

Auditor's Office
Jefferson, Iowa
October 1, 2018

Greene County Board of Supervisors met at 8:30 a.m. in the courthouse boardroom with all supervisors present: Bardole, Burkett, Contner, Muir, Rudolph. Motion by Contner, second by Bardole to approve the agenda. Motion carried unanimously. Motion by Rudolph, second by Burkett to approve the minutes of September 24, 2018. Motion carried unanimously.

Motion by Contner, second by Burkett to approve Caleb D. Glawe, M.D. as a deputy medical examiner. Motion carried unanimously.

Motion by Burkett, second by Rudolph to approve a Class C native wine permit to Deal Orchard & Class C beer permit to Paton Pit Stop. Motion carried unanimously.

Chair Muir opened a public hearing to hear comments on a proposal to sell county property at 1207 Main St, Scranton to Landus Cooperative. No oral or written comments were received from local residents either for or against the proposal. Motion by Contner, second by Bardole to close the public hearing. Motion carried unanimously.

Motion by Burkett, second by Contner to approve Resolution 2018-26 – A RESOLUTION AUTHORIZING SALE OF PROPERTY LOCATED AT 1207 MAIN STREET IN SCRANTON:

WHEREAS, by resolution no. 2018-25, adopted September 24, 2018, the Board of Supervisors of Greene County (the "Board") proposed to sell the property described below to Landus Cooperative in accordance with the terms and provisions of a written purchase agreement (the "Agreement"); and

WHEREAS, notice of a public hearing on the Board's proposal to sell such property has been published as required by law; and

WHEREAS, that public hearing has been held at the time and place as specified in the notice and any and all objections or other comments relating to such proposal have been heard, and it is deemed to be in the best interests of Greene County, Iowa, that the proposed sale be approved.

NOW, THEREFORE, It Is Resolved by the Board of Supervisors of Greene County, Iowa, as follows:

Section 1. Greene County shall sell the property located at 1207 Main Street, in Scranton, Iowa, legally described as follows:

Lot B of Lot 4, except Parcel A of said Lot B of Lot 4, in the Southeast Quarter of the Northwest Quarter of Section 11, Township 83 North, Range 32 West of the 5th P.M., in Scranton, Greene County, Iowa, AND the South 5 feet of vacated Seward Street adjacent to the north side of said Lot B

(the "Property"); to Landus Cooperative pursuant to the terms and provisions of the Agreement now before the Board.

Section 2. The Chairperson of the Board and the Greene County Auditor are authorized and directed to execute a quitclaim deed to transfer title in accordance with the terms of the Agreement.

Section 3. The Chairperson of the Board and the Greene County Auditor are authorized and directed to execute such other documents as may be required and to take such further action as may be necessary to carry out the intent and purpose of this resolution.

Section 4. All resolutions and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby repealed, and this resolution shall be in full force and effect immediately upon its adoption and approval.

Passed and approved on October 1, 2018.

Roll call: Aye: Bardole, Burkett, Contner, Muir, Rudolph. Resolution unanimously approved.

Motion by Rudolph, second by Contner to appoint Ellen Ritter as general assistance director for one day per week (20% FTE). Motion carried unanimously. Motion by Burkett, second by Contner to approve a (new) Statement of Understanding for service coordinator Ellen Ritter with Central Iowa Community Services. Motion carried unanimously. The SOU reflects a change to Ritter’s position as service coordinator to 80% full time equivalent effective September 1, 2018.

Questions relating to the county’s proposed plans to set up an urban renewal area and using tax increment financing were received from Jon & Jayne Tiffany and Mary Figenshaw. The board responded to those questions and concerns. Board member Bardole then introduced the proposed Resolution 2018-27 entitled “RESOLUTION DETERMINING THE NECESSITY AND SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED GREENE COUNTY BEAVER CREEK WIND FARM URBAN RENEWAL PLAN FOR A PROPOSED URBAN RENEWAL AREA IN GREENE COUNTY, STATE OF IOWA”, and moved that the same be adopted. Board Member Rudolph seconded the motion to adopt. The following is a summary of the resolution:

The County has found that rehabilitation, conservation, redevelopment, development, or combination thereof, of an area in the County is necessary in the interest of the public health, safety, or welfare of the residents of the County, and therefore proposes to establish an economic development urban renewal area, as defined in Chapter 403, Code of Iowa, to be called the Greene County Beaver Creek Urban Renewal Area (the “Area”), which proposed urban renewal area is legally described as:

The following turbines and access driveways:

Turbine #	Turbine Latitude	Turbine Longitude	Parcel ID #	Assessor's Legal	Address Number	St/Ave	Driveway Latitude	Driveway Longitude	Twp	Section #
1	N42 08 19.87	W94 12 36.62	427400901	27/85/29 BLL SW1/4 SE1/4	2266	150	42 8' 14.09	94 12' 36.50	Paton	27
2	N42 08 19.84	W94 12 17.12	427400902	27/85/29 BLL SE1/4 SE1/4	2294	150	42 8' 14.04	94 12' 16.99	Paton	27

