

**Dickinson County Board of Supervisors
November 26, 2013**

9:30 A.M. Present are Supervisors Paul Johnson, Mardi Allen, Pam Jordan, Bill Leupold, Vice-Chairperson and Chairperson David Gottsche.

Pledge of allegiance to the flag was recited by those present.

Meeting was called to order by Chairperson Gottsche.

The Board of Supervisors of Dickinson County, Iowa, met on the above date in the Dickinson County Courthouse, 1802 Hill Avenue, Spirit Lake, Iowa, at 9:30 a.m., in open regular session, pursuant to law and the rules of said Board of Supervisors.

The meeting was called to order by the Chairperson, David Gottsche, presiding, and on roll call the following named Board Members were present: Paul Johnson, Mardi Allen, Pam Jordan, William Leupold

Absent: None

Board Member Leupold introduced the following Resolution entitled "RESOLUTION RATIFYING, CONFIRMING AND APPROVING PUBLICATION OF NOTICE OF PUBLIC HEARING OF NOT TO EXCEED \$5,000,000 AGGREGATE PRINCIPAL AMOUNT OF SENIOR HOUSING REVENUE NOTES (KEELSON HARBOUR – VISTA PRAIRIE COMMUNITIES PROJECT) SERIES 2013", and moved that the same be adopted. Board Member Allen seconded the motion to adopt. The roll was called and the vote was,

AYES: Johnson, Allen, Jordan, Leupold, Gottsche

NAYS: None

Whereupon the Chairperson declared the following resolution duly adopted.

RESOLUTION RATIFYING, CONFIRMING AND APPROVING PUBLICATION
OF NOTICE OF PUBLIC HEARING OF NOT TO EXCEED \$5,000,000
AGGREGATE PRINCIPAL AMOUNT OF SENIOR HOUSING REVENUE
NOTES (KEELSON HARBOUR – VISTA PRAIRIE COMMUNITIES PROJECT)
SERIES 2013

WHEREAS, Dickinson County, Iowa (the "Issuer") is a political subdivision organized and existing under the Constitution and laws of the State of Iowa, and is authorized and empowered by Chapter 419 of the Code of Iowa (the "Act"), to issue its bonds or notes and loan the proceeds from the sale of said bonds or notes to one or more parties to be used to defray all or a portion of the cost of acquiring, constructing, improving and equipping a "project", as that term is defined in the Act, including a facility for an organization described in Section (501)(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code"), which is exempt from federal income tax under Section 501(a) of the Code (a "Tax Exempt Organization"); and

WHEREAS, the Issuer has been requested by Vista Prairie at Keelson Harbour, LLC (successor in interest to Spirit Lake-GEAC, LLC), an Iowa limited liability company (the "Borrower"), and a Tax Exempt Organization, to authorize and issue its revenue bonds or notes in an amount not to exceed \$5,000,000 pursuant to the provisions of the Act for the purpose to pay costs of constructing, equipping and furnishing an addition to an existing senior housing facility located within the Issuer at 2810 Aurora Avenue West, Spirit Lake, Iowa, such improvements to consist of the construction of approximately 27 new assisted living units, expansion of the existing main dining area, remodeling and improving portions of the existing building, installation of a new patio area, and other improvements (the "Project") and paying costs of issuance and related costs; and

WHEREAS, before said revenue bonds or notes may be issued, it was necessary to comply with the provisions of said Code, and to publish a Notice of Public Hearing on Intention to Issue said revenue bonds or notes and of the time and place of the meeting at which it is proposed to take action of the issuance of the Notes.

NOW, THEREFORE, Be It Hereby Resolved by the Board of Supervisors of the Issuer as follows:

Section 1. That the action of the County Auditor setting a public hearing before the City Council to meet in the Dickinson County Courthouse, 1802 Hill Avenue, Spirit Lake, Iowa, at 9:30 a.m., today, the 26th day of November, 2013, for the purpose of taking action on the matter of entering into a Loan Agreement and on the issuance of not to exceed \$5,000,000 Senior Housing Revenue Notes (Keelson Harbour-Vista Prairie Communities Project) Series 2013, of the City, the proceeds of which will be used to

finance the costs of constructing, equipping and furnishing an addition to an existing senior housing facility located within the Issuer at 2810 Aurora Avenue West, Spirit Lake, Iowa, such improvements to consist of the construction of approximately 27 new assisted living units, expansion of the existing main dining area, remodeling and improving portions of the existing building, installation of a new patio area, and other improvements, is hereby ratified, confirmed and approved.

