

**May 18, 2015**

The Mahaska County Board of Supervisors met in regular session on the above date at 9:00 a.m. in the third floor conference room of the Mahaska County courthouse. Present were the following board members: Chairman ó Mark Doland; Vice chairman ó Henry VanWeelden; Member ó Mike Vander Molen. Also present were Duane Nollen, Osky Herald; Ken Allsup, Osky News; Emery Songer, KBOE; Eduardo Zamarripa, Jason Madison, Adam Chown, Shane Moore, CRI; Amy Zenor, Mahaska County Attorney; Ed Bull, Marion County Attorney; Deann DeGroot, MCARD; John Eilers, Mickey Edwards, COC; Laura See, Country Life; Beth Popelka, Capstone; Don DeKock, Sheriff's Office; Troy Bemis, Maintenance; Darin Hite, IT; Julie Bak, Heather Gross, Mid Iowa Behavioral Health; Jamey Robinson, EMA; Dave Shanahan, County Engineer; Michael Schrock, Oskaloosa City Manager; Andrew Jensen, MCDG; Blaine Vos; Charlie Comfort; Alven Meppelink; Leroy Groenendyk and Susan Brown, Mahaska County Auditor.

This meeting was filmed by Communications Research Institute of William Penn University.

Chairman Doland opened the meeting at 9:00 a.m. with a moment of silence.

It was moved by Vander Molen seconded by VanWeelden to approve the agenda for today's meeting with the following changes: Item 20 regarding 28E agreement for County Attorney Temporary Coverage moved up to Item 3 and Item 4 Conservation Report deleted. All present voted aye. Motion carried.

It was moved by Vander Molen seconded by VanWeelden to open the public hearing for the budget amendment for FY14/15 Mahaska County budget. All present voted aye. Motion carried. The notice of time and place of public hearing has according to law and as directed by the board been published on May 7, 2015 in the Oskaloosa Herald and the New Sharon Sun. The affidavits of said publications are on file with the County Auditor. There were no comments received. It was moved by VanWeelden seconded by Vander Molen to close the public hearing. All present voted aye. Motion carried.

It was moved by VanWeelden seconded by Vander Molen to approve the FY 14/15 Mahaska County budget amendment as published. All present voted aye. Motion carried.

Revenues by Service Area: Penalties, Interest & Costs on Taxes \$24,802; Intergovernmental \$456,591; Licenses and Permits \$5,400; Charges for Service \$3,860; Use of Money & Property \$2,816; Miscellaneous \$276,728.

Expenditures by Service Area: Public Safety & Legal Services \$86,000; Physical Health & Social Services \$40,000; County Environment & Education \$402,679; Administration \$157,666.

Appropriations by Department: Non-Departmental \$430,439; Attorney \$37; Veterans Affairs \$29; Conservation \$71,034; IRVM \$400; Jail \$36,000; District Court \$90,000; Mahaska Building \$1,500; Sanitarian \$352; IT \$56,554.

It was moved by Vander Molen seconded by Doland to approve the following 28E agreement. Doland, aye. VanWeelden, nay. Vander Molen, aye. Motion carried.

#### 28E Agreement for Interim Mahaska County Attorney

This Agreement is made this 18<sup>th</sup> day of May, 2015, between Mahaska County, Iowa, and Marion County, Iowa, pursuant to Chapter 28E The Code.

It is hereby agreed as follows:

