

January 31, 2017

A meeting of the Board of Supervisors of Cass County, Iowa (the "County"), was held at 8:30 a.m., on January 31, 2017, at the courthouse, Atlantic, Iowa, pursuant to the rules of the Board.

The Chairperson presided and the roll was called, showing Supervisors all present as follows: Gaylord Schelling, chair; Steve Baier, Stephen Green, Frank Waters and Mark Wedemeyer.

The Board of Supervisors investigated and found that notice of the intention of the Board of Supervisors to conduct a public hearing to approve a Development Agreement between the County and Elite Octane, LLC had been published according to law and as directed by the Board and that this is the time and place at which the Board shall receive oral or written objections from any resident or property owner of the County. All written objections, statements, and evidence heretofore filed were reported to the Board, and all oral objections, statements, and all other exhibits presented were considered.

Cass County Auditor Dale Sunderman presented a brief summary of the main points of the current draft of the development agreement including Minimum Actual Value of improvements of \$32,000,000; Priority of County Bonds and payments in lieu of tax if a shortfall occurs; and County agrees to make up to fifteen Tax Incremental Finance (TIF) Payments to the Developer which shall not exceed \$8,500,000 (the "Maximum Payment Total").

The following named persons presented oral objections, statements, or evidence as summarized below; filed written objections or statements, copies of which are attached hereto; or presented other exhibits, copies of which are attached hereto: NONE

There being no further objections or comments, the Chairperson announced that the hearing was closed.

The Cass County Board of Supervisors met at 8:36 a.m. with all members present: Gaylord Schelling, chair; Steve Baier, Stephen Green, Frank Waters and Mark Wedemeyer. Agenda upon motion by Baier, 2nd by Green was approved. Minutes of January 25, 2017 upon motion by Wedemeyer, 2nd by Waters were approved.

County auditor reported that county's legal counsel stated that the Board could either act upon the "Resolution approving Development Agreement with Elite Octane, LLC, Authorizing Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement" this morning or table action until a future meeting.

Motion by Waters, 2nd by Green: to table action on the resolution until the February 8, 2017 meeting. After brief discussion, roll call vote. Carried unanimously.

MH/DD/GR Coordinator Deb Schuler presented report of activity for December, 2016. The following claims were approved and the auditor authorized to issue checks for same:

General Basic Fund

Access Systems	Copier Contract	1331.85
Alliant Energy	Utilities	581.64
Jason Anderson	Cellular Services	85.32
Andrea C Freeny	Transcripts	54.00
Anita Supply Center	Custodial Supplies	207.97
Anita Tribune Co	Publishing	878.17
Atlantic Medical Center	Coroner	800.00
Atlantic Municipal Util	Utilities	3422.59
Atlantic News Telegraph	Publishing	1008.80
Atlantic Pest Control	Extermination Services	45.00
Ralph Beck	Rent	300.00
Black Hills Energy	Utilities	222.21
Brown Electric Company	Electrical Repairs	84.53
Camblin Plumbing & Heating	Service Call	356.00
Cappels	Custodial Supplies	151.54
Cass Co Ag & Ed Association	Contribution	29000.00
Cass Co Meals on Wheels	Meals	650.00
Cass County Sheriff	Serving Notices	117.46
Cass/Atlantic Development Corp	Sponsorship	7500.00
CCMH Public Health	Grant	26386.25
Central Iowa Dist.	Custodial Supplies	593.20
Choice Printing	Newsletter	89.25
Cintas First Aid & Safety	First-Aid Supplies	125.65
Cott Systems	Maintenance/License	403.00

