

Wayne County Board of Supervisors

The regular scheduled meeting of the Wayne County Board of Supervisors was held on the 7th day of January 2025, at the Wayne County Courthouse in the Lower-Level Conference Room, Corydon, Iowa, pursuant to notice duly given in compliance with the Iowa Code Section 21.4. The Board noted due notice of meeting subject to said Code Section.

Present- Chris Moore, Todd Wilson, and Lance Lange members of the Board. Also in attendance: Engineer Dillon Davenport, Dan Carpenter, Braxton Johnston, Savannah Sandy, and Michelle Dooley.

The Corydon Times Republican live streams the Board of Supervisors regular session meetings on their Facebook page. **Unless otherwise noted, all motions are approved unanimously by all Board members present.**

Moore called the meeting to order at 10:00AM and took roll call.

Pledge of Allegiance

Lange made a motion to approve the agenda with #4 being an action item, seconded by Wilson.

Lange made a motion to open the public hearing at 10AM for Proposed 2024 Wayne County Urban Revitalization Area Plan, seconded by Wilson.

Don Seams asked for a brief overview of the plan to be given by the Board of Supervisors.

The proposed 2024 Wayne County Revitalization Area of Wayne County, Iowa shall include certain real property more particularly described as follows:

The West 330' of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ & the NE $\frac{1}{4}$ NE $\frac{1}{4}$ exc the East $\frac{3}{4}$ of the South $\frac{1}{2}$ of NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 19; the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 20 lying north & West of the Railroad right of way; the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ Section 18; the SW $\frac{1}{4}$ of Section 17 lying North & West of the Chicago, Rock Island, & Pacific Railroad right of way all in Township 70 North, Range 21 West of the Fifth P.M. in Wayne County, Iowa. (This real estate is west of Millerton, Iowa and east of Highway 14.)

Lange read the following schedule for ELIGIBLE IMPROVEMENTS AND EXEMPTIONS

Commercial Improvements. The construction of new commercial facilities.

a. Exemption: All qualified real estate assessed as commercial property is eligible to receive a partial exemption from taxation on the actual value added by the improvements for a period of ten (10) years as follows:

For the first year, an exemption from taxation on 80% of the actual value added.

For the second year, an exemption from taxation on 70% of the actual value added.

For the third year, an exemption from taxation on 60% of the actual value added.

For the fourth year, an exemption from taxation on 50% of the actual value added.

For the fifth year, an exemption from taxation on 40% of the actual value added.

For the sixth year, an exemption from taxation on 40% of the actual value added.

For the seventh year, an exemption from taxation on 30% of the actual value added.

For the eighth year, an exemption from taxation on 30% of the actual value added.

For the ninth year, an exemption from taxation on 20% of the actual value added.

For the tenth year, an exemption from taxation on 20% of the actual value added.

b. Minimum Assessment Agreement: Pursuant to Section 404.3C of the Code of Iowa, property owners submitting applications for Commercial Improvements must also enter into a written assessment agreement with the County and the Wayne County Assessor specifying a minimum actual value for the completed Commercial Improvements until a specified termination date and for the duration of the exemption period.

Auditor Dooley reported that there were no objections, comments or evidence filed with the Auditor's Office pertaining to this public hearing. With no further discussion, Lange made a motion to close the public hearing at 10:07AM, seconded by Wilson.

Wilson made a motion to approve January 2, 2025, work session minutes, seconded by Lange.

Wilson made a motion to approve January 2, 2025, Organizational Meeting Minutes, seconded by Lange.

Lange made a motion to approve January 3, 2025, payroll, seconded by Wilson.

Lange made a motion to approve January 7, 2025, claim set, seconded by Wilson.

No public comments on agenda items.

Moore introduced Resolution 25-13.

Lange made a motion to approve Resolution 25-13 adopting the proposed plan for the Wayne County Urban Revitalization Plan, seconded by Wilson. All members of the board voted "Aye". Motion passed unanimously.

RESOLUTION NO. 25-13

A Resolution Adopting the Proposed Plan for the Wayne County Urban Revitalization Area

WHEREAS, pursuant to the provisions of Chapter 404 of the Code of Iowa (the "Act"), Wayne County, Iowa (the "County"), may designate an area of the County as an urban revitalization area, if that area meets the criteria of Section 1 of the Act; and

WHEREAS, the Board of Supervisors of the County did find and determine that an area within the County identified by previous resolution as the Wayne County Urban Revitalization Area meets the criteria of Section 1 of the Act; and

WHEREAS, pursuant to the provisions of the Act, before designating any area to be an urban revitalization area, the County must prepare a proposed Plan (the "Plan") for such revitalization area and hold certain public hearings thereon; and

WHEREAS, after published notice thereof was given, as required by the Act, the Board of Supervisors did, on January 7, 2025, hold a public hearing on the designation of the Wayne County Urban Revitalization Area and the Plan therefor and considered all objections, comments, and evidence there presented; and

WHEREAS, the County has received a valid waiver of the right to receive mailed notice of the public hearing and of the right to petition for a second public hearing regarding the establishment of the Wayne County Urban Revitalization Area from the private property owner of real property lying within the Wayne County Urban Revitalization Area;

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

- Section 1. The Plan for the Wayne County Urban Revitalization Area is hereby adopted.
- Section 2. The Wayne County Auditor is hereby directed to file a copy of this resolution and of the Plan with the Wayne County Assessor.
- Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed, to the extent of such conflict.