Section 2. That the County Auditor had caused publication to be made of a notice of said meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation within the Issuer, said publication to be not less than 15 days prior to the date fixed for the public meeting on the issuance of the Notes.

Section 3. That the form of notice of public hearing is hereby ratified, confirmed and approved.

PASSED AND APPROVED this 26th day of November, 2013.

David A. Gottsche,
Chairperson

ATTEST:

Nancy Reiman
County Auditor

(Other Business)

The Chairperson announced that this was the time and place for the public hearing and meeting on the matter of the issuance of the County's Senior Housing Revenue Notes (Keelson Harbour – Vista Prairie Communities Project) Series 2013, in an aggregate principal amount not to exceed \$5,000,000, pursuant to the provisions of Chapter 419, Code of Iowa, for the purpose of financing the costs of constructing, equipping and furnishing an addition to an existing senior housing facility located within the Issuer at 2810 Aurora Avenue West, Spirit Lake, Iowa, such improvements to consist of the construction of approximately 27 new assisted living units, expansion of the existing main dining area, remodeling and improving portions of the existing building, installation of a new patio area, and other improvements (the "Project") and paying costs of issuance and related costs. It is proposed that the proceeds from the sale of said Notes be loaned by the County to Vista Prairie at Keelson Harbour, LLC (successor in interest to Spirit Lake-GEAC, LLC), an Iowa limited liability company (the "Borrower"), whose sole member is Government and Educational Assistance Corporation (d/b/a Vista Prairie Communities), an Arkansas nonprofit corporation ("GEAC"), with loan payments sufficient to pay principal of, interest and premium, if any, on such Notes as the same shall fall due. Notice of the proposed action by the Board to institute proceedings for the issuance of said notes, has been published pursuant to the provisions of Chapter 419 of the Code of Iowa.

The Chairperson then asked the Auditor whether any written objections had been filed by any county resident or property owner to the issuance of said notes. The Auditor advised that none written objections had been filed.

The Chairperson then called for oral objections to the issuance of said notes and none were made. Whereupon, the Chairperson declared the time for receiving oral and written objections to be closed.

After ample opportunity had been given to all persons who appeared at the hearing to express their views for or against the proposal to issue the Notes, matters were discussed relative to final authorization and issuance of not to exceed \$5,000,000 aggregate principal amount of the County's Senior Housing Revenue Notes (Keelson Harbour – Vista Prairie Communities Project) Series 2013. Following a discussion of the proposal, Board Member Jordan proposed the following Resolution and moved its adoption. Board Member Johnson seconded the motion to adopt. After due consideration of said motion, the roll was called and the Resolution was adopted by the following vote:

AYES: Johnson, Allen, Jordan, Leupold, Gottsche

NAYS: None

The Resolution was thereupon signed by the Chairperson and in evidence of approval attested by the County Auditor and declared to be effective. The Resolution is as follows:

PUBLIC HEARING AND RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF SENIOR HOUSING REVENUE NOTES (KEELSON HARBOUR – VISTA PRAIRIE COMMUNITIES PROJECT) SERIES 2013, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$5,000,000

WHEREAS, Dickinson County, Iowa (the "Issuer") is a political subdivision organized and existing under the Constitution and laws of the State of Iowa, and is authorized and empowered by Chapter 419 of

the Code of Iowa (the "Act"), to issue revenue bonds or notes and loan the proceeds from the sale of said bonds or notes to one or more parties to be used to defray all or a portion of the cost of acquiring, constructing, improving and equipping a "project", as that term is defined in the Act, including land, buildings and improvements suitable for use as a facility for an organization described in Section 501(c)(3) of the Internal Revenue Code which is exempt from federal income tax under Section 501(a) of the Internal Revenue Code (a "Tax Exempt Organization") and to retire any existing indebtedness on a facility for a Tax Exempt Organization; and

WHEREAS, the Issuer has been requested by Vista Prairie at Keelson Harbour, LLC (successor in interest to Spirit Lake-GEAC, LLC) (the "Borrower"), an Iowa limited liability company, to authorize and issue its revenue bonds or notes pursuant to the provisions of the Act for the purpose of financing the costs of constructing, equipping and furnishing an addition to an existing senior housing facility located within the Issuer at 2810 Aurora Avenue West, Spirit Lake, Iowa, such improvements to consist of the construction of approximately 27 new assisted living units, expansion of the existing main dining area, remodeling and improving portions of the existing building, installation of a new patio area, and other improvements (the "Project") and paying costs of issuance and related costs; and

