

OFFICE OF THE

Appanoose County Auditor

KELLY HOWARD

COURTHOUSE
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Meeting Agenda
December 3, 2018

The Appanoose County Board of Supervisors will meet Monday, December 3, 2018 at 9:00 A.M. in the Boardroom of the Courthouse. Items on the agenda include:

1. Pledge
2. Declaration of items to be added to the agenda
3. Approve minutes of the November 19 & 27, 2018 meetings
4. Roger Shindell, Carosh: HIPAA Policy update
5. Nichole Moore, Chariton Valley Planning & Development: Hazard Mitigation Plan & Comprehensive Planning Contract approval
6. 9:15 A.M. Public Hearing ZOMA 1119-01: Commercial to Commercial Campground
7. 9:20 A.M. Public Hearing Appanoose County Ordinance No.48: Assessment of Wind Energy Conversion Property
8. Approve The Coves of Sundown Lake Phase XI Final Subdivision Plat
9. Midwest Medical Transport Ambulance Subsidy update
10. Discuss Funeral Home Transportation to State Medical Examiner
11. FYI - County Attorney Compensation Board Appointment
12. Compensation Board Recommendation
13. Accept Conservation Board Resignation: Drake Pasa
14. Approve Resolution # 2018-29: Interim County Engineer authorization
15. County Engineer report
16. CDS Coordinator
17. Approve reports (payroll)
18. Approve bills & Handwritten (Bankers Trust \$9,141.25)
19. Public Comments
20. Adjourn

Posted 11/28/18

November 19, 2018

Appanoose County Board of Supervisors met in regular session November 19, 2018 at 9:00 A.M. in the Boardroom of the Courthouse. Present: Mark Waits, Chairman, Neal Smith and Linda Demry, Boardmembers. Absent: None.

Meeting started with the Pledge.

Demry motioned to approve the amended agenda (scratch #13 County Engineer Report & #14 CDS Coordinator). Seconded by Smith. All voted aye.

Smith motioned to approve the minutes of the November 5, 2018 meeting. Seconded by Demry. All voted aye.

Demry motioned to approve payroll & Prisoner Room & Board Transfer. Seconded by Smith. All voted aye.

Access Sys	Off. Supplies & Forms	234.62
Iowegian	Off. Supplies & Forms	257.42
Agriland FS	Engineering Services	28018.57
Alliant	Engineering Services	2427.72
Amer Home Fdg	Juvenile Detention & Shel	1026.30
App Co ISU Ext	Community Support Program	498.21
App Co Pub Hlth	Engineering Services	480.00
Sec Rds	Postage & Mailing	1633.07
Serv Agency	Salary-Regular Employees	8751.13
App Co Treas	Off. Supplies & Forms	42.80
Co Treas/US Bank	Off. Supplies & Forms	1292.45
App Comm Care	Homemaker-Home Health Aid	4629.65
Aramark	Engineering Services	236.55
Bailey Off	Off. Supplies & Forms	224.71
Baker's	Engineering Services	52.44
L Ballanger	Election Official Comp	241.40
Banleaco	Off. Equip Repair & Maint	435.55
BILLY BARBAGLIA	Engineering Services	125.00
M Barber	Election Official Comp	100.00
D Barnthouse	Building Repair & Maintce	100.00
M Benjamin	Election Official Comp	256.70
Sheryl Bishop	Election Official Comp	196.65
Bloomfield Comm	Off. Supplies & Forms	43.76
Michael Bouma	Mileage & Transp. Expense	258.55
C Bradley	Election Official Comp	180.00
L Bradley	Election Official Comp	200.00
Bratz Auto	Engineering Services	149.50
Bratz Oil	Mileage & Transp. Expense	751.15
Brooks, H	Election Official Comp	191.34
C P Brunow	Election Official Comp	200.00
B Butler	Election Official Comp	180.00
Calhoun Burns	Engineering Services	12083.60
CANTERA AGGREGATES LLC	Engineering Services	7996.35
CarQuest	Engineering Services	2065.20
Casey's	Transportation	265.72
Cville Iron	Engineering Services	49.22
Cville Wtrwks	Engineering Services	154.00
C'ville Produce & Feed	Engineering Services	107.25
Central IA Det	Juvenile Detention & Shel	486.00
CGS Admin	Off. Equip Repair & Maint	942.61
Chariton Valley Elec	Engineering Services	394.72

