

April 25, 2022

The Bremer County Board of Supervisors met in session on Monday, April 25, 2022 in the Courthouse, Waverly, Iowa, at 8:30 a.m. Hildebrandt, Neil present. Kassandra Johansen, Finance Director, also present. Unless otherwise noted all actions were approved unanimously. Some Resolutions and Ordinances herein are summary descriptions, full text is available for viewing M – F 8:00 AM to 4:30 PM in the Bremer County Auditor’s office and online at: https://www.bremercounty.iowa.gov/government/resolutions_and_ordinances.php

Following the Pledge of Allegiance, the meeting was called to order by Chairman Hildebrandt. Neil moved/Hildebrandt second to approve the agenda. Corey Cerwinske, present.

Kammeyer joined by phone as the board met with Roy Petersen & Robert Prose, Bremer County Fair Board, Lindley Sharp, Public Health Director & Kip Ladage, Emergency Management who presented a proposal for selling/buying a building site for an EMA/Public Health Building at the new Fair Grounds location.

Board met with Lindsey Lambert, B & Z Admin. Neil moved/Hildebrandt second to open the Public Hearing for the First Reading of Ordinance #22-05, an ordinance providing for a change in zoning for Jonathan C. & Jennifer D.L. Jaschen from A-1 to A-2 on Parcel F, being a portion of Parcel B of Bremer recorded in doc. 1996-0561 and the previous Parcel E recorded in doc. 2015-5324 of the County Recorder and a portion of the NW¼ of the SW¼ of Sec 20, and NE¼ of the SE¼ of Sec 19 all being in T91N, R11W of the 5th P.M., Bremer County, IA, as shown by plat of survey recorded on April 2, 2020, as Instrument No. 2020-1045 in the office of the Bremer County Recorder. Jennifer Jaschen present in support. Neil moved/Hildebrandt second to close the Public Hearing. Neil moved/Hildebrandt second to approve the first reading of Ordinance #22-05 and set the date for the second reading to 5/2/22 at 9:30 a.m.

Board reviewed a request to divide land. Neil moved/Hildebrandt second to approve division of land and adopt RESOLUTION NO. 22-36 APPROVING THE MINOR SUBDIVISION PLAT OF Denver Hills Property Association, Inc: Parcel FF in Lot 35, Denver Hills Subdivision in the SW¼ of Sec 16, T91N, R13W of the 5th P.M., Bremer County, IA, and more particularly described as beginning at the Northwesterly corner of Lot 56 of said subdivision; thence N43°06’54” E64.10’ along the South ROW line of Lakeview Dr; (C1) thence Easterly 29.37’ along a 20.00’ radius curve, concave Northerly (said curve having a long chord of N85°11’10” E26.80’) along said South ROW line; (C2) thence Southeasterly 104.71’ along a 1030.00’ radius curve, concave Southwesterly (said curve having a long chord of S55°38’54” E104.67’) along said South ROW line to the Northeasterly corner of Lot 35 of said Denver Hills Subdivision; thence N64°09’01” W72.32’; (C7) thence Westerly 100.00’ along a 85.00’ radius curve, concave Northerly (said curve having a long chord of S76°49’07” W94.33’) to the point of beginning. Containing 0.04 acre (1,716 square feet), subject to any easements recorded or unrecorded and Parcel GG in Lots 35 & 36, Denver Hills Subdivision in the SW¼ of Sec 16, T91N, R13W of the 5th P.M., Bremer County, IA, and more particularly described as beginning at the Northwesterly corner of Lot 56 of said subdivision; (C7) thence Easterly 100.00’ along a 85.00’ radius curve, concave Northerly (said curve having a long chord of N76°49’07” E94.33’); thence S64°09’01” E72.32’ to the Northeasterly corner of Lot 35 of said subdivision; (C3) thence Southeasterly 103.85’ along a 1030.00’ radius curve, concave Northeasterly (said curve having a long chord of

