

Floyd County Board of Supervisors Meeting  
November 27, 2023, 9:00 a.m.

The Floyd County Board of Supervisors met in the Board Room of the Floyd County Courthouse with the following in attendance: Supv Mark Kuhn, Supv Dennis Keifer, and Supv Jim Jorgensen.

Jorgensen/Keifer moved to approve the agenda as presented. Motion carried 3-0.

Public comment: none.

Keifer/Jorgensen moved to approve the November 20, 2023 regular and canvass meeting minutes including a correction changing Supv Linda Tjaden to Supv Mark Kuhn on the signature line of the canvass minutes. Motion carried 3-0.

Jorgensen/Keifer moved to approve the claims presented: County #1133-1172, Engineer/Secondary Roads #10304-10313, and Drains #15397 with the exception of paying the Drainage District #3 claim payable to Bolton & Menk. Motion carried 3-0. Supv Keifer will contact Bolton & Menk regarding his request for additional information to support the claim presented and future claims.

Updates on various boards/commissions/activities: Supv Keifer attended a Chamber of Commerce meeting. Supv Jorgensen attended an EMS Advisory Council meeting. All three supervisors attended the Compensation Board meeting.

Updates on Law Enforcement Center/Courthouse Project: No updates were available on the 72-hour notice for the bollard not being installed. Keifer reported not hearing back on finding someone to do plaster work; the county could direct Samuels Group to proceed with PCO #148 that was approved in July. Keifer reported that two companies have been onsite to consider installation of a water softening system with installation being in the chase behind the jail pods in order to soften all water due to the city water not being treated enough to minimize the lime buildup.

Keifer/Jorgensen moved to approve the Treasurer's Semi-Annual Report ending June 30, 2023. Motion carried 3-0.

Jorgensen/Keifer moved to set a public hearing for December 11 at 9:15 a.m. regarding the disposition of parcel #050830501200, known as the West four feet of the north 27.8 feet of Lot 3 Block 3, Nora Springs. Motion carried 3-0.

At 9:58 a.m. Kuhn opened the public hearing regarding an Urban Renewal Plan Amendment. Auditor Carr reported Charles City Community School District Superintendent Anne Lundquist inquired with Charles City Administrator Steve Diers on the project prior to the consultation meeting. Carr reported there were no comments in support of or opposition to the amendment. The hearing closed at 9:59 a.m.

Keifer/Jorgensen moved to approve Res\* #46-23 Resolution to Approve Urban Renewal Plan Amendment for the Southwest Bypass Urban Renewal Area: As a preliminary step to exercising the authority conferred upon Iowa counties by Iowa Code Chapter 403, a county must adopt a resolution finding that one or more slums, blighted or economic development areas exist in the county and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area or areas is necessary in the interest of the public health, safety or welfare of the residents of the county; and the Board, together with the City of Charles City, by prior resolution established the Southwest Bypass Urban Renewal Area and adopted an urban renewal plan for the governance of projects and initiatives to be undertaken therein; and an amendment to the Plan has been prepared which authorizes the undertaking of a new urban renewal project in the Urban Renewal Area consisting of the City providing tax increment financing support to Zoetis Charles City, Inc. in connection with the expansion of its workforce and manufacturing facilities for use in the Company's pharmaceuticals manufacturing business operations; and notice of a public hearing on the proposed Amendment was given and the Board has conducted said hearing on November 27; and copies of the Amendment, notice of public hearing and notice of a consultation meeting with respect to the Amendment were mailed to the Charles City Community School District and Charles City, Iowa; the consultation meeting was held on November 9. It Is Resolved by the Board as follows: Section 1. The Amendment is hereby in all respects approved. Section 2. It is hereby determined by this Board as follows: A. The Project proposed under the Amendment conforms to the general plan for the development of the County; B. The Project proposed under the Amendment is necessary and appropriate to facilitate the proper growth and development of the County in accordance with sound planning standards and local community objectives; C. It is

not anticipated that families will be displaced as a result of the County's undertakings under the Amendment. Should such issues arise with future projects, then the County will ensure that a feasible method exists to carry out any relocations without undue hardship to the displaced and into safe, decent, affordable and sanitary housing. Section 3. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict. Roll call vote: Ayes-Keifer, Jorgensen, Kuhn; motion carried 3-0.

Jorgensen/Keifer moved to approve the FY23 Annual Urban Renewal Report. Motion carried 3-0.

Jorgensen/Keifer moved to approve Res\* 47-23 Debt and TIF Certification: The Board is required to certify debt each year by December 1; and the Board entered into loan agreements for \$6,010,000 and \$7,490,000 in General Obligation Law Enforcement Center and Courthouse Improvement Bonds with principal, interest on said principal payments, and certain bond-related fees due December 1 and June 1 of each year, and the County has encumbered the following debt for said Bonds through FY23: \$250,000 principal and \$186,425 interest on \$6,010,000 Bonds, \$280,000 principal and \$330,000 interest on \$7,490,000 Bonds, and \$1,200 in fees; the Board created an Urban Renewal Area, known as Floyd County UR-T1 Economic Development District on October 27, 2009 utilizing tax increment financing on costs associated with the implementation of the plan; the County has encumbered the following Tax Increment Finance debt in FY23: \$84,300 interest on bonds, \$2,250 in fees. Be it resolved that the Board hereby certifies County GO Law Enforcement Center-Courthouse Updates Debt; and further resolved that the Board hereby certifies the Tax Increment Financing Indebtedness Certification To County Auditor. Roll call: Ayes-Jorgensen, Keifer, Kuhn; motion carried 3-0.

The Board reviewed appointments to various boards/commissions and will reach out to parties to determine interest in being reappointed.

The Board noted a \$1,000 annual pay increase for Jason Webster, Emergency Management/Safety Coordinator, increasing the annual salary from \$56,238 to \$57,238 following completion of Homeland Security required baseline courses.

Kuhn/Keifer moved to increase the hourly wage for Jennifer Bauer and Alexis Gallup, Auditor Clerks, by \$1.00/hr following the 6-month performance review and to be reviewed again for the budget process for next year. Kuhn/Keifer moved to amend the motion to increase Jennifer Bauer's pay from \$21.00/hour to \$22.00/hr and Alexis Gallup's pay from \$20.50/hr to \$22.00/hr. Motion carried 3-0.

Jorgensen/Keifer moved to approve a pay increase for Ashley Adams-Gansen, part-time Treasurer's Motor Vehicle/Tax Clerk, from \$20.00/hr to \$20.60/hr. Motion carried 3-0.

Future agenda items: inspector for CO2 pipelines.

Jorgensen/Keifer moved to adjourn. Motion carried 3-0.

*\*This is a summary of the resolution; full text of resolutions may be inspected during normal business hours in the Floyd County Auditor's office and at [www.floydcoia.org](http://www.floydcoia.org).*

ATTEST:

Gloria A. Carr  
Floyd County Auditor

Mark A. Kuhn, Chair  
Floyd County Board of Supervisors