1. This agreement shall be for the period commencing May 18 and terminating once a succeeding County Attorney for Mahaska County is sworn into office.
2. There are no separate organizations, legal entities or administrative agencies created by this agreement.
3. The purpose of this agreement is to share the services of the Marion County Attorney's Office to the Mahaska County Attorney's office and to provide payment thereof.
4. This agreement shall be financed by Mahaska County and budgeted through the office of the Mahaska County Attorney.
5. This agreement may be terminated by either party upon 10 days written notice. Any compensation provided under this agreement would cease the end of the 10 day period in which the notice is given.
6. This agreement shall be administered by the Boards of Supervisors of Mahaska and Marion County, Iowa.
7. No party to this agreement shall own any real estate which is the subject of this agreement.
8. The Marion County Attorney and/or his designee will be employed as the Interim/Acting Mahaska County Attorney for an hourly wage of \$80 per hour, for up to 40 hours per week including time traveling to/from the Mahaska County Courthouse. There will be no benefits, including no health insurance from Mahaska County during the term of this agreement. The Marion County Attorney's office will be compensated for mileage at a rate of \$0.575 per mile traveled.
9. Mahaska County will hold harmless and indemnify Marion County for any claims made by any third party for any acts or omission committed by the Marion County Attorney's Office while he is acting in his capacity as the Interim Mahaska County Attorney.
10. Marion County Attorney shall represent the interests of Mahaska County, without compensation at the Spring County Attorney Convention, in Okoboji, Iowa.
11. This agreement shall not be construed as a contract of employment between the Mahaska County Attorney and the Marion County Attorney. It is understood that the employment of the Interim/Acting Mahaska County Attorney under this agreement is an employment at will and may be terminated at any time by the Mahaska County Attorney or Mahaska Board of Supervisors. In the event of the termination of employment of the Interim Mahaska County Attorney under this agreement, this agreement and the compensation to

the Marion County Attorney will terminate the last day of the month in which the termination occurs.

Approved this 18<sup>th</sup> day of May, 2015.

Mahaska County, Iowa

s/Mark Doland, Chair

s/Susan L. Brown, County Auditor

Marion County, Iowa

s/Mark Raymie, Chair

s/Jake Grandia, County Auditor

It was moved by VanWeelden seconded by Vander Molen to approve minutes from May 4<sup>th</sup> & 8<sup>th</sup> meetings. All present voted aye. Motion carried.

Deann DeGroot, MCARD, submitted monthly report and it was placed on file.

It was moved by Vander Molen seconded by VanWeelden to approve the membership of the Mahaska County Security Committee as presented by Sheriff's Deputy Don DeKock. Members are: Randy DeGeest, District Court Judge, Chairman; Janietta Criswell, Mahaska County Clerk of Court; Susan Brown, Mahaska County Auditor; Mahaska County Attorney; Patty Rath, Juvenile Court Officer; Paul DeGeest, Mahaska County Sheriff; Troy Bemis, Courthouse, Head of Maintenance; Mark Doland, Mahaska County Board of Supervisors; Jamey Robinson, Mahaska County Emergency Management; E911 Director. All present voted aye. Motion carried.

It was moved by Vander Molen seconded by VanWeelden to approve the following resolution. All present voted aye. Motion carried.

#### RESOLUTION NO. 2015-05-15

#### RESOLUTION DETERMINING THE NECESSITY AND SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED NORTHWEST URBAN RENEWAL PLAN FOR A PROPOSED URBAN RENEWAL AREA IN MAHASKA COUNTY, STATE OF IOWA

WHEREAS, it is hereby found and determined that one or more economic development areas, as defined in Chapter 403, Code of Iowa, exist within the County and the rehabilitation, conservation, redevelopment, development, or combination thereof, of the area is necessary in the interest of the public health, safety, or welfare of the residents of the County; and

WHEREAS, this Board has reasonable cause to believe that the area described below satisfies the eligibility criteria for designation as an urban renewal area under Iowa law and has caused there to be prepared a proposed Northwest Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the Northwest Urban Renewal Area ("Area" or "Urban Renewal Area"), which proposed Plan is attached hereto as Exhibit 1; and

WHEREAS, this proposed Urban Renewal Area includes and consists of:

A tract of land in Fractional Section 4 ó Township 77 North ó Range 17 West of the 5TH P.M., Mahaska County, Iowa including the Northwest ¼ - Northwest ¼, East ½ - Northwest ¼, West ½ - Northeast ¼, and Northeast ¼ - Southwest ¼ thereof. Said tract is more particularly described as follows: Beginning at the NW corner of said Fractional Section 4; thence east along the north line thereof to the NE corner of the West ½ - Northeast ¼; thence south along the east line thereof to the SE corner; thence west along the south line thereof to the SW corner, said point also being the NE corner of the Northeast ¼ - Southwest ¼; thence south along the east line thereof to the SE corner; thence west along the south line thereof to the SW corner; thence north along the west line thereof to the NW corner, said point also being the SW corner of the Southeast ¼ - Northwest ¼; thence north along the west line thereof to the NW corner, said point also being the SE corner of the Northwest ¼ - Northwest ¼; thence west along the south line thereof to the SW corner which is on the west line of said Section; thence north along the west line thereof to the Point of Beginning; and