WHEREAS, the sole member of the Borrower is Governmental and Educational Assistance Corporation (d/b/a Vista Prairie Communities), an Arkansas nonprofit corporation and Tax Exempt Organization ("GEAC"); and

WHEREAS, the proceeds from the sale of the Notes are to be loaned by the Issuer to the Borrower pursuant to the provisions of a Loan Agreement (the "Loan Agreement") between the Issuer, the Borrower and a financial institution to be approved by the Issuer and the Borrower as the Servicer (the "Servicer"); and

WHEREAS, a notice of hearing on the proposal to issue notes in an aggregate principal amount not to exceed \$5,000,000 has been published as required by law; and

WHEREAS, a public hearing has been held at the time and place as specified in said notice of hearing and any and all objections or other comments relating to such Notes (as hereinafter defined) have been heard and it is deemed to be in the best interests of the Issuer that said Notes be issued as proposed; and

WHEREAS, the Issuer proposes to sell the Notes to a financial institution to be approved by the Issuer and the Borrower (the "Lender").

NOW, THEREFORE, Be It Resolved by the Board of Supervisors of the Issuer as follows:

Section 1. That at the public hearing conducted by this Board of Supervisors in accordance with the provisions of Section 419.9 of the Act and Section 147(f) of the Internal Code of 1986, as amended, pursuant to published notice, all persons who appeared were given an opportunity to express their views with respect to the proposal to issue said Notes, and that it is hereby determined that any and all objections to the issuance of said Notes are hereby overruled and this Board of Supervisors shall proceed with the necessary proceedings relating to the issuance of said Notes.

Adopted and approved November 26, 2013.

Dickinson County, Iowa
David A. Gottsche, Chairperson

Attest:

Nancy Reiman, County Auditor

County Auditor presented the annual urban renewal report for the board's approval. Moved by Allen, seconded by Jordan to approve the annual urban renewal report, Fiscal year 2012-2013 as presented. Roll call vote: Johnson-aye, Allen-aye, Jordan-aye, Leupold-aye, Gottsche-aye.

Moved by Leupold, seconded by Jordan to approve the following claims at hand as listed on the claims register dated November 26, 2013. Roll call vote: Johnson-aye, Allen-aye, Jordan-aye, Leupold-aye, Gottsche-aye.

CLAIMS LISTING 11-26-13

A-1 PORTABLES	EXPENSE	50.00
AIRGAS NORTH CENTRAL INC.	WELDING SUPPLIES	45.68
ALEGENT HEALTH	EXPENSE	484.00

ALLEN, MARDI	EXPENSE	707.46
ALLIANT ENERGY	EXPENSE	1,245.89
ALPHA WIRELESS COMM CO	EXPENSE	320.02
AMY'S SIGN DESIGN	EXPENSE	62.00
ANDERSONS INC., THE	EXPENSE	1,786.98
ARNOLD MOTOR SUPPLY	EXPENSE	255.91
ASHER MOTOR CO.	NEW EQUIPMENT	35,169.00
BARNES DISTRIBUTION	PARTS	255.84
BIG RIVERS COMPACT	EXPENSE	395.55
BJORNSTAD LAW OFFICE	ATTY.FEES	84.00
BLACK HILLS ENERGY	EXPENSE	65.00
BLUE LAKE WEBSITES	EXPENSE	490.00
BOMGAARS SUPPLY INC.	EXPENSE	951.65
CARPENTER UNIFORM COMPANY	EXPENSE	308.72
CC SCREEN PRINTING & EMBROIDER	EXPENSE	297.65
CDW GOVERNMENT INC.	EXPENSE	1,180.93
CENTURYLINK	SERVICE	1,151.12
CENTURYLINK	EXPENSE	408.17
CLARITUS INC.	SUPPLIES	202.64
CLAY COUNTY SHERIFF'S DEPT	EXPENSE	236.00
COHRS CONSTR INC	EXPENSE	1,371.55
CORNELL ABSTRACT CO	EXPENSE	165.00
COYOTE MOTOR CO	SERVICE	48.95
DICK COUNTY ANIMAL CLINIC	EXPENSE	12.00
DICKINSON CO CONS BOARD	EXPENSE	24,715.04
DICKINSON CO SHERIFF	EXPENSE	29.95
DICKINSON CO TREASURER	EXPENSE	225.16
DICKINSON CO.PUBLIC HEALTH	EXPENSE	12,166.67
DICKINSON COUNTY NEWS	PUBLICATIONS	2,378.08
DICKINSON RECYCLING FACILITY	DITCH CLEANING	87.00
DISCOVERY HOUSE INC.	EXPENSE	150.00
DITSWORTH, ANN	EXPENSE	128.12
DUHN, SUSAN	EXPENSE	274.28
DUUS, LYNDA	ELECTION EXPENSE	81.00
EVERTEK INC.	EXPENSE	49.17
FERGUSON'S GARDEN CENTER INC.	EXPENSE	7.25
FICK'S ACE HARDWARE	EXPENSE	275.50
FOKKEN, BONNIE	ELECTION EXPENSE	58.50
GALEN'S PRO-MOW LLC	EXPENSE	17.56
GMS INDUSTRIAL SUPPLIES INC.	PARTS	187.37
GREAT LAKES CONCRETE INC.	EXPENSE	469.00
GROSS, GOLDIE	EXPENSE	23.73
HAGEDORN, VIOLA	ELECTION EXPENSE	87.78
HAUSCHEN, JOHN	REPAIR REIMBURSEMENT	53.50
HILLYARD/SIOUX FALLS	EXPENSE	1,275.00
HUMANE SOCIETY OF NW IA.	EXPENSE	200.00
HY-VEE INC.	EXPENSE	270.66
IA CO ATTORNEY ASSOC	EXPENSE	60.00
IA LAKES ELECTRIC COOP	EXPENSE	835.58
IA LAKES REGIONAL WATER	EXPENSE	172.07

