepared, which proposed Plan has been on file in the office of the County Auditor and which is incorporated herein by reference; and

WHEREAS, this proposed Urban Renewal Area includes and consists of:

The Packwood Road HMA Overlay Project begins on the North side of US Highway 34, at the intersection with Packwood Road; thence Northerly, along Packwood Road, for a distance of 3.5 miles to the end of the Packwood Road HMA Overlay Project, at the intersection with Brookville Road.

The Brookville Road HMA Overlay Project begins at last said intersection; thence Southeasterly along Brookville Road for a distance of 5.83 miles to the end of the Brookville Road HMA Overlay Project, at the intersection with Grimes Avenue.

Thence back along Brookville Road, in a Northwesterly direction for a distance of 0.6 mile, to the intersection with Gear Avenue; thence East along Gear Avenue, for a distance of 1.27 miles, to the intersection with Kelp Avenue; thence North along Kelp Avenue, for a distance of 1.5 miles, to the intersection with 185th Street; thence East along 185th Street, for a distance of 2.4 miles, to the intersection with Pleasant Plain Road; thence Southwesterly along Pleasant Plain Road, for a distance of 0.54 mile, to the intersection with Salina Road; thence Easterly along Salina Road, for a distance of 9.5 miles, to the intersection with Germanville Road; thence North along Germanville Road, for a distance of 2.5 miles, to the North side of the intersection with 150th Street, and the beginning of the Germanville Road HMA Overlay Project.

Thence Northerly along Germanville Road, for a distance of 6.51 miles, to the county line between Jefferson and Washington Counties, and the end of the Germanville Road HMA Overlay Project.

WHEREAS, this Area is within two miles of the cities of Fairfield, Pleasant Plain, and Maharishi Vedic City and the County will enter into a joint agreement with said cities to allow the County to operate within the Area; and

WHEREAS, it is desirable that the Urban Renewal Area be redeveloped as described in the proposed Urban Renewal Plan to be known hereafter as the "2019 Jefferson County Urban Renewal Plan"; and

WHEREAS, by resolution adopted on February 4, 2019, this Board also set a public hearing on the adoption of the proposed Urban Renewal Plan for this meeting of the Board, and due and proper notice of the public hearing was given, as provided by law,

by timely publication in the Fairfield Ledger and the Clarion Plainsman and by mail to the Taxing Entities, which notice set forth the time and place for this hearing and the nature and purpose thereof; and

WHEREAS, in accordance with the notice, all persons or organizations desiring to be heard on the proposed Urban Renewal Plan, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Board in connection therewith and the public hearing has been closed.

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

That the findings and conclusions set forth or contained in the proposed "2019 Jefferson County Urban Renewal Plan" for the area of Jefferson County, State of Iowa, legally described and depicted in the Plan and incorporated herein by reference (which area shall hereinafter be known as the "2019 Jefferson County Urban Renewal Area"), be and the same are hereby adopted and approved as the findings of this Board for this area.

This Board further finds:

Although relocation is not expected, a feasible method exists for the relocation of any families who will be displaced from the Urban Renewal Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;

The Urban Renewal Plan conforms to the general plan for the development of the County as a whole; and

Acquisition by the County is not immediately expected, however, as to any areas of open land to be acquired by the County included within the Urban Renewal Area:

Residential use is not expected, however, with reference to any portions thereof which are to be developed for residential uses, this Board of Supervisors hereby determines that a shortage of housing of sound standards and design with decency, safety and sanitation exists within the County; that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality; and that one or more of the following conditions exist:

That the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas, including other portions of the urban renewal area.

That conditions of blight in the municipality and the shortage of decent, safe and sanitary housing cause or contribute to

an increase in and spread of disease and crime, so as to constitute a menace to the public health, safety, morals, or welfare.

That the provision of public improvements related to housing and residential development will encourage housing and residential development which is necessary to encourage the retention or relocation of industrial and commercial enterprises in this state and its municipalities.

The acquisition of the area is necessary to provide for the construction of housing for low and moderate income families.

Non-residential use is expected and with reference to those portions thereof which are to be developed for non-residential uses, such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the County in accordance with sound planning standards and local community objectives.

That the Urban Renewal Area is an economic development area within the meaning of Iowa Code Chapter 403; that such area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of Chapter 403 of the Code of Iowa; and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of this County.

That the Urban Renewal Plan, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as the "2019 Jefferson County Urban Renewal Plan for the 2019 Jefferson County Urban Renewal Area"; the Urban Renewal Plan for such area is hereby in all respects approved; the Chairperson and County Auditor are authorized to execute the Joint City-County Agreement with the cities of Fairfield, Pleasant Plain, and Maharishi Vedic City; and the County Auditor is hereby directed to file a certified copy of the Urban Renewal Plan with the proceedings of this meeting.

That, notwithstanding any resolution, ordinance, plan, amendment or any other document, the Urban Renewal Plan shall be in full force and effect from the date of this Resolution until the Board amends or repeals the Plan. Said Urban Renewal Plan shall be forthwith certified by the County Auditor, along with a copy of this Resolution, to the Recorder for Jefferson County, Iowa, to be filed and recorded in the manner provided by law.