WHEREAS, the proposed Urban Renewal Area includes land classified as agricultural land and written permission of the current owners will be obtained; and

WHEREAS, it is desirable that these areas be redeveloped as part of the overall redevelopment area covered by the Plan; and

WHEREAS, County staff has caused there to be prepared a form of Plan, a copy of which has been placed on file for public inspection in the office of the County Auditor and which is incorporated herein by reference, the purpose of which is to form the Northwest Urban Renewal Area suitable for commercial and industrial development and to include a list of proposed projects to be undertaken within the Urban Renewal Area; and

WHEREAS, the County does not have a Planning and Zoning Commission, and, accordingly, the Board of Supervisors is not required by the Iowa Statutes to submit the proposed Northwest Urban Renewal Plan to the Planning and Zoning Commission for review and recommendation as to its conformity with the general plan for development of the County as a whole prior to Board approval of such Plan; and

WHEREAS, the Iowa statutes require the Board of Supervisors to notify all affected taxing entities of the consideration being given to the proposed Northwest Urban Renewal Plan and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the County shall submit written responses as provided in Section 403.5, as amended; and

WHEREAS, the Iowa statutes further require the Board of Supervisors to hold a public hearing on the proposed Northwest Urban Renewal Plan subsequent to notice thereof by publication in a newspaper having general circulation within the County, which notice shall

describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the Plan and shall outline the general scope of the urban renewal project under consideration, with a copy of the notice also being mailed to each affected taxing entity.

NOW THEREFORE, BE IT RESOLVED, BY THE BOARD OF SUPERVISORS OF MAHASKA COUNTY, STATE OF IOWA:

Article I. That the consultation on the proposed Northwest Urban Renewal Plan required by Section 403.5(2) of the Code of Iowa, as amended, shall be held on the 26th day of May, 2015, in the 3rd floor conference room, Courthouse, 106 South 1st Street, Oskaloosa, Iowa, at 9:00 A.M., and Mike Vander Molen, County Supervisor, or his delegate, is hereby appointed to serve as the designated representative of the County for purposes of conducting the consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2).

Article II. That the County Auditor is authorized and directed to cause a notice of such consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1), along with a copy of this Resolution and the proposed Northwest Urban Renewal Plan, the notice to be in substantially the following form:

NOTICE OF A CONSULTATION TO BE HELD BETWEEN  
MAHASKA COUNTY, STATE OF IOWA AND ALL  
AFFECTED TAXING ENTITIES CONCERNING THE  
PROPOSED NORTHWEST URBAN RENEWAL PLAN FOR  
MAHASKA COUNTY, STATE OF IOWA

Mahaska County, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1) of the Code of Iowa, as amended, commencing at 9:00 A.M. on May 26, 2015, in the 3rd floor conference room, Courthouse, 106 South 1st Street, Oskaloosa, Iowa concerning a proposed Northwest Urban Renewal Plan, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the proposed Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the proposed Urban Renewal Area, and the duration of any bond issuance included in the Plan.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. Mike Vander Molen, County Supervisor, or his delegate, as the designated representative of Mahaska County, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Northwest Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the Board of Supervisors of Mahaska County, State of Iowa, as provided by Section 403.5 of the Code of Iowa, as amended.

Dated this 18<sup>th</sup> day of May, 2015.

Susan L. Brown, County Auditor

Article III. That a public hearing shall be held on the proposed Northwest Urban Renewal Plan before the Board of Supervisors at its meeting which commences at 2:00 P.M. on June 15, 2015, in the 3rd floor conference room, Courthouse, 106 South 1st Street, Oskaloosa, Iowa.