Counsel Office & Documents	Copier Contract	656.37
Culligan Soft Water Serv	Rental	70.15
Dept of Veterans Affairs	Prescription Meds	136.00
Diane's Decorating	Painting Services	1344.71
District IV Recorders	Dues	25.00
Lynn Dorsey	Mileage	19.98
Dreyer Bros Construction	Snow Removal	1105.00
Terry Duggan	Mileage	18.64
Duhn Funeral Homes	Indigent Burial	1500.00
Fareway Stores	Jail Provisions	21.24
Farmers Elect Cooperative	Utilities	40.34
First Bankcard Center	Misc Expenses	3488.70
Green Acres Lawn & Landscaping	Snow Removal	200.00
Stephen Green	Lodging	207.63
Griswold American	Publishing	1113.82
Griswold Communications	Telephone Service	228.61
Gronewold Bell & Kyhnn & Co	Audit Services	3000.00
Bev Groves	Mileage	87.74
Guthrie Co Health Dept	Quarterly Fee	7171.50
Hepler Curbside Recycling	Sanitation Expense	175.00
Mitch Holmes	Mileage	17.12
Hy Vee Pharmacy	Jail Provisions	465.40
Hy-Vee	Jail Provisions	3269.83
IAN	Registration	52.00
IACCVSO	Registration	60.00
IMAGETek	Tech Support	79.00
Imperial Properties	Rent	500.00
Iowa County Recorders Assoc	Dues	200.00
Iowa Workforce Development	Unemployment Benefits	3879.00
ISAC	Registration	810.00
Lora Kanning	Mileage	23.76
KJAN	Advertisement	40.00
Laverty Sanitation	Sanitation Expense	95.00
City of Lewis	Utilities	77.62
LexisNexis	Subscription	136.99
Mail Services	Print & Postage	984.38
Mediacom	PRI Telephone Services	1302.57
Medivac Corp	Ambulance	3066.67
Craig Meyer	Mileage	9.72
Mid American Energy	Utilities	85.38
Midtown Place Apts	Rent	400.00
Charles Miller	Mileage	19.44
NACCTFO	Registration-Treasurer	125.00
Nishnabotna Valley R E C	Utilities	149.57
Office Depot	Office Supplies	127.82
Postmaster	Postage	143.00
Public Safety Diving Assoc	Membership	50.00
Purchase Power	Postage	297.53
Rex Pharmacy	Supplies	17.10
Charles A Rieken	Meals	38.49
Robinson Hardware	Supplies	146.78
Salvo Deren Schenck&Lauterbach	Special Prosecutor	1024.65
Schumacher Elevator Co	Elevator Maintenance	226.97
Senior Citizens Cass Co	Contribution	3723.00
Silver Stone Group	Consulting Services	1950.00
Solutions	Tech Support	1116.88
Southern Iowa Rural Water Assc	Utilities	33.00
Southwest Iowa Lawyer League	Registration	225.00
Stone Office Products	Office Supplies	475.66
Linda Templeman	Custodial Services	379.83
Thomson Reuters-West	Subscription	253.79
United States Cellular	Cellular Service	77.46
UnityPoint at Home	Healthy Aging	26266.63
Verizon Wireless	Investigation	1439.72
Walmart	Car Seats	382.92
Windstream	Telephone Service	558.69
Wright Express	Fuel	528.50
21st Century Cooperative	Propane	227.22

5Q Corporation	Web Hosting	50.00
<u>General Supplemental Fund</u>		
Atlantic News Telegraph	Publishing	237.08
Cass County Sheriff	Juvenile Expenses	2109.40
Cherokee Co. Sheriff	Juvenile Service	22.50
Christian Home Ass'n	Shelter Care	419.85
Emergency Management Fund	Contribution	67705.00
Public Safety Fund	County Contribution	27873.66
Purchase Power	Postage	17.38
Storey Kenworthy	Election Supplies	101.07
Allison Wise CSR-RPR	Transcripts	406.00
<u>Rural Services Basic Fund</u>		
Brown's Shoe Fit	Boots	159.95
Carpenter Uniform Corp	Uniform	686.33
Chadwick Towing & Repair	Tow	120.00
Choice Printing	Office Supplies	58.00
City of Griswold	Camera Repair	83.00
Dvorak Tire and Service	Vehicle Maintenance	342.72
First Bankcard Center	Misc Expenses	377.80
Iowa Narcotics Officers Assoc	Registration	600.00
JD Wyman Service	Vehicle Maintenance	33.50
McAtee Tire Service	Vehicle Maintenance	703.34
Mike's Auto Body	Tow & Storage	489.00
O'Reilly Auto Parts	Vehicle Maintenance	3.89
Racom Corp	Supplies	121.00
Robinson Hardware	Supplies	18.15
Safeguard Business Systems	Seizure Forms	141.40
Wright Express WexBank	Fuel	2496.21
<u>Secondary Road Fund</u>		
A M Cohron & Son	Contract Payment	206132.35
AgriVision	Supplies	3540.75
Alliant Energy	Utilities	2314.90
Allied Oil & Tire Company	Supplies	4691.35
Anita Supply Center	Supplies	53.85
Asphalt Paving Association	Meeting Fee	260.00
Atlantic Carriers	Road Salt	19014.33
Atlantic Motor Supply	Supplies	907.99
Atlantic Municipal Util	Utilities	651.79
Aunt B's Floral	Supplies	26.67
Charles Bechtold	Reimbursement	240.00
Berg Electric	Building Maintenance	298.16
Cappels	Supplies	447.91
Casey's General Stores	Fuel	198.07
Cass Co Environ Landfill	Sanitary Disposal	30.00
Dave Christensen	Reimbursement	40.00
Cook Sanitation	Sanitary Disposal	55.00
Cunningham-Reis Corp	Contract Payment	77885.18
Dell Marketing	Laptop	1584.20
Deter Motors Corp	Expendable Parts	195.88
Diamond Mowers	Expendable Parts	1513.29
Martin Dorscher	Safety Supplies	110.00
Fastenal Company	Supplies	36.44
First Bankcard Center	Misc Expenses	512.04
Griswold Communications	Telephone Service	47.11
Hallett Materials	Sand	3253.00
Richard E Hansen	Reimbursement	40.00
Henderson Products	Expendable Parts	2203.68
Scott Holaday	Reimbursement	40.00
Curtis Holste	Reimbursement	40.00
Iowa Dept of Trans	Class Registrations	2400.00
Iowa Prison Industries	Signs	2195.05
Jacobson Supply	Expendable Parts	298.00
Mark Knudsen	Reimbursement	40.00
Massena Telephone Company	Telephone Service	33.81
Matheson Tri-Gas	Supplies	568.08
McAtee Tire Service	Tires/Tire Repair	397.50
Craig Meyer	Reimbursement	40.00
Mid American Energy	Intersection Lighting	3.84