4	N42 07 51.11	W94 13 50.85	433200902	33/85/29 BLL SE1/4 NE1/4	644	V	42 7' 50.65	94 13' 22.81	Paton	33
3	N42 07 51.13	W94 13 31.82	433200901	33/85/29 BLL SW1/4 NE1/4	644	V	42 7' 50.65	94 13' 22.81	Paton	33
5	N42 07 52.00	W94 13 14.83	434100901	34/85/29 BLL SW1/4 NW1/4	649	V	42 7' 48.54	94 13' 22.80	Paton	34
6	N42 07 52.17	W94 12 55.66	434100902	34/85/29 BLL SE1/4 NW1/4	649	V	42 7' 48.54	94 13' 22.80	Paton	34
7	N42 07 51.63	W94 12 39.55	434200901	34/85/29 BLL SW1/4 NE1/4	648	W	42 7' 48.22	94 12' 12.64	Paton	34
8	N42 07 51.68	W94 12 23.18	434200902	34/85/29 BLL SE1/4 NE1/4	648	W	42 7' 48.22	94 12' 12.64	Paton	34
9	N42 07 54.48	W94 12 04.82	435100901	35/85/29 BLL SW1/4 NW1/4	637	W	42 7' 54.40	94 12' 12.68	Paton	35
10	N42 08 07.99	W94 11 45.91	435100902	35/85/29 BLL NE1/4 NW1/4	2339	150	42 8' 13.95	94 11' 45.94	Paton	35
11	N42 08 08.16	W94 11 25.76	435200901	35/85/29 BLL NW1/4 NE1/4	2367	150	42 8' 13.91	94 11' 25.83	Paton	35
12	N42 08 02.37	W94 10 31.66	436100901	36/85/29 BLL NE1/4 NW1/4	2449	150	42 8' 14.04	94 10' 28.27	Paton	36
13	N42 07 26.94	W94 13 29.85	433400902	33/85/29 BLL SE1/4 SE1/4	698	V	42 7' 22.61	94 13' 22.62	Paton	33
14	N42 07 26.94	W94 13 54.21	433400901	33/85/29 BLL SW1/4 SE1/4	698	V	42 7' 22.61	94 13' 22.62	Paton	33
15	N42 07 37.18	W94 11 34.20	435400901	35/85/29 BLL NW1/4 SE1/4	674	X	42 7' 35.49	94 11' 3.16	Paton	35
16	N42 07 37.21	W94 11 12.59	435400902	35/85/29 BLL NE1/4 SE1/4	674	X	42 7' 35.49	94 11' 3.16	Paton	35
17	N42 07 18.24	W94 11 44.83	802100901	02/84/29 BLL NE1/4 NW1/4	703	W	42 7' 21.76	94 12' 12.67	N Junction	2
18	N42 07 07.35	W94 10 52.62	801100901	01/84/29 BLL NFR1/2 NW1/4 (EX LOT a & E60' AC)	733	X	42 7' 4.64	94 11' 3.30	N Junction	1
19	N42 07 16.51	W94 10 31.78	801100902	01/84/29 BLL E60' AC NFR1/2 NW1/4	2445	160	42 7' 21.96	94 10' 32.28	N Junction	1
20	N42 06 35.65	W94 10 51.46	801300902	01/84/29 BLL SW1/4 SW1/4	779	X	42 6' 37.64	94 11' 3.29	N Junction	1

