

August 28, 2023

Board met in regular session at 8:30 a.m. Members present Diana Dawley, Jeff Tindle and Jason Roudabush.

Moved by Dawley, 2nd by Tindle to approve agenda. 3 ayes. Motion carried.

Moved by Tindle, 2nd by Dawley to approve August 21, 2023 board minutes. 3 ayes. Motion carried.

Moved by Dawley, 2nd by Tindle to approve Resolution #2024-4 Abatement of Taxes on Poweshiek County Parcel #1857800, Lots 2 & 3, SW SE, Union Township in the amount of \$162.00. 3 ayes. Motion carried. This parcel was purchased by Poweshiek County in 2020 and should be exempt for the 2022 valuations payable 23/24. Auditor confirmed with the Assessor that this parcel is marked exempt for the 2023 valuations payable 24/25.

RESOLUTION #2024-4

WHEREAS, Poweshiek County Conservation is the titleholder and has taken possession of the following property:

- Parcel #1857800, Lots 2 & 3, SW SE, Section 10, Union Township

WHEREAS, the above stated property has an unpaid balance of taxes owing as follows:

- Parcel #1857800 - \$162.00

WHEREAS, Poweshiek County Conservation requests the Poweshiek County Board of Supervisors abate the taxes representing that part of the taxes after which Poweshiek County Conservation was in sole possession, and

WHEREAS, the Poweshiek County Board of Supervisors see that good cause exists for the abatement of these taxes and any owing on the above parcel and hereby directs the Poweshiek County Treasurer to abate these aforementioned taxes from the records in the amount of \$160.00 for the taxes payable September 2023 and March 2024.

Dated this 28 day of August 2023.

Jason Roudabush, Chairman

Diana Dawley, Vice Chairman

Jeff Tindle, Member

Attest: Melissa Eilander, Poweshiek County Auditor

8:35 a.m. Russ Schuck, Veteran Affairs Director met with board for quarterly VA update.

Moved by Tindle, 2nd by Dawley to approve Resolution #2024-5 Region 6 Housing Trust Fund Poweshiek County Cash Contribution for FY'25. 3 ayes. Motion carried.

RESOLUTION NO. 2024-5

A RESOLUTION TO APPROVE THE REGION 6 HOUSING TRUST FUND POWESHIEK COUNTY CASH CONTRIBUTION

Whereas the Region 6 Housing Trust Fund can annually apply for approximately \$415,865 of Iowa Finance Authority State Housing Trust Funds if the trust fund secures \$95,649 of local contributions, and

Whereas the per capita state share for Poweshiek County is \$83,648 if \$19,239 of local assistance is secured, and

Whereas the housing trust fund from 2015 to 2022 has expended \$509,993 in Poweshiek County, which is slightly under the per capita level of \$481,543, and

Whereas all the applicants must have annual incomes under 80% of the county median as determined by HUD.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF POWESHIEK COUNTY:

Section 1: Poweshiek County will provide \$19,239 of cash to support the 2024 Region 6 Housing Trust Fund application. This assistance will be provided in FY 2024/2025.

Approved this 28 day of August, 2023.

Jason Roudabush, Chairman

Diana Dawley, Vice Chairman

Jeff Tindle, Member

Attest: Melissa Eilander, Poweshiek County Auditor

Board discussed the farm lease for the county-owned farmland in Malcom Township & Jackson Township. Board stated they would like to extend the lease for one year as set forth in the lease agreements. Moved by Dawley, 2nd by Tindle to extend the farm lease agreement with tenant Elliott Scheck for land in Jackson Township for a period of one year and to extend the farm lease agreement with tenant McCain & Sons for land in Malcom Township for a period of one year; all pursuant to the lease agreements entered into on September 15, 2022.

Board discussed their meetings last week at ISAC annual conference.