City Cville	Salary-Regular Employees	5733.77
Ted Clark Septic	Engineering Services	500.00
Ted Clark Plumbing	Jail Equip. & Furniture	125.00
Clark's Auto Rpr	Engineering Services	712.78
L Coltrain	Election Official Comp	251.30
M Conkity	Election Official Comp	274.25
C Cossolotto	Election Official Comp	189.00
K Cossolotto	Election Official Comp	189.00
S Cossolotto	Election Official Comp	180.00
Cost Advisory Serv	Acct.-Audit.-Cler.Serv.	4125.00
M Coulter	Election Official Comp	180.00
Kathy Cridlebaugh	Election Official Comp	180.00
Davis Co Sch	Community Support Program	1943.10
Davis Co Daycare	Community Support Program	1296.00
Davis Co Sheriff	Food Preparation Service	30622.39
Davis Co ISU Ext	Community Support Program	841.43
Diamond Mowers	Engineering Services	4590.99
B Dittmer	Election Official Comp	180.00
E Dittmer	Election Official Comp	160.00
S Dittmer	Legal Serv. Dep-Subp-Tran	931.50
C Dixon	Election Official Comp	180.00
Eastern IA Tire	Engineering Services	207.85
R Eggerman	Election Official Comp	180.00
Fareway	Food & Provisions	38.10
B Fike	Election Official Comp	160.00
Finish Line	Fuels	32.80
Fogle TV	Off. Equip Repair & Maint	313.39
Forbes Office Solutions	Off. Supplies & Forms	32.00
C Foster	Election Official Comp	228.80
B Frevert	Election Official Comp	110.00
GARMAN FARMS	Engineering Services	20675.35
Geotech Materials	Engineering Services	763.04
S Golic	Election Official Comp	192.60
M Gorden	Election Official Comp	160.00
R Gorden	Election Official Comp	9.00
E Hargrave	Election Official Comp	9.00
C Havens	Election Official Comp	219.06
J Havens	Election Official Comp	212.13
T Hetzler	Election Official Comp	193.50
Hills San	Engineering Services	315.00
Hoffman Stump Grinding	Park Maint. & Supplies	300.00
Hopkins Medical Products	Medical Supplies	183.95
Houser Trk	Engineering Services	3270.02
C Howard	Election Official Comp	193.50
M A Hurley	Election Official Comp	186.30
Hy-Vee	Food Preparation Service	2181.00
Hy-Vee Pharm	Medical & Health Services	21.99
Impressive Designs	Off. Supplies & Forms	59.80
Independent Salt	Engineering Services	3425.73
Inland Truck Parts	Engineering Services	1205.00
Interstate Batt	Engineering Services	139.95
ISSDA	Educational & Train.Serv.	450.00
IA's Co Conservation Sys	Educational & Train.Serv.	115.00
J Jay	Election Official Comp	227.00
John Deere	Engineering Services	2133.61
Danielle Joiner	Mileage & Transp. Expense	10.00
K Jones	Election Official Comp	189.00

Keokuk Co Sheriff	Legal Serv. Dep-Subp-Tran	56.66
Kids World	Community Support Program	916.40
Kimball	Engineering Services	1145.52
S Kirby	Election Official Comp	190.80
Knox Co Stone	Engineering Services	10671.52
Chad Koestner	Rent Payments	500.00
G Krsnak	Election Official Comp	100.00
L & K Rentals	Rent Payments	350.00
L&W Quarries	Engineering Services	4647.20
R Lamb	Mileage & Transp. Expense	511.95
Lange FH	Funeral Services	1289.00
S Larson	Election Official Comp	187.65
Kris Laurson	Educational & Train.Serv.	375.00
Lee Co Hlth	Community Support Program	1082.28
Legislative Serv Agency	Books & Periodicals	135.00
LexisNexis	Dues & Memberships	100.00
Lockridge	Engineering Services	534.81
Charlotte Long	Mileage & Transp. Expense	10.00
Jeremy Long	Mileage & Transp. Expense	10.00
The Machinery Barn	Park Maint. & Supplies	57.92
Mahaska Co Sheriff	Legal Serv. Dep-Subp-Tran	37.66
Marion Co Pub Hlth	Community Support Program	93.96
Marshall Co Sheriff	Food Preparation Service	2170.00
B Marshall	Election Official Comp	187.92
Louise McBain	Election Official Comp	160.00
E McGill	Election Official Comp	198.00
Medicus Health	Medical Supplies	116.30
Mercy Med Ctr	Law Enf. Equip & Weapons	1259.53
Metal Culverts	Bridge & Culvert Maint.	5366.40
Midwest Medical Transport	Contrib. & Purchase Serv	30000.00
Milani, Pamela R	Election Official Comp	200.00
M&M Sales	Off. Equip Repair & Maint	5606.57
Monroe Pub Hlth	Community Support Program	3828.64
Monroe Sheriff	Food Preparation Service	650.00
Monroe Co ISU Ext	Community Support Program	354.38
Moravia Union	Off. Supplies & Forms	792.99
D Moritz	Election Official Comp	20.00
G Moritz	Election Official Comp	110.00
P Morrow	Election Official Comp	110.00
NACO	Dues & Memberships	450.00
NAPA	Engineering Services	806.72
NENA	Educational & Train.Serv.	142.00
Norris Asphalt	Engineering Services	4622.31
O'Reilly	Engineering Services	437.96
Office Ctr	Off. Supplies & Forms	39.12
G Odgen	Election Official Comp	202.50
Orchard Pl	Community Support Program	1646.57
Orschelns	Off. Supplies & Forms	98.85
Owl Pharm	Prescriptions & Medicine	73.88
Pella Motors	Vehicle Repair & Maintce	2875.71
Petty C-Sheriff	Postage & Mailing	9.70
Prof Computer	Off. Equip Repair & Maint	14.95
Quality Inn & Suites	Educational & Train.Serv.	208.32
Quick Shop	Transportation	155.25
Quill	Election Supplies	306.37
RACOM	Radio and related equipme	552.80
Rainbo Oil	Engineering Services	2725.03