Article IV. That the County Auditor is authorized and directed to publish notice of this public hearing in The Sun and the Oskaloosa Herald, once on a date not less than four (4) nor more than twenty (20) days before the date of the public hearing, and to mail a copy of the notice by ordinary mail to each affected taxing entity, such notice in each case to be in substantially the following form:

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL  
OF A PROPOSED NORTHWEST URBAN RENEWAL PLAN  
FOR A PROPOSED URBAN RENEWAL AREA IN MAHASKA  
COUNTY, STATE OF IOWA

The Board of Supervisors of Mahaska County, State of Iowa, will hold a public hearing before itself at its meeting which commences at 2:00 P.M. on June 15, 2015 in the 3rd floor conference room, Courthouse, 106 South 1st Street, Oskaloosa, Iowa, to consider adoption of a proposed Northwest Urban Renewal Plan (the "Plan") concerning a proposed Urban Renewal Area in Mahaska County, State of Iowa, legally described as follows:

A tract of land in Fractional Section 4 ó Township 77 North ó Range 17 West of the 5TH P.M., Mahaska County, Iowa including the Northwest ¼ - Northwest ¼, East ½ - Northwest ¼, West ½ - Northeast ¼, and Northeast ¼ - Southwest ¼ thereof. Said tract is more particularly described as follows: Beginning at the NW corner of said Fractional Section 4; thence east along the north line thereof to the NE corner of the West ½ - Northeast ¼; thence south along the east line thereof to the SE corner; thence west along the south line thereof to the SW corner, said point also being the NE corner of the Northeast ¼ - Southwest ¼; thence south along the east line thereof to the SE corner; thence west along the south line thereof to the SW corner; thence north along the west line thereof to the NW corner, said point also being the SW corner of the Southeast ¼ - Northwest ¼; thence north along the west line thereof to the NW corner, said point also being the SE corner of the Northwest ¼ - Northwest ¼; thence west along the south line thereof to the SW corner which is on the west line of said Section; thence north along the west line thereof to the Point of Beginning,

which land is to be included as part of this proposed Urban Renewal Area.

A copy of the Plan is on file for public inspection in the office of the County Auditor, Courthouse, Oskaloosa, Iowa.

The general scope of the urban renewal activities under consideration in the Plan is to promote the growth and retention of qualified industries and businesses in the Urban Renewal

Area through various public purpose and special financing activities outlined in the Plan. To accomplish the objectives of the Plan, and to encourage the further economic development of the Urban Renewal Area, the Plan provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A of the Code of Iowa. The County also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, construction, repair or upgrading of public infrastructure; including, but not limited to, roadways and intersections, related culverts and drainage facilities, traffic control signaling devices, public utilities or other related public facilities. The County also may acquire and make land available for development or redevelopment by private enterprise as authorized by law. The Plan provides that the County may issue bonds or use available funds for purposes allowed by the Plan and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the County. The Plan initially proposes no specific public infrastructure or site improvements to be undertaken by the County, and provides that the Plan may be amended from time to time.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the Board of Supervisors of Mahaska County, State of Iowa, as provided by Section 403.5 of the Code of Iowa.

Dated this 18th day of May, 2015.

Susan L. Brown, County Auditor

Article V. That the proposed Northwest Urban Renewal Plan, attached hereto as Exhibit 1, for the proposed Urban Renewal Area described therein is hereby officially declared to be the proposed Northwest Urban Renewal Plan referred to in the notices for purposes of such consultation and hearing and that a copy of the Plan shall be placed on file in the office of the County Auditor.

## **Northwest Urban Renewal Plan for the Northwest Urban Renewal Area County of Mahaska County, Iowa**

### **A. INTRODUCTION**

This Northwest Urban Renewal Plan (öPlanö or öUrban Renewal Planö) for the Northwest Urban Renewal Area (öAreaö or öUrban Renewal Areaö) is being developed to help local officials promote economic development in Mahaska County. The primary goal of this Plan is to stimulate, through public involvement and commitment, private investment in new and expanding industrial or commercial development. In order to achieve this objective,

Mahaska County (öCountyö) intends to undertake Urban Renewal activities pursuant to the powers granted to it under Chapter 403 and Chapter 15A of the Code of Iowa.

## **B. DESCRIPTION OF THE URBAN RENEWAL AREA**

The Northwest Urban Renewal Area is described in Exhibit A and illustrated in Exhibit B.

The County reserves the right to modify the boundaries of the Area in the future.