10:00 a.m. McClure Engineering presented a presentation to provide an overview on the Sapphire Lake project, including land use & phases, social, environmental & economic sustainability; and the public/private partnership. Present for McClure were Terry Lutz, Jeff Segin, & Leah Bynel. Public present: J.O. Parker, Dawn Hamilton, Richard Kirby, Jim Kessler, Brian Sampson, Vicki Bunnell, Nancy Weaver, Dan Bunnell, Jane Axmear, Worthin Grattan, Mareta Grattan, Dan Huebner, Siraj Thomason, Charlie Meyer, Melissa Strovers, Delphina Bauman, Sandy Ross, Tyler Avis, Dan Boyer, Alicia Blankenfeld, Art Johnson, Cody Jensen, Shane Hart, Kendra Vincent, Marissa Pronschinski, Fran Conn, Sandy Conn, Dave VanderLinden, Susan Hiner, Alta McNaul, Harry McNaul, Mike McClelland, Thomas Kriegel, Fonda Benson, Dixie Hansen, Dave Benson, Angela Harrington, Steve Howard, Ron Beyer, Dori Stepanek, Brandon Cranston, Barbie Ahrens-Lowry, Joe Meyer, Ryan Turnbull, Merle Doty, Garold Nelson, Scott German, Steve Moyer, Jim Hall, Russ Behrens, Tom Ogle, Larry Melsa, Tom Latimer, Brian Manatt, Julie M. Cline, Alyssa Sutherland, Verlan VanWyk, Larry Davidson, Bill Armstrong, Allan Asplund, Dennis DeNooy, Roger Riley (WHO-TV), Rachel Kinnick, Deb Wolfe, John Ashby, Bart Klaver.

The proposed Sapphire Lake will be 380 acres of clean water, 1000 acres of public parks, camping, trails, beaches, boat launch access, and residential community located just south of Grinnell. McClure stated this is a lake for everyone with year-round outdoor recreation activities and will promote strong physical and mental health. Sapphire Lake's depth will be 10-50 feet. Public water and sewer will be provided. McClure feels this will bring new dollars to the region and have a positive impact on existing local businesses, create new jobs, sustain current workforce and retirees. Sapphire Lake long-term could add another \$400 million in tax base for the county. It is proposed to have 600-750 new housing units on and off the lake. The preliminary schedule provided showed the construction of the lake to begin at the end of 2024 and completing by 2026, based on financing, options to purchase land and permitting staying with the timeline presented. Information on Sapphire Lake may be found at www.sapphirelakeiowa.com

After the presentation, it was opened for comments and questions regarding the project. Dori Stepanek stated she has concerns with EMS coverage by adding around 700 more homes. She stated the current ambulance service is lacking already and taking a long time to get an ambulance to emergencies. She inquired if any additional monies would be going toward this service in order to accommodate the increase in residential properties and coverage for the lake area. Terry Lutz stated he could not speak for the ambulance service within the county but with an increased tax base, it would generate more tax dollars for the county to use toward these services.

Dan Bunnell asked who is building the infrastructure, who will maintain the lake, and what are the board of supervisors options in this project. Lutz stated the infrastructure, beyond acquiring land & building dam/lake, would be developers bringing around \$650 million to build the infrastructure. Utilities will be City of Grinnell water and sewer system. Once built, the maintenance of this will go to City of Grinnell and they will also collect the fees for said services. The city and county have jointly agreed to maintain the dam once built. Lutz stated there is set aside \$500,000 for the initial maintenance of the dam for the first 5-years. The options for the supervisors are to 1) not participate in the project; 2) call for a referendum and place on the November City/School Election ballot; or 3) establish an urban renewal area setting forth this project and set for public hearing on the issuance of bonds, this being a reverse referendum. Roudabush stated the board of supervisors have not made any decision and this meeting is an informational meeting to gather information on the project.

Charles Meyer stated he is a landowner and no one has spoken to him about this lake. He stated the picture of the lake area he has seen previously differs from this one presented today and that the one presented today shows a road going through his house. Lutz stated this map is not a definite layout of roads. He stated at this time there has not been anything set in stone regarding road locations.