RASWC	Engineering Services	84.80
RRWA	Water & Sewer	97.66
L Ray	Election Official Comp	193.50
L RUTHERFORD	Election Official Comp	192.60
Jennifer Salstrand	Election Official Comp	5.72
SCICAP	Community Support Program	34943.76
Seymour Tire	Engineering Services	2659.00
K Sherrard	Election Official Comp	189.00
SIEDA	Community Support Program	5007.64
Marla Smith	Election Official Comp	18.45
SNAP-ON TOOLS CORP BROCK HAINE	Engineering Services	119.95
So IA Heating & Cooling	Off. Equip Repair & Maint	138.00
Southtown Living	Rent Payments	385.00
E Spencer	Election Official Comp	172.60
M Stickler	Election Official Comp	198.00
Storey Kenworthy	Election Supplies	828.28
O J Tarbell	Election Official Comp	180.00
Tharp Funeral Home	Funeral Services	900.00
Thomas Funeral Home	Mileage & Transp. Expense	500.00
J Thompson	Election Official Comp	207.00
R Tissue	Mileage & Transp. Expense	33.89
US Bank	Engineering Supplies	4060.74
US Cellular	Telephone & Telegr.Serv.	514.84
USPS	Office Space	142.00
Verizon	Telephone & Telegr.Serv.	50.00
Randy Walker	Mileage & Transp. Expense	10.00
Walmart	Off. Supplies & Forms	98.63
Watson & Ryan	Legal & Ct-Related Serv.	237.10
Wayne Co Sheriff	Legal Serv. Dep-Subp-Tran	3492.00
P White	Election Official Comp	207.00
C Wilson	Election Official Comp	200.00
Windstream	Off. Supplies & Forms	2315.69
Ziegler	Engineering Services	3377.74
5th Dist Co Off	Educational & Train.Serv.	25.00
Grand Total		320976.58

Smith motioned to approve bills. Seconded by Demry. All voted aye.

Demry motioned to approve the Midwest Medical Transport Ambulance Subsidy initial payment of \$30,000 from LOSST Funds. Seconded by Smith. All voted aye.

Demry motioned to accept The Coves of Sundown Lake Phase XI Revised Preliminary Subdivision Plat. Seconded by Smith. All voted aye.

Demry motioned to accept the Post-Election Audit Results from the Walnut-Mystic/Rathbun Precinct in the 2018 General Election. Seconded by Smith. All voted aye.

Demry motioned to approve hiring Gary Bishop as Temporary County Engineer effective 11/19/18 per the contract as presented. Seconded by Smith. All voted aye.

Demry motioned to set the public hearing for ZOMA 1119-01 (Commercial to Commercial Campground) for 12/3/2018 at 9:15 A.M. Seconded by Smith. All voted aye.

Smith motioned to set the public hearing for Appanoose County Ordinance No 48: Assessment of Wind Energy Conversion Property for 12/3/2018 at 9:20 A.M. Seconded by Demry. All voted aye.

Demry motioned to open the 9:15 A.M. Public Hearing on Tax Sale #2010-10221. Seconded by Smith. All voted aye. Gary and Megan Miller placed an opening bid of \$1. Other costs include: recording \$12, publication \$18.81, and current taxes \$4. Demry motioned to close the public hearing at

9:17 A.M. Seconded by Smith. All voted aye. Demry motioned to accept the \$1 bid from Gary and Megan Miller. Seconded by Smith. All voted aye.

Public comments: Centerville City Administrator, Jason Fraser, recommended the board look into an urban renewal or TIF district with the windfarm. He also asked if the board had heard anything from Midwest Medical regarding the remaining subsidy. Waits stated he sent an email and hasn't heard back. Howard stated the Courthouse will be closed this Thursday and Friday for Thanksgiving.

Demry motioned to adjourn. Seconded by Smith. All voted aye.

The Board adjourned to meet at the call of the Auditor at 9:22 A.M.

Appanoose County Board of Supervisors

Attest:

Kelly Howard, Appanoose County Auditor

November 27, 2018

Appanoose County Board of Supervisors met in special session November 27, 2018 at 8:30 A.M. in the Boardroom of the Courthouse. Present: Mark Waits, Chairman, Neal Smith and Linda Demry, Boardmembers. Absent: None.

Randy Schultz from PPME Local 2003 presented their initial offer. Paul Greufe presented the county's initial offer.

Demry motioned to adjourn. Seconded by Smith. All voted aye.

The Board adjourned to meet at the call of the Auditor at 8:36 A.M.

Appanoose County Board of Supervisors

Attest:

Kelly Howard, Appanoose County Auditor

Kelly Howard

From: Nichole Moore <nmoore@charitonvalleyplanning.com>
Sent: Friday, November 16, 2018 1:29 PM
To: Kelly Howard; Mark Waits; supervisors; Julie Masters - Lucas Co Auditor; supervisors@lucasco.org; Amanda Harlan; John Hughes; Denny Amoss; Dennis Smith
Cc: 'ADLM Emergency Mgmt.'
Subject: Hazard Mitigation Planning

Good Afternoon Everyone;

Well tis the season to start working on the budgets and schedules for FY20. I just had a meeting with Mike Lamb, ADLM Emergency Management regarding your Hazard Mitigation Plans and that we need to start getting things together. (ALL 3 will be expiring in June 2021). This process will take us as you remember about 2 years to complete. So, I know many of you are working on the FY20 budget and need to have that completed by January so in order to get things moving along with the hazard mitigation plans, could you put in the budget \$30,000 for each county (FY20 and FY21). I will work with Mike on what additional funding sources we have to work with and will keep you informed, but for now I need you to have that amount in the budget and approved.

Next, could you put CVPD on your agendas in December to talk about this with the remaining BOS to explain the process and what we will be doing. Please let me know what dates you have set for me and I will get them in my calendar.

If you have further questions, please let me know.