S61°26'57" E103.80') along the South ROW line of Lakeview Dr to the Northeasterly corner of Lot 36 of said subdivision; thence S28°13'51" W128.82' along the West line of Lot 37 to the Northeasterly corner of Lot 55 of said subdivision; thence N47°13'54" W254.97' along the Northeasterly line of Lots 55 & 56 to the point of beginning. Containing 0.51 acre(s) (22,305 square feet), subject to any easements recorded or unrecorded. WHEREAS, ON THE 25th DAY OF April, 2022 at a regular meeting of the Bremer County Board of Supervisors, Bremer County, Iowa, a minor subdivision plat of Denver Hills Property Association, Inc: Parcel FF and Parcel GG have been considered and should be approved. NOW, THEREFORE, BE IT RESOLVED by the Bremer County Board of Supervisors, Bremer County, Iowa, that said minor subdivision plat be approved, and the Chairman of the Board of Supervisors and the County Auditor of Bremer County, Iowa, are hereby directed to affix their signatures to said Resolution. PASSED AND ADOPTED THIS 25th day of April, 2022.

Neil moved/Hildebrandt second to set the date for a Public Hearing to 5/9/22 at 10:30 a.m. for consideration on revising codes in the Code of Ordinances of Bremer County, Iowa: Ordinance #22-06 Subdivision Ordinance, Code of Ordinances of Bremer County, Iowa & Ordinance #22-07 Zoning Code, Code of Ordinances of Bremer County, Iowa & Ordinance #22-08 Flood Plain Management, Code of Ordinances of Bremer County, Iowa.

Hildebrandt moved/Neil second to approve the 4/18/22 minutes.

Neil moved/Hildebrandt second to approve payroll additions for Jackson Schmidt, Deputy Sheriff, full time, \$58,631/yr. effective 5/2/22; Alaina Malaski, CBS Direct Care Staff, part time, \$12/hr./\$8.80/hr. sleep time, effective 4/25/22 and payroll changes for Dale Busch, Secondary Roads, from Operator I \$25.02/hr. to Laborer \$24.66/hr., transfer effective 4/25/22; Alissa Walton, B & Z Clerk, from \$18/hr. to \$18.50/hr., orientation over, effective 4/25/22.

Neil moved/Hildebrandt second to authorize Board Chair to sign the FY23 Wellmark health insurance plan renewal paperwork.

Neil moved/Hildebrandt second to authorize Board Chair to sign a letter of engagement with Dorsey & Whitney LLP to retain legal services for a proposed urban renewal internal loan.

Neil moved/Hildebrandt second to adopt RESOLUTION NO. 22-37 Setting Date for a Public Hearing on the Proposal to Incur Non-Current Debt. WHEREAS, the Board of Supervisors of Bremer County, Iowa, (the "County"), has established the Wartburg College Urban Renewal Area (the "Urban Renewal Area") and has established the Wartburg College Urban Renewal Area Tax Increment Revenue Fund (the "Tax Increment Fund") in connection therewith; and WHEREAS, the County has undertaken a certain urban renewal project in the Urban Renewal Area consisting of funding an economic development grant (the "Grant") to Birdworks, LLC, a subsidiary of Cardinal Construction, related to the construction of student housing at Wartburg College; and WHEREAS, it has been proposed that the County facilitate an internal advance of funds in the amount of \$45,963 (the "Advance") for the purpose of refinancing a portion of the costs of funding the Grant, and the County desires to make the Advance eligible to be repaid from future incremental property tax revenues to be derived from the Urban Renewal Area; and WHEREAS, pursuant to Section 331.479 of the Code of Iowa, it is now necessary to fix a date of

meeting of the Board of Supervisors which it is proposed to take action to approve the Advance and to give notice thereof as required by such law; NOW, THEREFORE, Be It Resolved by the Board of Supervisors of Bremer County, Iowa, as follows:

Section 1. This Board will meet at the Bremer County Courthouse, Waverly, Iowa, on May 9, 2022, at eleven o'clock a.m., at which time and place a hearing will be held and proceedings will be instituted and action taken to approve the Advance.