Moore introduced Ordinance 2025-01.

An Ordinance Designating an Area of Wayne County, Iowa as the Wayne County Urban Revitalization Area

WHEREAS, pursuant to the provisions of Chapter 404, Code of Iowa (the "Act"), the governing body of a county may, by ordinance, designate an area of the county as a revitalization area upon the completion of procedures specified in the Act; and

WHEREAS, pursuant to the provisions of the Act, the Board of Supervisors of Wayne County, Iowa has by resolution determined, with respect to an area within the County, hereinafter described in Section 1 and known as the Wayne County Urban Revitalization Area that:

- (a) The Wayne County Urban Revitalization Area is an area which is appropriate as an economic development area as defined in Section 403.17 of the Code of Iowa.
- (b) Economic development in the Wayne County Urban Revitalization Area is necessary in the interest of the public welfare of the residents of the County, and the Wayne County Urban Revitalization Area substantially meets the criteria set forth in Section 404.1 of the Act.

WHEREAS, pursuant to the provisions of the Act, the County prepared a proposed urban revitalization plan (the "Plan") for the Wayne County Urban Revitalization Area and held a public hearing on the Plan for the Wayne County Urban Revitalization Area; and

WHEREAS, pursuant to the provisions of the Act, the County has adopted the Plan for the Wayne County Urban Revitalization Area;

BE IT ENACTED by the Board of Supervisors of Wayne County, Iowa as follows:

Section 1. In accordance with the Act and in consideration of the recitations set out in the preamble hereof, the area being described as follows:

Certain real property situated in Wayne County, State of Iowa, more particularly described as follows:

The West 330' of the SE ¼ NE ¼ & the NE ¼ NE ¼ exc the East ¾ of the South ½ of NE ¼ NE ¼ of Section 19; the N ½ of the NW ¼ NW ¼ Section 20 lying north & West of the Railroad right of way; the E ½ of the SE ¼ Section 18; the SW ¼ of Section 17 lying North & West of the Chicago, Rock Island, & Pacific Railroad right of way all in Township 70 North, Range 21 West of the Fifth P.M. in Wayne County, Iowa.

is hereby designated as the Wayne County Urban Revitalization Area.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 3. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 4. This ordinance shall be in effect after its final passage, approval and publication, as provided by law.

Wilson moved to give First Consideration and adopt Ordinance 2025-01 an Ordinance Designating an Area of Wayne County, Iowa as the Wayne County Urban Revitalization Area, Seconded by Lange.

Moore -Aye

Wilson-Aye

Lange-Aye

Motion passed unanimously.

Wilson made a motion to waive the 2nd and Final reading and adopt Ordinance 2025-01, seconded by Moore.

Moore-Aye

Wilson-Aye

Lange-Aye

Motion passed unanimously.

Engineer Dillon Davenport gave an update for Engineer's Office and Secondary Road Department.

- One Brush Grinder is near 120th Street and Payton Road. The other brush grinder/excavator is being used on Jubilee bridge repair near 190th Street.

- Jubilee bridge is expected to be open early spring if weather allows for deck patches to be done in March.

- Routine activities-blading & hauling rock

Lange made a motion to table the Employee Contribution for Health Insurance beginning June 1, 2026, seconded by Wilson.

Department Monthly Reports

Lange made a motion to approve the Public Health Nursing December Report, seconded by Wilson. Deposits were \$77,914.83.

Auditor Dooley reported that the county is holding \$11,555,823.74 as of December 30, 2024.

No Supervisor Meetings updates.

Discussion: Lange visited with Dr. Rajan about being named Wayne County Medical Examiner effective January 1, 2025.

Dr Joel Baker, the former Medical Examiner offered to mentor through March.

Lange also visited with ISAC Legal Counsel about passing an ordinance regarding Wind Turbine Farms & Solar Panel Farms in Wayne County. Washington County recently passed an ordinance, and Lange is going to reach out to them.

No Public Comments.