21	N42 06 42.33	W94 10 36.69	801300901	01/84/29 BLL NE1/4 SW1/4	779	X	42 6' 37.64	94 11' 3.29	N Junction	1
22	N42 06 48.59	W94 10 20.35	801400901	01/84/29 BLL NW1/4 SE1/4	762	Y	42 6' 49.53	94 9' 53.11	N Junction	1
23	N42 06 48.56	W94 10 00.36	801400902	01/84/29 BLL NE1/4 SE1/4	762	Y	42 6' 49.53	94 9' 53.11	N Junction	1
36	N42 06 19.69	W94 11 28.17	811200901	11/84/29 BLL NW1/4 NE1/4	2365	170	42 6' 25.37	94 11' 28.13	N Junction	11
37	N42 06 19.76	W94 11 11.24	811200902	11/84/29 BLL NE1/4 NE1/4	2387	170	42 6' 25.29	94 11' 11.14	N Junction	11
38	N42 06 12.24	W94 10 56.00	812100901	12/84/29 BLL SW1/4 NW1/4	825	X	42 6' 12.51	94 11' 3.17	N Junction	12
39	N42 06 18.56	W94 10 19.63	812200901	12/84/29 BLL W1/2 NW1/4 NE1/4	2463	170	42 6' 25.11	94 10' 19.55	N Junction	12
50	N42 05 53.53	W94 12 05.12	811300902	11/84/29 BLL NW1/4 SW1/4	861	W	42 5' 53.48	94 12' 13.08	N Junction	11
51	N42 05 52.93	W94 11 35.20	811400901	11/84/29 BLL NW1/4 SE1/4	862	X	42 5' 52.70	94 11' 3.00	N Junction	11
52	N42 05 53.26	W94 11 15.51	811400902	11/84/29 BLL NE1/4 SE1/4	862	X	42 5' 52.70	94 11' 3.00	N Junction	11
53	N42 05 50.32	W94 10 33.77	812300901	12/84/29 BLL NE1/4 SW1/4	850	Y	42 5' 24.70	94 9' 53.02	N Junction	12
54	N42 05 53.56	W94 10 10.44	812400901	12/84/29 BLL NE1/4 SE1/4	850	Y	42 5' 58.83	94 9' 53.02	N Junction	12
62	N42 05 24.83	W94 11 59.18	814100901	14/84/29 BLL NW1/4 NW1/4	917	W	42 5' 24.70	94 12' 12.94	N Junction	14
63	N42 05 25.55	W94 11 17.77	814200902	14/84/29 BLL NE1/4 NE1/4	916	X	42 5' 25.68	94 11' 2.98	N Junction	14
64	N42 05 25.74	W94 10 54.72	813100901	13/84/29 BLL NW1/4 NW1/4	2413	180	42 5' 33.09	94 10' 55.00	N Junction	13
72	N42 05 04.49	W94 10 41.46	813300901	13/84/29 BLL NE1/4 SW1/4	951	X	42 5' 6.83	94 11' 3.07	N Junction	13
73	N42 05 04.11	W94 10 18.25	813400901	13/84/29 BLL NW1/4 SE1/4	952	Y	42 5' 6.27	94 9' 52.96	N Junction	13
80	N42 04 17.92	W94 11 13.23	823200901	23/84/29 BLL SE1/4 NE1/4	1048	X	42 4' 15.65	94 11' 3.09	N Junction	23
81	N42 04 21.04	W94 10 45.74	824100901	24/84/29 BLL SW1/4 NW1/4	1037	X	42 4' 21.42	94 11' 3.10	N Junction	24

82	N42 04 23.29	W94 10 23.75	824200901	24/84/29 BLL SW1/4 NE1/4	1034	Y	42 4' 24.25	94 9' 52.87	N Junction	24
83	N42 04 23.40	W94 10 04.79	824200902	24/84/29 BLL SE1/4 NE1/4	1034	Y	42 4' 24.25	94 9' 52.87	N Junction	24

AND the following parcel:

1106251003, described as the W FR ½ of the NEFR ¼ of section 6 township T83N R30W

AND the following road rights-of-way:

Full road ROW on N Ave. from 100th St. south to Highway 4

Full road ROW on R Ave. from 100th St. south to 130th St.

Full road ROW on X Ave. from 100th St. south to 200th St.

Full road ROW on S Ave. from 130th St. south to 220th St.

Full road ROW on V Ave. from 150th St. south to 170th St.

Full road ROW on W Ave. from 150th St. south to 220th St.

West road ROW on Y Ave. from 160th St. south to 200th St.

Full road ROW on 130th St. from N Ave. east to Y Ave.

Full road ROW on 150th St. from V Ave. east to Y Ave.

Full road ROW on 160th St. from W Ave. east to Y Ave.

Full road ROW on 170th St. from N Ave. east to Y Ave.

Full road ROW on 180th St. from W Ave. to Y Ave.

Full road ROW on 200th St. from W Ave. to Y Ave.

Full road ROW on N Grimmell Rd. from 220th St. to W Central Ave.

The proposed Area includes property within, or within two miles of the cities of Jefferson, Dana, Paton, and Grand Junction; accordingly, the County will enter into an agreement with these cities consenting to the Area's establishment. The proposed Area includes land classified as agricultural land; accordingly, the County will obtain written consent of the agricultural land owner to include the agricultural land in the Area.

In order to establish the Area, the County intends to take the following actions with respect to the proposed Greene County Beaver Creek Wind Farm Urban Renewal Plan (the "Plan") for the Area. The County will submit the Plan to the Planning and Zoning Board for review and recommendation. The County will hold a consultation meeting with the affected taxing entities (the cities and school districts within the Area), which meeting is scheduled for 8:30 a.m. on October 9, 2018 in the Board Room, County Courthouse, 114 North Chestnut Street, Jefferson,

Iowa. The County will publish notice of and hold a public hearing on the Plan, which public hearing is scheduled for the Board of Supervisors meeting on October 29, 2018, beginning at 9:00 a.m., in the Board Room, County Courthouse, 114 North Chestnut Street, Jefferson, Iowa. A full copy of the Plan is on file in the office of the County Auditor and may be found on the County's website.

The above resolution is effective October 1, 2018. A full text of the resolution is available in the office of the County Auditor, County Courthouse, 114 North Chestnut Street, Jefferson, Iowa, which office has business hours of 8:00 a.m. – 4:30 p.m., Monday to Friday.

Roll call vote: Ayes: Bardole, Burkett, Contner, Muir, Rudolph. The resolution was unanimously adopted.

Chair Muir adjourned the meeting at 9:30 a.m.

John J. Muir, Chair BOS

ATTEST: Jane Heun, Auditor