## **C. AREA DESIGNATION**

This Northwest Urban Renewal Area is designated as an economic development area that is appropriate for the promotion of new and expanding industrial or commercial development.

## **D. BASE VALUE**

If the Northwest Urban Renewal Area is legally established, a TIF ordinance is adopted, and debt is certified prior to December 1, 2015, the taxable valuation as of January 1, 2014, will be considered the frozen öbase valuationö for the taxable property within that portion of the Area covered by the TIF ordinance. If debt is not certified until a later date, the frozen öbase valueö will be the assessed value of the taxable property within the area covered by the TIF ordinance as of January 1 of the calendar year preceding the calendar year in which the County first certifies the amount of any debt on the Area. Likewise, if the initial TIF ordinance does not cover the entire Urban Renewal Area and a TIF ordinance is adopted to cover additional taxable property in the Urban Renewal Area in a subsequent year, then the öbase valueö for the property covered by the subsequently adopted TIF ordinance will be a different year.

## **E. DEVELOPMENT PLAN**

Mahaska County has a general plan for the physical development of the County as a whole, outlined in the Mahaska County Comprehensive Plan that was adopted by the County Board of Supervisors December 20, 2004. The goals, objectives, and projects proposed in this Urban Renewal Plan are in conformity with the goals, objectives, and overall strategies identified in the Countyö Comprehensive Plan.

This Urban Renewal Plan does not in any way replace or modify the Countyö current land use planning or zoning regulation process, if any.

The need, if any, for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area is set forth in this Plan. As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the County.

## **F. AREA OBJECTIVES**



Renewal activities are designed to provide opportunities, incentives, and sites for new and expanding industrial or commercial development within the Area. More specific objectives for development within the Northwest Urban Renewal Area are as follows:

1. To support, through public action and commitment, private investment in new and expanding industrial or commercial development.
2. To provide for the installation and upgrading of public infrastructure and other public facilities which contribute to the sound development in the Area.
3. To provide a more marketable and attractive investment climate.
4. To achieve a diversified, well-balanced economy providing a desirable standard of living, creating job opportunities, and strengthening the tax base.
5. To encourage commercial and industrial growth and expansion through governmental policies which make it economically feasible to do business.
6. To promote development utilizing any other objectives allowed by Chapter 403 of the Code of Iowa.

#### **G. TYPE OF RENEWAL ACTIVITIES**

To meet the objectives of this Urban Renewal Plan and to encourage the development of the Area, the County intends to utilize the powers conferred under Chapter 403 and Chapter 15A, Code of Iowa, including, but not limited to, tax increment financing. Activities may include:

1. To undertake and carry out urban renewal projects through the execution of contracts and other instruments.
2. To arrange for or cause to be provided the construction, repair, or upgrading of public infrastructure; including, but not limited to, roadways and intersections, related culverts and drainage facilities, traffic control signaling devices, public utilities, or other related public facilities in connection with urban renewal projects.
3. To make loans, forgivable loans, tax rebate payments or other types of economic development grants or incentives to private persons or businesses for economic development purposes on such terms as may be determined by the Board of Supervisors.
4. To use tax increment financing to facilitate urban renewal projects; including, but not limited to, actions to achieve a more marketable and competitive land offering price and to provide for necessary physical improvements and infrastructure.
5. To borrow money and to provide security therefor.

6. To acquire property; hold, clear, prepare the property for development/redevelopment; or dispose of property.
7. To make or have made surveys and plans necessary for the implementation of the Urban Renewal Program or specific urban renewal projects.
8. To use any or all other powers granted by the Urban Renewal Act to develop and provide for improved economic conditions for Mahaska County and the State of Iowa.

Nothing herein shall be construed as a limitation on the power of the County to exercise any lawful power granted to the County under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the Code of Iowa in furtherance of the objectives of this Urban Renewal Plan.

