

August 24, 2026
Bloomfield, Iowa
Courthouse Boardroom
8:30 A.M.

The Davis County Board of Supervisors met in regular session on Monday, August 24, 2026 with Chairman Ron Bride and Members David Henderson and Alan Yahnke present.

Alan made motion, seconded by David and carried unanimously, to approve the agenda.

Alan made motion, seconded by Ron and carried unanimously, to approve and sign the Minutes of Monday, August 17, 2026 regular meeting and the Minutes of Tuesday, August 18, 2026 special meeting. David abstained as he was absent from the aforementioned meetings.

The Board met with Engineer Ryan Schock, who reported on the blading, mowing, rock hauling, ditching and cross-road pipe repair work of County crews. He further reported looking in to pipe options as a replacement for a cement box culvert on Scarlet Avenue south of Highway Two.

Alan made motion, seconded by David and carried unanimously, to approve a utility permit for Citizens Mutal on 225th Street for grain bins.

The Board then met with Weed Commissioner/Conservation Director, Logan Faler, who reported having been contacted by both the State Weed Commissioner's office and a resident with complaints regarding the noxious teasel weed present in Davis County. Butch Grim was present to voice his concerns on the subject. After a lengthy discussion, no action was taken, but the group decided to contact representatives of neighboring counties to get ideas on how to proactively attack the teasel weed situation with strategic mowing and spray plans so as not to spread growth of the weed further.

At 9:45 a.m., David moved, seconded by Alan and by roll call vote as follows: David Henderson, aye; Ron Bride, aye; Alan Yahnke, aye, carried unanimously, to go into closed session with Assistant County Attorney Ashley Leyda-Walkup, Auditor Kristi Goodson and Assessor, Jason Wagler, pursuant to Iowa Code Section 21.5(1)(c) to discuss strategy with County Attorney's office regarding matters where litigation is imminent and where its disclosure would be likely to prejudice or disadvantage the position of Davis County in that litigation.

After discussion, Alan made motion, seconded by David and by roll call vote as follows: David Henderson, aye; Ron Bride, aye; Alan Yahnke, aye, carried unanimously, to leave the closed session and return to the open meeting. No further action was taken regarding said closed session meeting.

Alan made motion, seconded by David and carried unanimously, to adopt the following resolution:

RESOLUTION NO. 08242026

A RESOLUTION APPROVING A ZERO PERCENT (0%) PAYMENT IN LIEU OF TAXES (PILOT) FOR CURRENT AND FYE 22'/FYE 23'/FYE24'/FYE 25'FOR AN AFFORDABLE HOUSING PROJECT OWNED AND OPERATED BY AREA XV MULTI-COUNTY HOUSING AGENCY

WHEREAS, Area XV Multi-County Housing Agency (the "Housing Agency") owns and/or operates [property name and address], which provides safe, decent, and sanitary affordable housing to low-income individuals and families within Davis County, Iowa; and

WHEREAS, The Housing Agency is authorized under federal law, including the regulations of the United States Department of Housing and Urban Development (HUD), to make Payments in Lieu of Taxes (PILOT) to local taxing jurisdictions in place of ad valorem property taxes, subject to regulatory limitations and the financial capacity of the housing project; and

WHEREAS, HUD regulations, including 24 C.F.R. § 960.253 and 24 C.F.R. § 990.190, provide that PILOT payments shall not exceed ten percent (10%) of a project's shelter rents and must be structured so as not to impair the financial viability or sustainability of public housing operations; and

WHEREAS, The Housing Agency must maintain compliance with HUD Housing Quality Standards as set forth in 24 C.F.R. § 5.703, and must ensure that operating revenues remain sufficient to support ongoing maintenance, repairs, and capital needs; and

WHEREAS, Pursuant to Iowa Code § 403A.5, housing projects owned or operated by a housing authority may make payments in lieu of taxes to local taxing bodies, provided such payments are established in a manner consistent with the financial capacity of the project and in furtherance of the public purpose of providing safe and affordable housing; and

WHEREAS, The Housing Agency has demonstrated that increased operating costs, capital and maintenance needs, and other financial constraints currently impact the subject property, and that continuation of PILOT payments would impose a financial burden that could adversely affect long-term operational stability and program compliance; and

WHEREAS, The Davis County Board of Supervisors has reviewed the request submitted by Area XV Multi-County Housing Agency and finds that approval of a zero percent (0%) PILOT is consistent with federal and state law and serves the public interest by preserving affordable housing within Davis County.

