

February 12, 2019

The Page County Board of Supervisors met in session on this 12th day of February 2019, with Alan Armstrong, Chuck Morris, and Jon Herzberg present. On a motion by Herzberg, seconded by Morris, the board moved to approve the agenda. Present from the public was John VanNostrand.

King gave a roads update. All trucks and blades are running. On Monday brush cutting and burning took place on A Avenue. The sign truck is still in Omaha. On a motion by Herzberg, seconded by Morris, the board moved to approve the final design contract with Calhoun-Burns and Associates for \$89,410.00 for the A Avenue Bridge over the East Nishnabotna River.

Information was provided regarding the Villisca Library funding request. The board went through the packet of information from John McKean. At this time, the board would like to continue to fund Page County Libraries only.

Gary McClarnon and Renee Riedel met with the board to discuss the Walnut Hills Subdivision Housing TIF. The City of Clarinda is asking the board to allow a 16 year TIF agreement instead of an 11 year agreement. On a motion by Morris, seconded by Herzberg, the board moved to approve the Walnut Hills Subdivision Housing TIF.

**RESOLUTION#14-2019**

WHEREAS, the City of Clarinda, Iowa (the "City") is in the process of establishing the Walnut Hills Housing Urban Renewal Area (the "Urban Renewal Area"), pursuant to Chapter 403 of the Code of Iowa which includes the real property described on Exhibit A hereto (the "Property"); and

WHEREAS, project development needs with respect to the Property will require that the City use incremental property tax revenues, as provided for in Section 403.19 of the code of Iowa, received with respect to the Property to pay the costs of the construction of public infrastructure improvements thereon necessary for the development of a residential housing subdivision in the Urban Renewal Area; and

WHEREAS, Section 403.22 of the Code of Iowa prohibits cities from collecting incremental property tax revenues for this type of project for more than eleven years without the express consent of any affected county, school district and community college; and

WHEREAS, the City Council of the City has requested that the Board of Supervisors of Page County, Iowa approve this resolution in order to allow the City to use incremental property tax revenues from the Property for five additional fiscal years, as provided by law;

NOW, THEREFORE, it is resolved by the Board of Supervisors of Page County, Iowa, as follows:

Section 1. Pursuant to Section 403.22 of the Code of Iowa, this Board hereby approves the use by the City of Clarinda, Iowa, of future incremental property tax revenues produced with respect to the Property, for a total period of up to sixteen fiscal years.

Section 2. The County Auditor is hereby directed to forward an executed copy of this Resolution to the City Council of the City of Clarinda.

Passed and approved the 12<sup>th</sup> day of February, 2019.

ATTEST:

Melissa Wellhausen  
Page County Auditor

Alan Armstrong  
Jon W. Herzberg  
Chuck Morris  
Page County Board of Supervisors

**EXHIBIT A**

**LEGAL DESCRIPTION**

**WALNUT HILLS HOUSING URBAN RENEWAL AREA**

Certain real property situated in the City of Clarinda, County of Page, State of Iowa more particularly described as follows:

Beginning at the NE corner of Lot 1 of the Walnut Creek Subdivision to the City of Clarinda; thence S88°55'35"E along the south right-of-way line of Walnut Street, 66.00 feet to the NW corner of Parcel 'C' of the NE ¼ of the SE ¼ of Section 25-69-37; thence S00°48'19"E along the west line of said Parcel 'C', 177.12 feet to the south line of said Parcel 'C'; said south line also being the south line of the Walnut Creek Subdivision; thence S80°09'26"E along said south line, 503.78 feet; thence continuing along said south line S64°36'14"E, 268.21 feet to the SE corner of Lot 5 of said Walnut Creek Subdivision; thence N06°40'51"E, along the east line of said lot 5, 123.94 feet to the south right-of-way line of Walnut Street; thence S45°43'00"E, along said south right-of-way line, 66.00 feet to the east line of said Section 25; thence S01°06'48"W, along said east line, 380.52 feet to the NE corner of Lot 2 of said NE ¼ of the SE ¼; thence N89°48'32"W along the north line of said Lot 2 and along the north line of Lot 1 of said NE ¼ of the SE ¼, 1312.35 feet to the east line of Parcel 'B' of the NW ¼ of the SE ¼ of said Section 25; thence N01°17'19"E, along said east line, 23.11 feet to the NE corner of said Parcel 'B'; thence N88°23'19"W, along the north line of said Parcel 'B', 330.13 feet to the NW corner of said Parcel 'B'; thence N01°07'39"E, 226.80 feet to the SW corner of Parcel 'A' of the NW ¼ of the SE ¼ of said Section 25; thence