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

**NOTICE OF PROPOSED ACTION TO INSTITUTE PROCEEDINGS FOR
THE INCURRENCE OF NONCURRENT DEBT IN A PRINCIPAL AMOUNT
NOT TO EXCEED \$36,937 (NONCURRENT DEBT)**

The Board of Supervisors of Bremer County, Iowa, will meet on May 9, 2022, at the Bremer County Courthouse, Waverly, Iowa, at 11 o'clock a.m., for the purpose of instituting proceedings and taking action on a proposal to incur noncurrent debt (the "Noncurrent Debt") in a principal amount not to exceed \$45,963 for the purpose of refinancing a portion of the costs of funding an economic development grant (the "Grant") to Birdworks, LLC, a subsidiary of Cardinal Construction, related to the construction of student housing at Wartburg College in the Wartburg College Urban Renewal Area.

At that time and place, oral or written objections may be filed or made to the proposal to incur the Noncurrent Debt. After receiving objections, the County may determine to incur the Noncurrent Debt.

The Noncurrent Debt will be in the form of an internal advance of funds from the County's General Fund to the Debt Service Fund for the payment of financing costs related to funding the Grant, including legal and administrative fees, and shall be repaid with incremental property tax revenues derived from the Wartburg College Urban Renewal Area on or before June 1, 2027. The Noncurrent Debt will be incurred pursuant to authority contained in Chapter 403 and in Section 331.478 and Section 331.479 of the Code of Iowa.

By order of the Board of Supervisors of Bremer County, Iowa.

Shelley Wolf
County Auditor

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. This resolution shall be in full force and effect immediately upon its approval and adoption, as provided by law. Passed and approved April 25, 2022.

Emergency Medical Services – Hildebrandt informed the board that he has directed GIS to develop maps with district boundaries and that he spoke with Chickasaw Co. asking them to consider sharing across the county line as they move forward establishing their Emergency Medical Services as an essential service.

Board met with Lindley Sharp, Public Health Administrator, for a department update.

Board/Committee updates: Hildebrandt attended Board of Health & INRCOG Executive Board and Regional Transit Authority Board.

Board met with Landon Moore, Engineer, for a weekly department update.

Neil moved/Hildebrandt second to approve a utility permit for MidAmerican Energy for installation of overhead electric along Bluebird Ave in Jackson TWP.

Neil moved/Hildebrandt second to approve a utility permit for MidAmerican Energy for installation of overhead electric along 275th St in Jefferson TWP.

Neil moved/Hildebrandt second to approve a utility permit for MidAmerican Energy for installation of overhead electric along 270th St in Jefferson TWP.

Board met with David Lehman, Roadside Vegetation Mgr. for a department update.

Neil moved/Hildebrandt second to table until the next board meeting, the application for the firework's permit from Tom Poppens to display fireworks 5/14/22 near The Hidden Acre venue.

Board met with Jan Heidemann, MHDD/GA/SA, for a department update.

Mardy Holst, Align Architecture & Planning, presented results from Phase I – Facility space assessment.

Kassandra Johansen, Finance Director, presented the health insurance fund quarterly report, 3rd quarter finances & FY22 proposed budget amendments.

Neil moved/Hildebrandt second to set the date for the Public Hearing on FY22 proposed budget amendments to 5/16/22 at 9:00 a.m.

Neil moved/Hildebrandt second to adjourn at 1:08 p.m.

The above and foregoing is a true and correct copy of the minutes and proceedings of a regular session of the April 25, 2022 meeting of the Bremer County Board of Supervisors.

Dewey Hildebrandt, Chairman

Attest: _____
Shelley Wolf, Auditor