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

1. Approval of PILOT Reduction

That the Payment in Lieu of Taxes (PILOT) obligation associated with: 308 S Davis B, 308 S Davis A, 4 Neville Ave 1A, 4 Neville Ave 1B, 4 Neville Ave 2A, 4 Neville Ave 2B, 4 Neville Ave 3A, 4 Neville Ave 3B, 4 Neville Ave 4A, 4 Neville Ave 4B, 406 S West St A, 406 S West St B, 705 S West 1A, 705 S West 1B, 705 S West 2A, 705 S West 2B, 705 S West 2C, 705 S West 2D, owned and/or operated by Area XV Multi-County Housing Agency, is hereby set at zero percent (0%), effective August 24, 2026 AND retroactive for FYE 22’/ FYE 23’/FYE24’/ FYE25’.

1. Consistency With Law

This action is taken in accordance with applicable HUD regulations and Iowa Code § 403A.5 and is intended to support the continued operation and financial viability of affordable housing serving low-income residents of Davis County.

1. Authorization

The Chair of the Davis County Board of Supervisors is hereby authorized to execute any documents necessary to carry out the intent of this Resolution.

PASSED AND ADOPTED this 24th day of August, 2026.

All Board members reported on committee meetings attended.

David made motion, seconded by Alan and carried unanimously, to approve the following claims to be paid:

AGRILAND FS INC	SR-Diesel	12,863.14
ALL ROADS TRUCK & TRAILER REPAIR	SR-Repairs	485.00
CANTERA AGGREGATES LLC	SR-Rock	28,046.71
CHILD SAVING INSTITUTE INC	COURT-juvenile care	446.50
CITY OF BLOOMFIELD	CH-utilities	1,971.89
DC HARDWARE LLC	E911-supplies	18.78
DOUDS STONE LLC	SR-Rock	399.20
DRS IMAGING SERVICES LLC	DATA-RadixCloud Backup	117.00
HENDERSON TRUCK EQUIP	SR-Parts	939.11
KALEBB CONNER	SHER-supplies	4.49
LAWSON PRODUCTS INC.	SR-Supplies	181.26
MARK MINCKS	CH-Jury room mini split	14,000.00
MAUER SUPPLY	SR-Parts	115.10
NEXTRAN CORPORATION	SR-Parts	978.75
O'BRIEN STEEL SERVICE CO.	SR-Jade	41,011.20
OFFICIAL PEST CONTROL	SHER-pest control	60.00
PATRICK TALLMAN	SR-Parts	408.70
PCS-PROF COMPUTER SOLUTIONS INC	SR-Office Supplies	1,764.95
RACOM CORP	SHER-equip	95.24
RATHBUN REGIONAL WATER	SR-Water	59.00
SAFETY KLEEN CORP	SR-Oil	626.00
SASA SPANOVIC	DATA-Hosting/Data svc	6,755.00

SIGOURNEY TRACTOR & IMPLEMENT CO	SR-Parts	95.99
STAPLES INC	SHER-supplies	57.64
SUCCESS BANK-DAVIS CO	DATA-wire fee	40.00
VISA - IL	TREAS-postage	1,902.05
WAHL TEK INC	E911-3 yr maint agrmnt	10,800.00
WINGER COMPANIES INC	SHER- fire sprklr inspect	700.00

David moved to adjourn; Alan seconded; carried unanimously.

ATTEST: KRISTI GOODSON

DAVIS COUNTY AUDITOR AND

COMMISSIONER OF ELECTIONS