Claims Paid January 7, 2025


Vendor Name	Payable Description	Total Payments
ALBIA NEWSPAPERS INC	AFR & CLOSING/AUDITOR	832.43
ALLERTON LUMBER COMPANY	Maint/Cthse	197.11

ALLIANT ENERGY-IP&L	UTILITIES/CTHSE	4,166.53
B & D AUTOMOTIVE, (CARQUEST	PARTS21/SEC RDS	168.76
BAILEY OFFICE OUTFITTERS	SUPPLIES/VA	39.98
BANKS, KENNY	PHONE/CONSERVATION	25.00
BIG WHEEL COMMERICAL WASH	SERVICE/SHERIFF	245.00
C & E TRUCKING	SERVICE/CONSERVATION	120.00
CALHOUN-BURNS & ASSOCIATES	BRIDGE INSPECTION/SEC RDS	3,278.75
CANTERA AGGREGATE, LLC	ROCK/SEC RDS	2,063.11
CITY OF CORYDON	UTILITIES/CTHSE	289.54
CNA SURETY	BOND (DD) / BOS	175.00
FIRST INTERSTATE BANK-	GAS-KWIK STAR/SEC RDS	146.09
Furnal, INC.	DIESEL/GAS/OIL/SEC RDS	14,015.87
GOBEN, DOUGLAS	SERVICE/SHERIFF	532.23
GRAND RIVER MUTUAL	SERVICE/CONSERVATION	97.60
HOLIDAY INN	TRAINING/SHERIFF	453.60
HYSELL, JERICA	PHONE/PHN	25.00
HYSELL, JESSICA	PHONE/VA	25.00
INFOMAX OFFICE SYSTEMS	COPIER MAINT/ BOS-AUDITOR	119.25
IOWA COUNTY RECORDERS	2025 ICRA DUES/RECORDER	250.00
IOWA DEPT OF	SIGNS/SHOP/SEC RDS	4,772.55
K & T GARAGE	MAINTENANCE/SHERIFF	160.00
LEE, ROBERT	MILEAGE/PHN	231.15
LEOPARD, HEIDI	MILEAGE/PHN	312.22
LOCKRIDGE INC (PROMISE CITY)	SUPPLIES/911	152.42
MARTS, TRAVIS	TRAINING-MEALS/SHERIFF	398.42
MEYER LABORATORY INC.	SERVICE/SHERIFF	89.00
MIDWEST OFFICE TECHNOLOGY	SERVICE/PHN	72.82
MILLER, ASHLEY	MILEAGE/PHN	205.90
MOORE, SUSAN	MILEAGE/PHN	166.37
ONSTOT CONSTRUCTION	LABOR & MATERIALS/SHERIFF	23,000.00
PRODUCTIVITY PLUS ACCOUNT	PARTS24/SEC RDS	40.00
RATHBUN REGIONAL WATER	UTILITIES/CONSERVATION	78.50
RHODES, DAVID	MILEAGE/EH	107.20
SCC NETWORKS	SERVICE	2,160.59
SEYMOUR HERALD	NOTICE/VA	64.00
SHARP, HEATHER	MILEAGE/PHN	240.07
SNIDER, ARTHUR	TEMP EASEMENT FM CO93(103)55-	100.00
SNOW, BRITTANY	PHONE/CONSERVATION	25.00
SOUTHEAST IOWA RESPONSE	3RD QTR ALLOCATION/EMA	1,355.53
SOUTHERN IOWA SPRAY FOAM	WALL & BAY/SHERIFF	6,540.40
STANLEY, LINDA	PHONE/PHN	25.00
STAR EQUIPMENT LTD	COMPRESSOR RENTAL/SEC RDS	517.72
TWO-LEGGED STOOL, LLC	SHOP/SEC RDS	120.76
U.S. CELLULAR	SERVICE/SHERIFF	1,031.38
VERSED HR	Consulting/BOS	1,800.00
WASH-ECLAIR	SERVICE/SHERIFF	42.00
WAYNE COUNTY HOSPITAL	MEALS ON WHEELS/PHN	1,445.60
WAYNE COUNTY HOSPITAL	SAFETY -BRANDON/SEC RDS	143.00
WELLMARK BLUE CROSS BLUE	HEALTH INS/PHN	388.26
WILSON, ALYSSA C.	SERVICE/PHN	737.80
WRD LANDFILL	3rd Qtr Allocation/Envir Prgm	7,640.00
ZIEGLER INC	PARTS/SEC RDS	2,354.87
	Grand Total:	\$83,784.38

There being no further business, the next scheduled meeting of the Wayne County Board of Supervisors will be held on the 21st day of January 2025, at 10:00AM in the Wayne County Lower-Level Conference Room.

Wilson made a motion to adjourn at 10:33AM, seconded by Lange.


Lance Lange, Board of Supervisor Chair

Attested 
Michelle Dooley, Auditor