Nichole L. Moore

*Executive Director
Chariton Valley Planning & Development Council
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Centerville, Iowa 52544
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(641) 437-1161 – fax
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Email: nmoore@charitonvalleyplanning.com*



Comprehensive Plan Contract

APPANOOSE COUNTY
BOARD OF SUPERVISORS



DECEMBER 3, 2018

CHARITON VALLEY PLANNING & DEVELOPMENT COUNCIL OF GOVERNMENTS

308 N. 12TH STREET

CENTERVILLE, IA 52544

641-437-4359 phone

641-437-1161 fax

nmoore@charitonvalleyplanning.com

*Comprehensive Plan Contract
Appanoose County – Board of Supervisors*

Article 1.0 IDENTIFICATION OF PARTIES. This contract is entered into by and between the Chariton Valley Planning & Development Council of Governments, hereinafter referred to as COG, and the Appanoose County, hereinafter referred to as the County.

Article 2.0 STATEMENT OF PURPOSE. WHEREAS, the County wishes to engage the COG to provide certain technical and professional services and, WHEREAS, the COG has the authority and necessary ability to perform such services, THEREFORE, the parties hereto do agree as follows:

Article 3.0 AREA COVERED. The COG shall perform all the work and services required under this contract in connection with and respect to developing a comprehensive smart plan for the County. The COG will follow the proposal provided to the County.

Article 4.0 STATEMENT OF WORK AND SERVICES. COG shall perform in a satisfactory and proper manner the completion of the plan in compliance with the Iowa Code.

Specific activities completed by the COG shall include an update of the County's current Comprehensive Plan:

- Review existing plan;
- Compile social and economic data;
- Develop community background report;
- Conducts community meetings, including a SWOT analysis and a completed community survey;
- Create plan for review and prepare document for County consideration and eventual adoption;
- Work with county engineers office to create maps (base, existing and future land use, topo, flood plain, infrastructure); and
- Provide 5 copies of the completed plan to the County.

Responsibilities of the County shall include:

- All publications (legal and other) necessary for the completion and subsequent adoption of the comprehensive plan;
- Conduction of meetings and public hearings as necessary for the completion and adoption of the document;
- Attendance and participation in meetings relating to completion of the planning document;
- Review and comment on the draft plan; and
- Passage of the comprehensive plan.

It is the intent of the COG to provide the County with planning documents that will meet the requirements of the Iowa Code. Any specific work items not listed above but which the County feels are necessary to complete an adequate plan will require an amendment to the agreement per Article 7.0.

- Article 5.0** TIME PERFORMANCE. The services of the COG shall be undertaken beginning January 1, 2019 all of the services required hereunder shall be completed on or before June 30, 2020.
- Article 6.0** CONDITION OF PAYMENTS. The COG will receive payment of \$5,556 for work performed in Article 4 on a bi-monthly request – (Feb 2019, April 2019, June 2019, August 2019, October 2019, December 2019, February 2020, April 2020, and June 2020) for a total of \$50,000. Upon mutual agreement of both the County and COG, additional unforeseen charges may apply do to circumstances beyond the control of COG. **These services will be billed at a rate of \$65/hour.** In the event of contract termination prior to project completion, COG shall be compensated for all un-reimbursed costs.
- Article 7.0** AMENDMENTS. The COG or the County may, during the duration of this Contract, deem it necessary to make alterations to the provisions of this contract. Any changes to the contract which are mutually agreed upon by both parties shall be incorporated into this Contract through written amendment signed by all parties. The provisions of the amendment shall be in effect as of the date of the amendment unless otherwise specified within the amendment.
- Article 8.0** RELEASE OF DATA AND FINDINGS. Any and all reports, information, data, findings, etc., given to, prepared, or assembled by the COG under this Contract shall not be made available to any individual or organization by the COG prior to the completion of this contract in its entirety and/or without advance written approval of such prior release by the County. Unless otherwise stated elsewhere in the Contract, the COG may release reports, information, etc., upon completion of the Contract written approval by the County.
- Article 9.0** TERMINATION. Upon written agreement between the County and the COG, this contract may be declared null and void. Whereupon all work completed to date of nullification shall be turned over to the County and the County shall reimburse the COG proportionately for the work completed.
- Article 10.0** INDEMNIFICATION. The County will defend, indemnify and hold harmless the COG and its officers, commissioners and employees from liability and claims for damages because of bodily injury, death, property damage, sickness, disease or loss and expense arising from any actions under this Contract.

WORK ELEMENTS

In preparing the Comprehensive Plan, the document will consist of several plan elements. These elements will serve as the outline of the plan document as well as topics for individual planning sessions. These elements are taken directly from the 2010 Iowa Smart Planning Act, and some or all of them may apply to the Comprehensive Plan for the County of Centerville. The decision on which elements are included in a final plan will be determined through the planning process.

A. Public Participation Element

Information relating to public participation during the creation of the comprehensive plan or land development regulations, including documentation of the public participation process, a compilation of objectives, policies, and goals identified in the public comment received, and identification of the groups or individuals comprising any work groups or committees that were created to assist the planning and zoning commission or other appropriate decision-making body of the municipality.

B. Issues and Opportunities Element

Information relating to the primary characteristics of the municipality and a description of how each of those characteristics impacts future development of the municipality. Such information may include historical information about the municipality, the municipality's geography, natural resources, natural hazards, population, demographics, types of employers and industry, labor force, political and community institutions, housing, transportation, educational resources, and cultural and recreational resources. The comprehensive plan or land development regulations may also identify characteristics and community aesthetics that are important to future development of the municipality.