#### **H. ELIGIBLE URBAN RENEWAL PROJECTS**

Although certain project activities may occur over a period of years, the Eligible Urban Renewal Projects under this Plan include:

##### **1. Development Agreements:**

- A. *The Welders Shield LLC/Co-Line Welding Inc:* The County intends to enter into a Development Agreement with The Welders Shield LLC and Co-Line Welding, Inc. It is anticipated that the Development Agreement will obligate The Welders Shield LLC, to construct a 120,000-square-foot addition to the company's existing manufacturing facility in the Urban Renewal Area and complete related manufacturing process improvements. Construction of the addition and related improvements is to be completed in 2016. It is further anticipated that the Development Agreement will obligate the tenant that utilizes the manufacturing facility, Co-Line Welding, Inc., to retain and create manufacturing and related jobs. It is anticipated that the expansion and related improvements will allow Co-Line Welding, Inc. to create approximately 15 jobs over several years. In exchange for satisfaction of these obligations and compliance with other terms and conditions in the Development Agreement, The Welders Shield LLC would be eligible for economic development grants in the form of tax increment rebates from the County.

The costs of such incentives will not exceed \$800,000 ó \$1,200,000.

- B. *Future Development Agreements:* The County expects to consider future requests for Development Agreements for projects that are consistent with this Plan. Such Agreements are unknown at this time,

but will be dependent on development opportunities and climate and will be subject to the County's sole discretion. The County expects that they may consider a broad range of incentives as authorized by this Plan, including, but not limited to land, loans, grants, tax rebates, public infrastructure assistance and other incentives. The costs of such Development Agreements will not exceed \$500,000.

**2. Planning, engineering fees (for urban renewal plans), attorney fees to support urban renewal projects and planning:**

<b>Urban Renewal Project</b>	<b>Estimated Date</b>	<b>Estimated Cost</b>
Fees and Costs	Undetermined	Not to exceed \$50,000

**I. FINANCIAL INFORMATION**

1.	January 1, 2015 constitutional debt limit:	\$94,359,820
2.	Outstanding general obligation debt:	\$0
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects has not yet been determined. This document is for planning purposes only. The estimated project costs in this Plan are estimates only and will be incurred and spent over a number of years. In no event will the County's constitutional debt limit be exceeded. The Board of Supervisors will consider each project proposal on a case-by-case basis to determine whether it is in the County's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects as described above will be approximately as stated in the next column:	<p>\$1,350,000 ó \$1,750,000</p> <p>This total does not include financing costs related to debt issuance, which will be incurred over the life of the Area.</p>

**J. AGREEMENTS TO INCLUDE AGRICULTURAL LAND**

Because some of the area added to the Northwest Urban Renewal Area contains land that is defined as "agricultural land" by Iowa Code Section 403.17(3), Mahaska County and the property owners have entered into an agreement in which the property owners agree to allow the County to include real property defined as "Agricultural Land" in the Urban Renewal Area. A copy of the agreements are attached as Exhibit C. The original signed agreements are on file at the County Auditor's office.

**K. URBAN RENEWAL FINANCING**

Mahaska County intends to utilize various financing tools, such as those described below, to successfully undertake the proposed urban renewal actions. Mahaska County has the statutory authority to use a variety of tools to finance physical improvements within the Area. These include:

A. Tax Increment Financing.

Under Section 403.19 of the Iowa Code, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, economic development incentives or other urban renewal projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the County to pay costs of the eligible urban renewal projects. The increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the County, and in any event upon the expiration of the tax increment district.

B. General Obligation Bonds.

Under Division III of Chapter 384 and Chapter 403 of the Iowa Code, the County has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes; including the acquisition and construction of certain public improvements within the Area and for other urban renewal projects. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within Mahaska County. It may be the County will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

The County may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates or other incentives to developers or private entities in connection with the urban renewal projects identified in the Plan. In addition, the County may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area. Alternatively, the County may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects. In any event, the County may determine to use tax increment financing to reimburse the County for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the County to exercise any lawful power granted to the County under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the Code of Iowa in furtherance of the objectives of the Urban Renewal Plan.

## **L. PROPERTY ACQUISITION/DISPOSITION/DEVELOPMENT AGREEMENTS**

If property acquisition/disposition by the County becomes necessary to accomplish the objectives of the Plan, the County will follow any applicable requirements for the acquisition and disposition of property, in accordance with the Iowa Code. Notwithstanding prior Urban Renewal Plan provisions, the County shall determine the terms of any development agreements in its sole discretion.