Ron Beyer asked how many farmers this affects. Lutz stated this project would cover around 2100 acres of land and would affect 21-23 landowners.

Barbie Ahrens-Lowry inquired if there will be established wetlands and where those would be located. Lutz stated they are currently looking into this, and new ones would probably be built upstream.

Dave Bensen inquired if this lake would have paved or gravel roads. Lutz stated the roads would be paved and there would be public utilities provided.

Nancy Weaver asked how many landowners have agreed to sell their land. Lutz stated they do not have any options to purchase from any landowners. Lutz stated they have reached out to landowners about this project and will not be contacting them back regarding any option to purchase until all financing is secured.

Art Johnson inquired how many properties would be full-time and part-time. Lutz stated their proposal in this presentation reflected 80% part-time and 20% full-time residents.

Dawn Hamilton asked what the timeframe was for the board of supervisors to make their decision. Lutz stated the goal would be to get funding to commit in the next couple months and would like to have financing secured by the end of the year.

Jim Kessler asked if there would be housing for low-to-moderate income families. Lutz stated he was not sure if there would be this type of housing in this area but pending on financing avenues, there may be money set aside for low-to-moderate income housing elsewhere in the county. Roudabush stated if an urban renewal area is created and financing scheduled from that, then around \$6-8 million would be set aside for LMI housing within the county.

Angela Harrington stated she is very excited about this project.

Lutz encourages everyone to keep an open mind and to look at financing and see how that would impact everyone personally and feels this would be a minimal impact and to further consider the benefit this lake would have to the region.

Jane Axmear asked if the lake project fell through, would the \$10 million state grant need paid back? Lutz stated if awarded the grant and then the project fell through for example if people would not sell the land, the money would just not be spent and stay with the State. If the dam/lake were built and money expended for this, then the county would be left with a public access lake for future development.

Susan Hiner stated there are 88 bad bridges within the county. She stated one was by her house and it is now fixed. She checked with the engineer about the cost to fix/replace bridges and she estimates around \$15 million to fix all 88 bridges and she feels the county needs to be looking at what needs fixed within the county first. Roudabush stated funding on road projects comes from many other funding sources and not just property taxes. Hiner further stated she read on social media that other financing streams are being pursued in case the county funding falls through and Lutz stated that was correct.

Dave VanderLinden stated this is a once in a century thing and feels it is good for the county and quality of life for everyone.

Brian Sampson stated most people won't be able to afford these homes and we need more full-time people residing here and working in the area instead of part-time individuals. He stated we don't need big city folks here. An individual from the public expressed that those big city folks residing here pay property taxes.

Josh Ashby inquired about the developer plans and what happens if a developer wants to hold off to maybe get more gain in value of the property before building. Lutz stated there will be development agreements in place and there will be reference areas of protection for public sector when gets to that point.

Dawn Hamilton inquired how the economic impact analysis was performed and if it just included Grinnell or if the other towns within the county were included and how it would benefit them since they are not close to the lake. Lutz stated an independent company performed this analysis and they provided the economic impact for the entire county. Lutz stated this is not about towns fighting or the county fighting with another county, this is about the benefit to the entire county.

Jeff Tindle asked about the multi-residential housing indicated on the proposed plan and what is multi-residential. Lutz stated there will be multiple types of housing options and there could be a possibility of multi-residential.

Lutz thanked everyone in attendance and their interest. Lutz further stated that this presentation and the economic impact analysis is located on the Sapphire Lake website: www.sapphirelakeiowa.com

Board of Supervisors thanked everyone for attending and further stated they want to hear from the public. Their contact information is located on the county website: www.poweshiekcounty.org and under supervisors you will find their phone contact and e-mail contact. Dawley further stated the board meets every Monday and Thursday beginning at 8:30 a.m. if anyone wants to attend a meeting to provide input.

11:25 a.m. Moved by Dawley, 2nd by Tindle to adjourn. 3 ayes. Motion carried.

Melissa Eilander, Poweshiek County Auditor

Jason Roudabush, Chairman