C. Land Use Element

Objectives, information, and programs that identify current land uses within the municipality and that guide the future development and redevelopment of property, consistent with the municipality's characteristics identified under the Issues and Opportunities Element. The comprehensive plan or land development regulations may include information on the amount, type, intensity, and density of existing land use, trends in the market price of land used for specific purposes, and plans for future land use throughout the municipality. The comprehensive plan or land development regulations may identify and include information on property that has the possibility for redevelopment, a map of existing and potential land use and land use conflicts, information and maps relating to the current and future provision of utilities within the municipality, information and maps that identify the current and future boundaries for areas reserved for soil conservation, water supply conservation, flood control, and surface water drainage and removal. Information provided under this paragraph may also include an analysis of the current and potential impacts on local watersheds and air quality.

D. Housing Element

Objectives, policies, and programs to further the vitality and character of established residential neighborhoods and new residential neighborhoods and plans to ensure an adequate housing supply that meets both the existing and forecasted housing demand. The comprehensive plan or land development regulations may include an inventory and analysis of the local housing stock and may include specific information such as age, condition, type, market value, occupancy, and historical characteristics of all the housing within the municipality. The comprehensive plan or land development regulations may identify specific policies and programs that promote the development of new housing and maintenance or rehabilitation of existing housing and that provide a range of housing choices that meet the needs of the residents of the municipality.

E. Public Infrastructure and Utilities Element

Objectives, policies, and programs to guide future development of sanitary sewer service, storm water management, water supply, solid waste disposal, wastewater treatment technologies, recycling facilities, and telecommunications facilities. The comprehensive plan or land development regulations may include estimates regarding future demand for such utility services.

F. Transportation Element

Objectives, policies, and programs to guide the future development of a safe, convenient, efficient, and economical transportation system. Plans for such a transportation system may be coordinated with state and regional transportation plans and take into consideration the need for diverse modes of transportation, accessibility, improved air quality, and interconnectivity of the various modes of transportation.

G. Economic Development Element

Objectives, policies, and programs to promote the stabilization, retention, or expansion of economic development and employment opportunities. The comprehensive plan or land development regulations may include an analysis of current industries and economic activity and identify economic growth goals for the municipality. The comprehensive plan or land development regulations may also identify locations for future Brownfield or Grayfield development.

H. Agricultural and Natural Resources Element

Objectives, policies, and programs addressing preservation and protection of agricultural and natural resources.

I. Community Facilities Element

Objectives, policies, and programs to assist future development of educational facilities, cemeteries, health care facilities, child care facilities, law enforcement and fire protection facilities, libraries, and other governmental facilities that are necessary or desirable to meet the projected needs of the municipality.

J. Community Character Element

Objectives, policies, and programs to identify characteristics and qualities that make the municipality unique and that are important to the municipality's heritage and quality of life.

K. Hazards Element

Objectives, policies, and programs that identify the natural and other hazards that have the greatest likelihood of impacting the municipality or that pose a risk of catastrophic damage as such hazards relate to land use and development decisions, as well as the steps necessary to mitigate risk after considering the local hazard mitigation plan approved by the Federal Emergency Management Agency.

L. Intergovernmental Collaboration Element

Objectives, policies, and programs for joint planning and joint decision-making with other municipalities or governmental entities, including school districts and drainage districts, for siting and constructing public facilities and sharing public services. The comprehensive plan or land development regulations may identify existing or potential conflicts between the municipality and other local governments related to future development of the municipality and may include recommendations for resolving such conflicts. The comprehensive plan or land development regulations may also identify opportunities to collaborate and partner with neighboring jurisdictions and other entities in the region for projects of mutual interest.

M. Implementation Element

A compilation of programs and specific actions necessary to implement any provision of the comprehensive plan, including changes to any applicable land development regulations, official maps, or subdivision ordinances.

CVPD will work with the County Engineering office for mapping to provide visual aids throughout the document. They currently use ArcGIS geographic information systems software. The GIS software would be utilized to depict existing and future land use patterns as well as for other mapping purposes during the data gathering phase, i.e., topography, soil types, locations of infrastructure.

IN WITNESS THEREFORE, the parties hereto have executed this Contract on the day and year specified below.

This contract has been reviewed and approved on _____.

*Chariton Valley Planning & Development
Council of Governments*

Appanoose County – Board of Supervisors

BY: _____
Nichole L. Moore Date
Executive Director

BY: _____
Mark Waits Date
Chair

ORDINANCE NUMBER ZOMA 1119-01

*Prepared & Certified by Rhea Wilson, Assistant Zoning Administrator
Return to Appanoose County Zoning, 1200 Hwy 2 West, Centerville, IA 52544*

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP, WHICH IS CONSIDERED PART OF THE APPANOOSE COUNTY, IOWA RATHBUN RESERVOIR ZONING DISTRICT ORDINANCE, ORDINANCE #31, ADOPTED APRIL 6, 1970, BOOK 39 MISCELLANEOUS, PAGE 545 will be heard June 18, 2018 at 9:15 a.m. in the Board of Supervisors Office of the Appanoose County Courthouse, 201 N 12th, Centerville IA. The Amendment will read as follows:

SECTION 1. RESCISSION. This Ordinance rescinds the current zoning designation, "Commercial" on the Ia Development LLC property legally described as:

