

Floyd County Board of Supervisors Meeting
May 20, 2019, 9:00 AM

UNAPPROVED MINUTES

The Floyd County Board of Supervisors met in the Board Room of the Floyd County Courthouse with the following in attendance: Supv Doug Kamm, Supv Linda Tjaden, and Supv Roy Schwickerath.

Tjaden/Schwickerath moved to approve the agenda as presented. Motion carried 3-0.

Public comment: none.

Updates on various boards/commissions/activities: Supv Tjaden attended a Decat Governance Board meeting. Supv Schwickerath attended a County Social Services/HR meeting. Supv Kamm attended the following meetings: NIACOG, FMC Landfill, Asset Management and Joint Entity. Supvs Tjaden and Kamm attended a presentation on the Comprehensive Housing Needs Analysis for Floyd County.

Lisa Morin presented information and photos regarding 203 Railroad, Marble Rock, and its hazardous conditions with animals and deterioration. Morin would like to tear down the structures, refurbish the property, turn it in to a space recognizing military service and possibly put up a gazebo. Morin claims the property has been abandoned for over 30 years and the owner, Kathleen Ellerman, has not responded to letters by persons interested in acquiring the property. Randy Tilton, Asst County Attorney said the county only has authority to assign the tax sale certificate and then Morin would need to send right of redemption to interested parties, and if no one pays the taxes, a tax sale deed could be issued. The back taxes and city assessments due exceed \$4,000. The city of Marble Rock has the authority to step in because of their nuisance ordinance and could follow procedures to remedy the abandoned property. Morin intends to attend the June 3 city council meeting to follow up with their intentions and explain her interest in the property.

Supv Kamm asked Tilton to prepare a draft of an ATV/UTV ordinance. Tilton commented that he needs to know how restrictive the county would like the ordinance and would tie in the state law allowances. The consensus is to lean toward the Cerro Gordo County's ordinance and would like him to meet with the Sheriff regarding his position on enforcement.

Gail Arjes, Public Health Director, offered to have a staff person take over the HIPAA compliance needs for the county from Bob Lincoln, CSS/MH/GA director. Lincoln would be glad to provide CSS staff assistance to train her staff and also recommends ISAC as a resource. Arjes will present her idea at the July 15 meeting Board of Health meeting and report back to the Supervisors at the July 22 meeting for potential action at the July 23 meeting.

Supv Schwickerath updated the Board on the last SW Bypass TIF Board meeting which resulted in a 2-2 vote to recommend the Area Development Corp (ADC) continue on the site certification process and market the site for three years with the option to purchase. Connie Parson, ADC site certification representative, commented that although the option between ADC and Swartzrock was extended to August 2022 in order to proceed with the site certification process, it was presented to Swartzrock to be a short-term transaction with the purchase occurring soon after the site is certified. The property has nearby water, sewer, and fiber nearby and it is close to the Avenue. If the property is moved out of S. Grand Urban Renewal, the original frozen base goes away and starts with the current value as the new frozen base. Steve Diers, City Administrator, reported that approximately \$350,000 per year in tax rebates for Valero and Mitas are coming off around the time \$300,000 in bond payments on the proposed \$2.3 million, 11-year bond would start. Mayor Dean Andrews stated that that the new bond debt payments would keep the taxes level and if value is given back to the levy authorities, he is concerned if the purchase is made two years from now that the levying authorities wouldn't not know if they are in the trough or the peak of valuations and taxpayers would not like a fluctuation in their property taxes. Schwickerath is concerned of using taxpayer money to purchase the land if you don't have to and believes it is best to use the option to purchase at this time. Parson commented that the ADC board's intent has been to purchase the property for more than 20 years and suggested that Swartzrock would not be willing to let the option run out and would go back to the ADC board claiming the intent was that the property was been purchased and believes the site is the best in the state, if not in the Midwest. Auditor Carr suggested to keep the property in S. Grand perpetual TIF area, utilize the option to purchase and if at a later time the city deems it necessary to acquire the property that the city bond for the acquisition and even if it is a 20-year bond, since the property is highly marketable there would be proceeds from the sale of the property to be used to pay off the debt sooner. Diers commented that the city may ask the county to

use the county's debt capacity and commented that the bond would likely need to be a 20-year debt if S. Grand increment is used to pay the debt because of the lack of incremental value; SW Bypass has a very large amount of increment. Supv Kamm is concerned that we could have a situation similar to the ethanol plant acquisition of the county farm where the county's rental agreement with the farmer caused a delay and additional costs for the site. Discussion included uncertainties of legislation changes to TIF laws and interest rates. Diers will provide a draft of a development agreement regarding cash rent and proceeds from the sale of property as well as a comparison of bond options. All present support the economic development opportunity that the certified site has to offer. The Board will act on the topic at the May 28 meeting.

Update on law enforcement center (LEC)/courthouse project: Weekly meetings continue with the Core Team, Prochaska and Samuels Group reps. Courthouse schematics are completed. Jim Classe, Prochaska rep, is resigning to take a position elsewhere. Ground floor vault doors have been removed from the project. Relocation of utilities continues. Supv Kamm will sign contracts for utility work. The February 2018 minutes regarding relocating Dispatch/Communications to the courthouse. Schwickerath is working on the 28E Communications agreement with Keith Starr, city rep. Schwickerath will address funding from County Social Services at a future CSS board meeting. A meeting with Samuels Group reps is planned to discuss courthouse renovations. A design for parking will be available soon and will be provided to the city for review.

The Board discussed appointments to various boards with terms ending June 30, 2019. Ann Schneckloth, Conservation Board member, and William Vetter, Veterans Affairs Commissioner, does not wish to serve another term on their respective board. Supv Schwickerath will follow up with Harry White's interest in serving another term on the Civil Service Commission and Supv Tjaden will follow up regarding Tim Speas's interest in serving another term.

Future agenda items: Contracts for Early Childhood Iowa, Decat, CPPC, and Law Enforcement 28E agreements; and a joint meeting with Chickasaw County Board of Supervisors regarding County Engineer.

Schwickerath/Tjaden moved to adjourn. Motion carried 3-0.

ATTEST: _____
Gloria A. Carr
Floyd County Auditor

Douglas A. Kamm, Chair
Floyd County Board of Supervisors