Murphy Tractor & Equip	Expendable Parts	315.80
Nishnabotna Valley R E C	Intersection Lighting	32.27
O'Halloran International	Expendable Parts	7418.69
O'Reilly Auto Parts	Supplies	24.48
Office Stop	Office Supplies	9.94
Olsen Fuel Supply	Fuel/Propane	8121.37
Olsen's Outdoor Power	Supplies	137.23
Omaha Slings	Supplies	1907.97
Orscheln's	Supplies	13.93
Outfitters Plus	Safety	174.50
Overhead Door Company	Door	2860.00
S I R W A	Water	33.00
Schildberg Construction	Rock	51219.95
Thermo King Christensen	Supplies	320.00
Tiger Mart Griswold Amoco LC	Fuel	374.16
Truck Center Companies	Supplies	2728.43
Unity Point Clinic-Occ Med	Membership Dues	100.00
Dennis Vogl	Reimbursement	40.00
Westel Systems	Telephone Service	35.55
Western Engineering Co	Sand	1657.60
Larry Weston	Reimbursement	40.00
Windstream	Telephone Service	128.32
Wyman's Carquest	Supplies	124.69
Ziegler	Supplies/Parts	2402.94
21st Century Cooperative	Fuel	10920.43
<u>Sheriff Investigations</u>		
Cappels	K-9 Supplies	92.97
<u>Local Option Tax Fund</u>		
Atlantic City Clerk	Southlawn Mowing	480.00
<u>Co Attorney Special Revenue</u>		
Culligan Soft Water Serv	Water	52.70
Judicial Dialog Systems	Licensing Fee	4000.00
<u>Geographic Info System Fund</u>		
Schneider Corporation	Web Hosting	2175.00
<u>Debt Srv-707 Poplar St Loan</u>		
First Whitney Bank& Trust	Debt Repayment	3333.33
<u>Local Emergency Mgmt Agency</u>		
Atlantic Fire Department	Training Expenses	453.30
Mike Kennon	Fuel	166.72
Mediacom	TV	49.95
Midwest Card and ID	Office Supplies	379.67
Verizon Wireless	Cellular Service	80.84
Windstream	Telephone Service	43.94
Wiota Steakhouse	Training Expense	106.66
<u>Environmental Control Agn</u>		
Akin Building Center	Supplies	340.92
Atlantic Motor Supply	Parts	185.60
Auditor of State of Iowa	Audit	100.00
Barker, Lemar and Assoc	Consultant Fees	13445.90
Bower Welding & Fabrication	Professional Services	711.00
Cappels	Supplies	129.92
Cat Financial Commercial Acct	Dozer Repair	1576.79
Cintas First Aid & Safety	Safety Supplies	93.20
Clean Harbors Env Services	HHW Disposal	2524.60
Crystal Clear of SW Iowa	Water	21.63
Farmers Cooperative	Tires	3090.00
Farmers Elect Cooperative	Utilities	2068.88
Fastenal Company	Supplies	492.54
First Bankcard Center	Misc Expenses	166.86
First Whitney Bank& Trust	Debt Repayment	11050.00
Hughes Network Systems	Internet	81.18
Hy-Vee	Supplies	59.78
IMWCA	Work Comp	2203.00
John Deere Financial	Supplies	104.96
Marne/Elk Horn Telephone	Telephone Services	3.50
Metro Waste Authority	Registration	75.00
Office Stop	Office Supplies	113.46

Olsen Fuel Supply	Fuel	1985.83
PACCAR Financial	Rolloff Truck	1323.31
Purchase Power	Postage	19.50
Secondary Road Fund	Reimburse Sec Rd Hours	500.00
Treasurer-State of Iowa	Sales Tax	44.00
Windstream	Telephone Service	85.63
City of Wiota	Maintenance	100.00
Ziegler	Parts	1986.34
21st Century Cooperative	Propane	369.71
<u>Consrv LandAcq/Cap Imprvmnt</u>		
Atlantic Pest Control LLC	Extermination Services	30.00
First Bankcard Center	Misc Expenses	11.98

Motion to adjourn by Baier with 2nd by Green. Carried unanimously.