***Parcel G** located in the NE¼ SW¼ Section 3, T70N, R18W of the 5th Principal Meridian, Appanoose County, Iowa more particularly described as follows: Commencing at a found concrete nail at the center of Section 3, T70N, R18W of the 5th Principal Meridian, Appanoose County, Iowa and proceeding thence South 89°31'04" West 523.31 feet along the North line of the NE¼ SW¼ of said Section 3 to a found magnail at the Point of Beginning; thence South 00°42'02" East 796.40 feet to a set iron pin; thence South 34°44'39" West 237.21 feet to a found concrete monument; thence South 89°35'32" West 635.33 feet to a set iron pin; thence North 00°02'29" West 989.36 feet to a set magnail on the North line of the NE¼ SW¼ of said Section 3; thence North 89°31'04" East 761.51 feet along the North line of the NE¼ SW¼ of said Section 3 to the magnail at the Point of Beginning, said parcel containing 17.127 acres, more or less, 0.795 acres of which is Appanoose County road right-of-way, subject easements of record.*

Subject to an easement for ingress and egress with the right to improve and maintain, 60 foot in width, centered on the following described line: Commencing at a found magnail at the NW Corner of Parcel G in the NE¼ SW¼ of Section 3, T70N, R18W of the 5th Principal Meridian, Appanoose County, Iowa and proceeding thence North 89°31'04" East 207.97 feet along the North line of the NE¼ SW¼ of said Section 3; thence South 00°28'56" East 40.00 feet to a point on the South right-of-way line of Appanoose County Highway J18 as presently located, said point being the Point of Beginning for easement; thence South 00°28'56" East 50.00 feet; thence South 89°31'04" West 208.89 feet to a point on the West Line of said Parcel G.

on the Official Zoning Map as was adopted on April 6, 1970.

- SECTION 2. ADOPTION. This Ordinance adopts in lieu thereof a new zoning designation, "Commercial Campground", for the properties legally described above, on the Official Zoning Map.
- SECTION 3. INTEGRATION WITH CODE. Each section, provision or part of this Ordinance which is followed by a section number shall be inserted in the Appanoose County Zoning Ordinance (Ordinance 31), adopted on April 6, 1970 as indicated by said section number and hereafter shall be cited by reference to said section number.
- SECTION 4. REPEALER. All ordinances and resolutions, parts thereof or amendments thereto, in conflict with this Ordinance are hereby repealed.
- SECTION 5. SEVERABILITY OF REPEALER. All ordinances and resolutions, parts thereof or amendments thereto, not directly affected by this Ordinance shall remain in full force and effect.
- SECTION 6. SEVERABILITY. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such section, provision, or part shall be severable from the rest of the Ordinance, and such adjudication shall not affect the validity of the ordinance as a whole, or any section, provision, or part not adjudged invalid or unconstitutional.
- SECTION 7. EFFECTIVE DATE. This Ordinance shall be in full force and effect after its final passage and publication as provided by law.

PUBLIC HEARING AND FIRST PASSAGE (READING) on _____, 2018.

SECOND PASSAGE (READING) on _____, 2018.

THIRD AND FINAL PASSAGE (READING) AND ADOPTION on _____, 2018.

Board of Supervisors Chair

County Auditor

**Appanoose County Ordinance No.
Assessment of Wind Energy Conversion Property**

Be it enacted by the Board of Supervisors of Appanoose County, Iowa:

SECTION 1 Purpose: The purpose of this ordinance is to provide for the special valuation of wind energy conversion property pursuant to Iowa Code Section 427B.26.

SECTION 2 Definitions: For use in this ordinance, certain terms and words used herein shall be interpreted or defined as follows:

- (a) "NET ACQUISITION COST" means the acquired cost of the property including all foundation and installation cost less any excess cost adjustment.
- (b) "WIND ENERGY CONVERSION PROPERTY" means the entire wind plant including, but not limited to, a wind charger, windmill, wind turbine, tower and electrical equipment, pad mount transformers, power lines, and substation.

SECTION 3 Authority to Establish: The Board of Supervisors is authorized, pursuant to Iowa Code Section 427B.26 to provide by ordinance for the special valuation of wind energy conversion property as provided below.

SECTION 4 Establishment: Pursuant to Iowa Code Section 427B.26, a special valuation of wind energy conversion property is allowed in lieu of the valuation assessment provision in Iowa Code Sections 441.21(8)(b), (c), and (d) and Iowa Code Sections 428.24 to 428.29. The special valuation shall only apply to wind energy conversion property first assessed on or after the effective date of this Ordinance.

SECTION 5 Amount of Valuation: Wind energy conversion property, first assessed on or after the effective date of this Ordinance, shall be valued by the Appanoose County Assessor for property tax purposes, as follows:

- (a) For the first assessment year, at zero percent (0%) of the net acquisition cost.
- (b) For the second through sixth assessment years, at a percent of the net acquisition cost which rate increases by five percent (5%) each assessment year.
- (c) For the seventh and succeeding years, at thirty percent (30%) of the net acquisition cost.

SECTION 6 Declaration of Special Valuation: The taxpayer shall file with the Appanoose County Assessor by February 1st of the assessment year in which the wind energy conversion property is first assessed for property tax purposes, a declaration of intent to have the property

assessed at the value determined under Section 5 in lieu of the valuation assessment provisions in Iowa Code Chapter Sections 441.21(8)(b), (c), and (d), and Iowa Code Sections 428.24 to 428.29.