ID WHOLESALER	EXPENSE	456.00
IDALS	EXPENSE	10.00
INFO DOG SECURITY LLC	EXPENSE	38.95
INTERSTATE ALL BATTERY CENTER	EXPENSE	92.50
ISAC	EXPENSE	630.00
ISU REGISTRATION SERVICES	SCHOOLS	750.00
JACKSON MILLWORK COMPANY	EXPENSE	636.00
JAYCOX IMPLEMENT INC	EXPENSE	369.90
JOHN'S TIRE SERVICE	EXPENSE	50.00
JUDSON, DALE	ELECTION EXPENSE	48.41
JULIUS, ALISSA	EXPENSE	251.73
KAPCO INC.	EXPENSE	88.00
KOLBECK INC.	EXPENSE	13,612.50
KRUSE PAVEMENT SOLUTIONS	ASPHALT REPAIR	11,000.00
LAKEPARK HOUSING AUTHORITY INC	EXPENSE	6,754.59
LAKES NEWS SHOPPER	EXPENSE	36.90
LAKES REGIONAL HEALTHCARE	EXPENSE	3,355.00
LEWIS FAMILY DRUG L.L.C.	EXPENSE	113.36
LONG BRANCH TREE CARE CO.	EXPENSE	50.00
MARCO INC.	EXPENSE	1,042.65
MARIPOSA PUBLISHING	EXPENSE	66.30
MARTIN, JON	EXPENSE	390.07
MATHESON TRI-GAS INC.	SEC RD SUPPLIES	20.46
MCKEEVER, DEBRA M	EXPENSE	363.00
MEEVES, DENISE	EXPENSE	18.44
MENARDS	EXPENSE	2,964.18
MOSAIC-WESTERN IOWA	EXPENSE	196.85
MOTOR INN OF SPIRIT LAKE INC.	OUTSIDE SERVICE	73.85
MOTOROLA	EXPENSE	1,830.00
NW IA YOUTH EM SERV.CENTER	EXPENSE	1,177.99
OKOBOJI MOTOR CO.	EXPENSE	15.30
OKOBOJI VIEW GOLF COURSE	EXPENSE	621.16
OLD REPUBLIC SURETY GROUP	EXPENSE	2,241.00
OSCEOLA CO RURAL WATER SYS.INC	EXPENSE	35.60
OVEROCKER, JOYCE	ELECTION EXP.	90.04
PAS, JOHN	ELECTION EXP.	74.32
PETITTI, ALEX	EXPENSE	48.35
PRIDE GROUP INC., THE	EXPENSE	15,223.12
REEKERS CLEANING SERVICE LLC	EXPENSE	1,830.00
REEKERS, CLARK	EXPENSE	169.00
RICHTER, HERMAN	OBSTRUCTION	1,703.50
ROWLEY, KRIS	EXPENSE	296.86
SARGENT, JASON	EXPENSE	400.00
SCOTT TRANSFER AND STORAGE	SERVICE	1,059.30
SEASONS CENTER FOR CMH	EXPENSE	16,156.35
SERVICE TRUCKS INTERNATIONAL	NEW EQUIPMENT	36,800.00
SHARE CORP	SUNDRY	126.40
SHAW 'S OF OKOBOJI	EXPENSE	155.40
SIEBRECHT, LESTER	EXPENSE	400.00
SILL, BEVERLY	ELECTION EXP.	58.50