## **M. RELOCATION**

The County does not expect there to be any relocation required of residents or businesses as part of the eligible urban renewal projects; however, if any relocation is necessary, the County will follow all applicable relocation requirements.

## **N. STATE AND LOCAL REQUIREMENTS**

All provisions necessary to conform to State and local laws will be complied with by the County and the developer in implementing this Urban Renewal Plan and its supporting documents.

## **O. SEVERABILITY**

If any part of the Plan is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the Plan as a whole, or any part of the Plan not determined to be invalid or unconstitutional.

## **P. URBAN RENEWAL PLAN AMENDMENTS**

This Urban Renewal Plan may be amended from time to time for a variety of reasons, including, but not limited to, adding or deleting land, adding or amending urban renewal projects, or modifying goals or types of renewal activities. The Board of Supervisors may amend this Plan in accordance with applicable State law.

## **Q. EFFECTIVE PERIOD**

This Urban Renewal Plan will become effective upon its adoption by the Board of Supervisors and will remain in effect as a Plan until it is repealed by the Board. During the life of this Plan, the Board of Supervisors may designate all or any portion of the property covered by this Plan as a "tax increment area." With respect to any property within the Northwest Urban Renewal Area which is also included in an ordinance which designates that property as a tax increment area, the use of incremental property tax revenues, or the "division of revenue," as those words are used in Chapter 403 of the Code of Iowa, is limited to twenty (20) years from the calendar year following the calendar year in which the County first certifies to the County Auditor the amount of any loans, advances, indebtedness, or bonds which qualify for payment from the incremental property tax revenue attributable to that property within the tax increment area established by the ordinance. It is anticipated that

separate TIF ordinances for separate parcel(s) within the Urban Renewal Area may be adopted as development in the Urban Renewal Area warrants. Each TIF ordinance could have separate expiration dates depending on when debt is first certified related to the respective TIF ordinance. The division of revenues shall continue in all tax increment areas within the Urban Renewal Area for the maximum period allowed by law.