If the taxpayer files a declaration of intent with the Appanoose County Assessor, but does not do so by February 1st of the assessment year in which the wind energy conversion property is first assessed for property tax purposes, then the declaration of intent shall be considered as a declaration filed for the following year.

SECTION 7 Repeal of Special Valuation: If in the opinion of the Appanoose County Board of Supervisors, the continuation of the special valuation provided under Section 4 ceases to be of benefit to the County, the Appanoose County Board of Supervisors may repeal this Ordinance. Property specially valued in accordance with the above prior to the repeal of this Ordinance shall continue to be so valued until the end of the nineteenth (19th) assessment year following the assessment year in which the property was first assessed.

SECTION 8 Repealer: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 9 Severability Clause: If any section, provision, or other part of this ordinance shall be adjudged invalid or unconstitutional, said adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or other part thereof not adjudged invalid or unconstitutional.

SECTION 10 Effective Date: This ordinance shall be effective after its final passage, approval, and publication as provided by law.

PASSED AND APPROVED this ____ day of _____, 2018 by the Appanoose County Board of Supervisors.

, Chairman

, Vice-Chairman

, Member

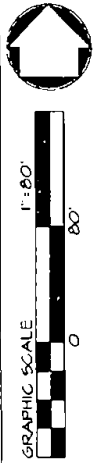
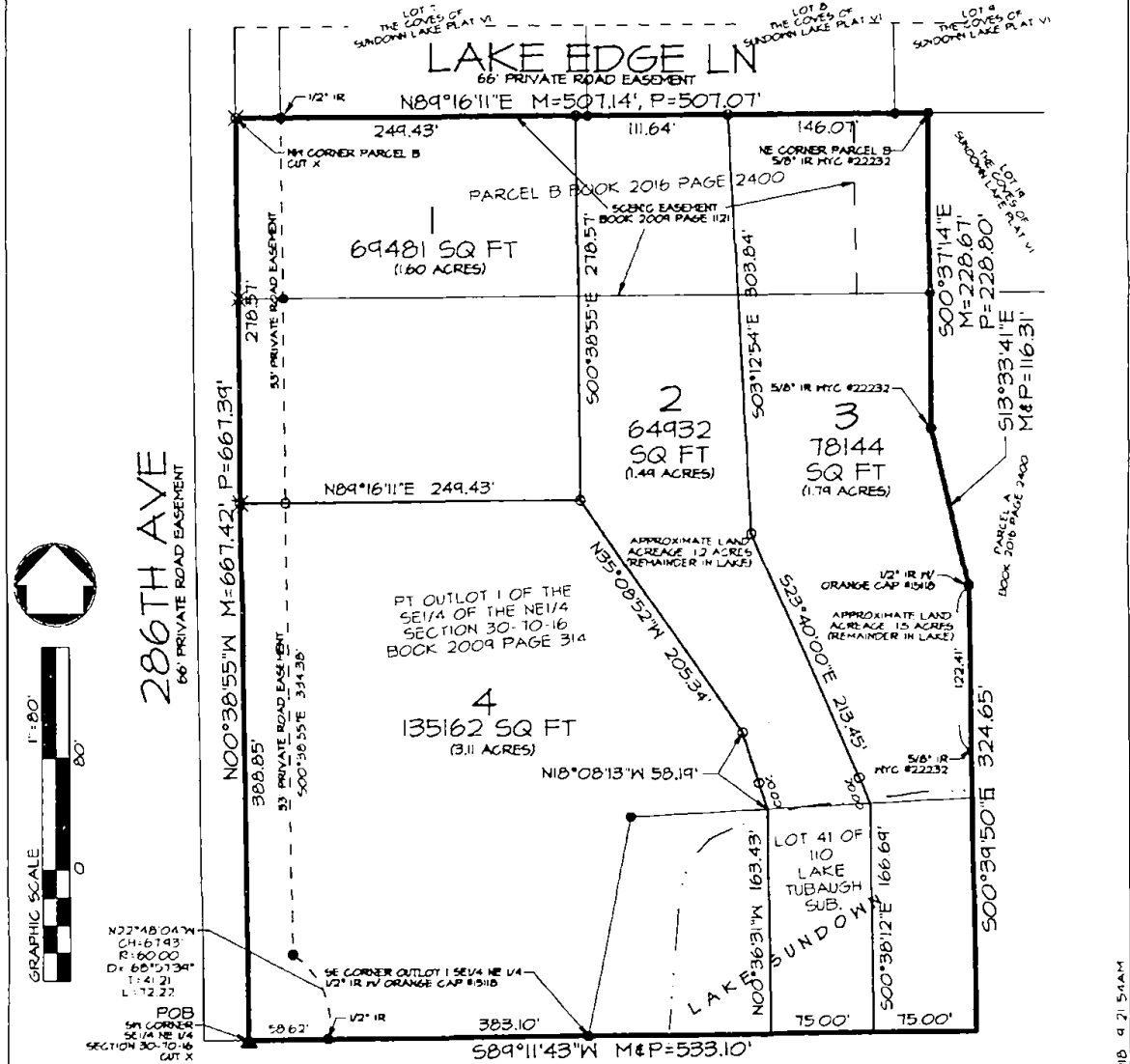
Attest: _____
Kelly Howard, Appanoose County Auditor