S56°48'32"E, along the south line of said Parcel 'A', 111.74 feet; thence continuing along said south line N77°13'41"E, 154.77 feet; thence continuing along said south line N38°59'55"E, 137.96 feet to the SW corner of Parcel 'B' of the NE ¼ of the SE ¼ of said Section 25; thence N73°39'55"E, along the south line of said Parcel 'B', 161.60 feet; thence continuing along said south line N33°42'47"E, 178.85 feet to the SW corner of Lot 1 of said Walnut Creek Addition; thence S83°29'54"E, along the south line of said Lot 1, 193.93 feet to the SE corner of said Lot 1; thence N00°48'19"W, along the east line of said Lot 1, 166.88 feet to the point of beginning, containing 15.066 acres more or less.

Kim Gotschall, Braddyville Mayor, met with the board to discuss the 28E agreement regarding law enforcement. Kim Gotschall stated the 20% increase will increase their budget \$795 for this year. Morris stated the actual cost is close to \$90 an hour, which the cost billed to the city is about 1/3 of that rate. Morris stated the rate will be assessed every year, but that doesn't mean an increase will be assessed each year. Gotschall stated if costs continue to go up the city may need to look at reducing services.

The portable stage was discussed, and the board plans to fix the existing stage.

On a motion by Morris, seconded by Herzberg, the board moved to approve to table the cell phone policy and the fleet guidelines policy.

Gary Alger joined the meeting.

Morris stated he would like to see a percentage of the proceeds from the farm rent go towards helping feed children in need in Page County. Morris will reach out to the local schools to see what funding sources are currently being used and how the existing program works.

On a motion by Herzberg, seconded by Morris, the board moved to approve the tax abatement in the City of Shenandoah parcel #88-0519304110000. It is 1304 and 1306 Fifth Avenue in Shenandoah, Iowa.

**RESOLUTION #13-2019**

BE IT RESOLVED by the Board of Supervisors of Page County, Iowa, sitting in session on this 12<sup>th</sup> day of February, 2019, and approved the abatement of all taxes on the following property owned by the City of Shenandoah:

Lot 16 and the West 30 feet of Lot 15 in Nishna Valley 2<sup>nd</sup> Addition to the City of Shenandoah, Page County, Iowa.

Also known as Parcel #88-0519304110000.

Dated this 12th day of February, 2019.

ATTEST:

Melissa Wellhausen  
Page County Auditor

Alan Armstrong  
Jon W. Herzberg  
Chuck Morris  
Page County Board of Supervisors

On a motion by Morris, seconded by Herzberg, the board moved to approve the budget hearing for March 5, 2019 at 9 am.

The board met with the VA board to discuss a conflict of interest issue with the VA Administrator, Janet Olsen. Gary Alger, Wendy Batson, and Ron Gibson met with the board. There is an issue with the fact that Olson was trying to establish funeral arrangement policies and the use of rental income from housing for Veterans, which is outside the scope of her administrator position. If Olsen wishes to handle these sorts of items, she needs to deal with these separately and not tied to her VA administrator position. She needs to utilize personal accounts for advertisements that are not covered under Page County Veterans Affairs. Due to the fact Olsen has established a separate corporation, which has one director, herself only, the Board of Supervisors wants it to remain clear that these issues are separate from Page County and from Page County Veterans Affairs.

On a motion by Morris, seconded by Herzberg, the board moved to approve the minutes of February 12, 2019.

With no further business, the Board adjourned at 11:30 pm and will meet again Tuesday, February 19, 2019.

Alan Armstrong, Chairman

Melissa Wellhausen

Page County Board of Supervisors

Page County Auditor