SILL, DENNIS	ELECTION EXP.	59.63
SIX POINTE INC.	EXPENSE	11,501.07
SPENCER MUN.HOSPITAL	EXPENSE	42.00
SPENCER OFFICE SUPPLIES	EXPENSE	45.96
SPIRIT LAKE INVESTMENTS	EXPENSE	175.00
SPIRIT LAKE MED. CENTER	EXPENSE	1,360.21
SPIRIT LAKE, CITY OF	EXPENSE	93.26
STEPHAN SMALL LAW OFFICE	EXPENSE	30.00
STEPHANIE J. EARLY	TRANSCRIPT	10.50
STOREY KENWORTHY	EXPENSE	52.28
STURGEON, DALE	ELECTION EXP.	74.32
SUPERIOR EQUIPMENT & RENTAL	EXPENSE	75.00
THOMSON REUTERS-WEST	EXPENSE	2,717.30
TONSFELDT, BETSY	ELECTION EXP.	85.52
TOWN & COUNTRY	EXPENSE	558.84
TRANE	EXPENSE	4,128.70
TRI-STATE LITHO LTD	EXPENSE	361.00
TRUE VALUE-MILFORD	EXPENSE	66.25
UNITED COMMUNITY BANK	EXPENSE	3,600.92
UPPER DES MOINES OPP.INC.	ALLOCATION	4,125.00
US BANK	EXPENSE	2,590.20
US CELLULAR	EXPENSE	91.59
US POSTAL SERVICE	EXPENSE	8,000.00
US POSTMASTER	EXPENSE	500.00
VALLEY CONTRACTING INC.	PIPE TIES	2,569.07
VERIZON WIRELESS	EXPENSE	460.29
VIGDAL, ROGER	SERVICE	395.00
WALTERS, JOHN	EXPENSE	214.99
WEX BANK	EXPENSE	531.90
WILL, BETH	EXPENSE	68.20
WILLS, ANGELA	EXPENSE	20.00
WORLD DATA CORP-ORDER PROCESS.	EXPENSE	300.00
YOUTH & FAMILY RESOURCE SERV.	EXPENSE	373.20
ZEE MEDICAL INC.	SAFETY	74.32
	GRAND TOTAL	261,373.03
FUND TOTALS RECAP		
0001 GENERAL BASIC FUND		89,464.97
0008 DICK.CO.CON.S. BD CAPITAL FUND		4,008.33
0010 MH-DD SERVICES FUND		17,118.62
0011 RURAL BASIC FUND		207.99
0014 WASTE REDUCTION FUND		40,709.26
0020 SECONDARY ROAD FUND		88,934.79
0037 WEST BAY ESTATES UR		11,501.07
0051 WEST BAY ESTATES LMI		6,754.59
4000 EMERGENCY MANAGEMENT		128.39
4010 E-911 SURCHARGES		2,545.02
GRAND TOTAL		261,373.03

County Engineer present. Moved by Leupold, seconded by Allen to pursue filling the full-time engineering technician position left vacant since June, 2013. The position will assist the engineering department. Roll call vote: Johnson-aye, Allen-aye, Jordan-aye, Leupold-aye, Gottsche-aye.

Moved by Johnson, seconded by Allen to approve the Joint DD #2 D&O repair work request for David Lorch in Section 31 of Excelsior Township, estimated to be less than \$1000. Roll call vote: Johnson-aye, Allen-aye, Jordan-aye, Leupold-aye, Gottsche-aye.

Moved by Johnson, seconded by Allen to approve Joint DD 2 D & O beaver dam removal work request for David Lorch in Section 6 of Westport Township, estimated to be less than \$1000. Roll call vote: Johnson-aye, Allen-aye, Jordan-aye, Leupold-aye and Gottsche-aye.

Moved by Johnson, seconded by Jordan to approve DD #85 repair work request for Merle Wiese in Section 24 of Silver Lake Township, estimated to be less than \$1000. Roll call vote: Johnson-aye, Allen-aye, Jordan-aye, Leupold-aye, and Gottsche-aye.

Board members gave updates on activities and meetings of committees.

There being no further business presented before the board, it was moved by Johnson, seconded by Jordan to adjourn. Roll call vote: Johnson-aye, Allen-aye, Jordan-aye, Leupold-aye, Gottsche-aye.

_____ David Gottsche, Chairperson

_____ Nancy Reiman, Auditor