INDEX LEGEND	
LOCATION:	OUTLOT 1 OF THE SE1/4 OF THE NE1/4 PARCEL B BOOK 2016 PAGE 2400 ALL IN SECTION 30-T0-16
REQUESTOR:	SUNDOWN LAKE HOME OWNERS ASSOCIATION
PROPRIETOR:	SUNDOWN LAKE HOME OWNERS ASSOCIATION
SURVEYOR:	GREGORY L ROSS, IA PLS NO. 13286
COMPANY:	ASSOCIATED ENGINEERING COMPANY OF IOWA 1830 SE PRINCETON DR. SUITE M GRIMES, IA 50111
RETURN TO:	ASSOCIATED ENGINEERING COMPANY OF IOWA 1830 SE PRINCETON DR. SUITE M GRIMES, IA 50111

AREA ABOVE FOR RECORDATION ONLY

FINAL PLAT - SUBDIVISION OF A PART OF SECTION 30-TION-R16W

THE COVES OF SUNDOWN LAKE PHASE XI



LEGAL DESCRIPTION

ALL THAT PART OF OUTLOT 1 OF THE SE1/4 OF THE NE1/4 IN SECTION 30, TOWNSHIP 10 NORTH, RANGE 16 WEST OF THE 5TH PM IOWA AS SHOWN IN BOOK 2009 PAGE 314 IN THE APPANOOSE COUNTY, IOWA RECORDERS OFFICE, EXCEPT PARCEL A OF SAID OUTLOT 1, AS SHOWN IN BOOK 2016 PAGE 2400 IN SAID APPANOOSE COUNTY RECORDERS OFFICE, AND PARCEL B LOCATED IN LOT 19, THE COVES OF SUNDOWN LAKE PHASE VI AS SHOWN IN BOOK 2016 PAGE 2400 IN SAID APPANOOSE COUNTY RECORDERS OFFICE, AND LOT 41 OF LOT 110, LAKE TUBAUGH SUBDIVISION, ALL IN APPANOOSE COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID SE1/4 NE1/4, THENCE NORTH 00°30'55" WEST, ALONG THE WEST LINE OF SAID OUTLOT 1, A DISTANCE OF 667.42 FEET; THENCE NORTH 04°16'11" EAST ALONG THE NORTH LINE OF SAID PARCEL B, A DISTANCE OF 5071.4 FEET; THENCE SOUTH 00°31'14" EAST, A DISTANCE OF 228.67 FEET; THENCE SOUTH 13°33'41" EAST, A DISTANCE OF 116.31 FEET; THENCE SOUTH 00°34'50" EAST, A DISTANCE OF 324.65 FEET; THENCE SOUTH 04°11'43" WEST, A DISTANCE OF 533.10 FEET TO THE POINT OF BEGINNING, CONTAINING 7.99 ACRES, MORE OR LESS, AND SUBJECT TO ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORD.

AEC ASSOCIATED ENGINEERING COMPANY OF IOWA
 1830 SE Princeton Dr. Ste M Grimes, IA 50111
 Phone: (515) 253-3156 Fax: (515) 253-3157

- SURVEY MARKER FOUND
- SET 1/2" IR IV ORANGE CAP #13286
- CUT "X"
- ▲ SECTION CORNER WITH YELLOW CAP
- IRON PIPE
- IRON ROD
- AS MEASURED DISTANCE
- AS RECORDED
- AS COMPUTED

I HEREBY CERTIFY THAT THE ABOVE SURVEYING DOCUMENT WAS PREPARED BY ME OR BY ONE OF MY EMPLOYEES UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
 LICENSE NUMBER: 13286 DATE: 11/14/18
 SIGNED: GREGORY L. ROSS, P.L.S. 13286 DATE: 11/14/18



PROJECT #: 207842 FIELD WORK COMPLETED ON: 8/24/2018

PLOTTED: FRI NOV 2, 2018 9:21:54AM

RESOLUTION #2018-29

BE IT RESOLVED by the Board of Supervisors of Appanoose County, Iowa, that Gary Bishop, the Interim County Engineer of Appanoose County, Iowa, be and is hereby designated, authorized, and empowered on behalf of the Board of Supervisors of said County to execute the certification of completion of work and final acceptance thereof in accordance with plans and specifications in connection with all Farm-to-Market and federal or state aid construction projects in this county.

Dated at Centerville, Iowa, this 3rd day of December, 2018.

Appanoose County Board of Supervisors
Centerville, Iowa

Mark Waits, Chairman

Neal Smith

Linda Demry

ATTEST:

By: _____
County Auditor

SEAL

State of Iowa
County of APPANOOSE COUNTY
~~Date~~ to be Paid 11/26/2018



Handwritten
Claim# 43064 Warrant# 25173

Voucher Description

Vendor # 8357
BANKERS TRUST COMPANY
ATTN: CORPORATE TRUST DEPT
453 7TH STREET
DES MOINES IA 50309

Date Ordered 10/08/2018
Date Delivered 10/08/2018
Claim Date 11/26/2018



<u>Account</u>				<u>Amount</u>	<u>Description</u>
01000	10100	510	99 010	9141.25	Principal/Int/Fees #0185393

Amount Claimed 9,141.25
Amount Allowed _____

AYE _____ NAY _____

AYE _____ NAY _____

AYE _____ NAY _____

AYE _____ NAY _____

AYE *Janet Davis* NAY _____

I hereby certify that the within
is a just, lawful, and correct
claim for the county of
APPANOOSE COUNTY

KELLY HOWARD, AUDITOR