PASSED AND APPROVED this 19<sup>th</sup> day of February, 2019.

Lee Dimmitt  
Chairperson, Board of Supervisors

ATTEST:  
Scott Reneker  
County Auditor

The Board met with the County Engineer.

February 19, 2019

The Board of Supervisors of Jefferson County, State of Iowa, met in regular session, in the Board Room, County Courthouse, 51 West Briggs Street, Fairfield, Iowa, at 9:00 A.M., on the above date. There were present Chairperson Dimmitt, in the chair, and the following named Board Members:

Daryn Hamilton

Absent: Dee Sandquist

Vacant: None

\* \* \* \* \*

Board Member Hamilton introduced the following Resolution entitled "RESOLUTION AUTHORIZING THE ISSUANCE OF \$1,050,000 GENERAL OBLIGATION CAPITAL LOAN NOTES, SERIES 2019, AND LEVYING A TAX FOR THE PAYMENT THEREOF", and moved that the same be adopted. Board Member Dimmitt seconded the motion to adopt. The roll was called and the vote was,

AYES: Daryn Hamilton, Lee Dimmitt

NAYS: None

Whereupon, the Chairperson declared the Resolution duly adopted as follows:

RESOLUTION AUTHORIZING THE ISSUANCE OF  
\$1,050,000 GENERAL OBLIGATION CAPITAL LOAN  
NOTES, SERIES 2019, AND LEVYING A TAX FOR  
THE PAYMENT THEREOF

WHEREAS, Jefferson County, State of Iowa ("Issuer"), is a political subdivision, organized and existing under the Constitution and laws of the State of Iowa, and is not affected by any special legislation; and

WHEREAS, the Issuer is in need of funds to pay costs of:

- a) tuckpointing at the Courthouse, at a cost not to exceed \$600,000; and
- b) building, equipping and furnishing of an Emergency Services Garage, at a cost not to exceed \$450,000,

(the "Project"), and it is deemed necessary and advisable that General Obligation Capital Loan Notes, Series 2019, in the amount of \$1,050,000 be issued; and

WHEREAS, the Board of Supervisors has taken such acts as are necessary to authorize issuance of the Notes.

NOW, THEREFORE, IT IS RESOLVED BY THE BOARD OF SUPERVISORS OF JEFFERSON COUNTY, STATE OF IOWA:

Authorization of the Issuance. General Obligation Capital Loan Notes, Series 2019, in the amount of \$1,050,000 shall be issued pursuant to the provisions of Iowa Code Sections 331.402 and 331.443 for the purposes covered by the hearing.

Levy of Annual Tax. For the purpose of providing funds to pay the principal and interest as required under Chapter 76.2, there is levied for each future year the following direct annual tax upon all the taxable property in Jefferson County, State of Iowa, to wit:

AMOUNT	FISCAL YEAR (JULY 1 TO JUNE 30) YEAR OF COLLECTION
\$554,042	2019/2020
\$138,342	2020/2021
\$140,405	2021/2022
\$142,155	2022/2023
\$138,645	2023/2024

Principal and interest coming due at any time when the proceeds of the tax on hand are insufficient to pay the amount due shall be promptly paid when due from current funds available for that purpose and reimbursement must be made.

Amendment of Levy of Annual Tax. Based upon the terms of the future sale of the Notes to be issued, this Board will file an amendment to this Resolution ("Amended Resolution") with the County Auditor.

Filing. A certified copy of this Resolution shall be filed with the County Auditor of County of Jefferson, State of Iowa, who shall, pursuant to Iowa Code Section 76.2,

levy, assess and collect the tax in the same manner as other taxes and, when collected, these taxes shall be used only for the purpose of paying principal and interest on the Notes.

PASSED AND APPROVED this 18th day of February, 2019.

Lee Dimmitt  
Chairperson

ATTEST:  
Scott Reneker  
County Auditor

It was moved by Dimmitt, seconded by Hamilton that the Board of Supervisors of Jefferson County approve the pay increase of Christy Conner, County Treasurer's Universal Clerk, to \$1,416.67 per pay period effective March 1<sup>st</sup>, 2019. All "Aye". Motion carried.

Supervisors discussed the Courthouse elevator with the Clerk of Court and Mary Ann Brown, Chief Judge of the 8<sup>th</sup> Judicial District.

Motion was made by Hamilton, seconded by Dimmitt to set the public budget hearing for March 11, 2019 at 9:30 A.M. All "Aye". Motion carried.

Hamilton reported on his KMCD Spotlight Show interview. Dimmitt reported on his RUSS, SEIL, Emergency Management/E911 and Farm Bureau meetings.

Public comments: Joe Ledger asked how much is being reimbursed for Mental Health.

It was moved by Hamilton, seconded by Dimmitt to allow the claims against the county and to direct the county auditor to issue checks against the various funds of the county in payment of the claims allowed. All "Aye". Motion carried.

Supervisors worked on the County budget.

There being no further business, the Board adjourned.

ATTEST:  
Scott D. Reneker  
County Auditor

Lee Dimmitt, Chairman  
Board of Supervisors