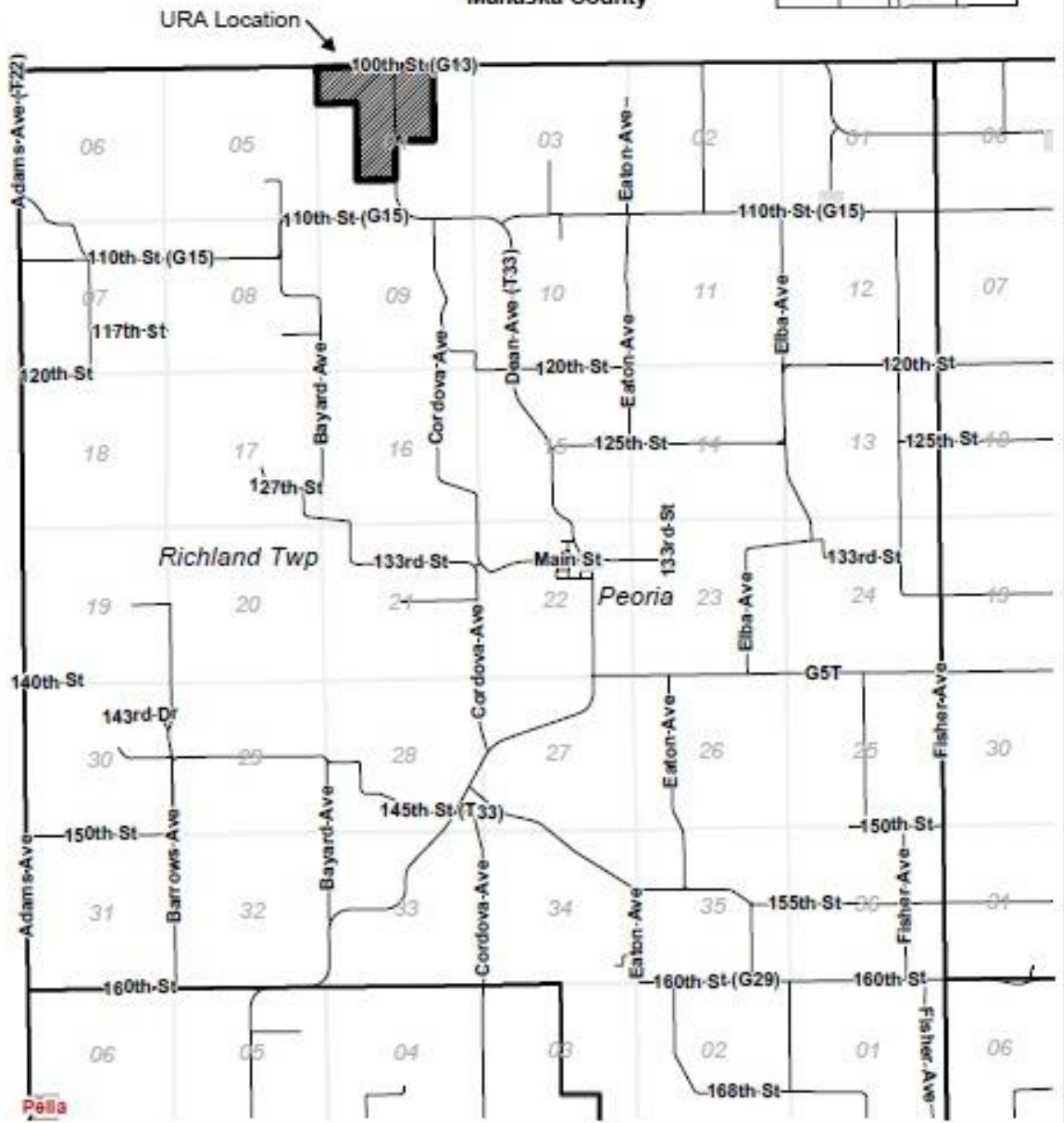
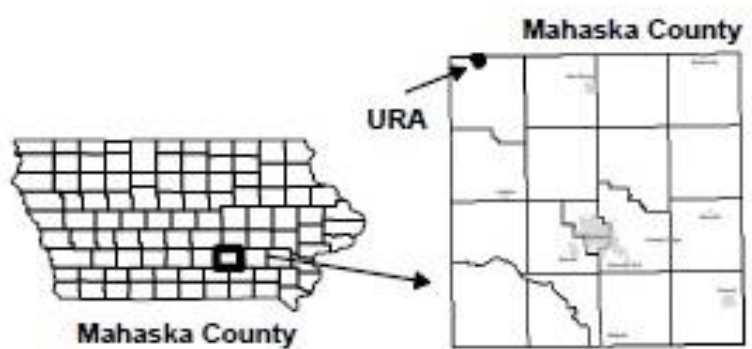
At all times, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness or bonds which qualify for payment from the division of revenue provided in Section 403.19 of the Code of Iowa) by the County for activities carried out under the Plan shall be limited as deemed appropriate by the Board of Supervisors and consistent with all applicable provisions of law.

**EXHIBIT A**  
**URBAN RENEWAL AREA**

Legal Description for Urban Renewal Area:

A tract of land in Fractional Section 4 ó Township 77 North ó Range 17 West of the 5TH P.M., Mahaska County, Iowa including the Northwest ¼ - Northwest ¼, East ½ - Northwest ¼, West ½ - Northeast ¼, and Northeast ¼ - Southwest ¼ thereof. Said tract is more particularly described as follows: Beginning at the NW corner of said Fractional Section 4; thence east along the north line thereof to the NE corner of the West ½ - Northeast ¼; thence south along the east line thereof to the SE corner; thence west along the south line thereof to the SW corner, said point also being the NE corner of the Northeast ¼ - Southwest ¼; thence south along the east line thereof to the SE corner; thence west along the south line thereof to the SW corner; thence north along the west line thereof to the NW corner, said point also being the SW corner of the Southeast ¼ - Northwest ¼; thence north along the west line thereof to the NW corner, said point also being the SE corner of the Northwest ¼ - Northwest ¼; thence west along the south line thereof to the SW corner which is on the west line of said Section; thence north along the west line thereof to the Point of Beginning.

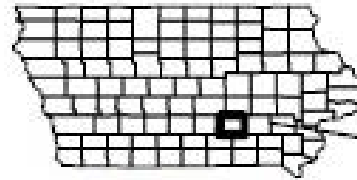
Exhibit B  
 Northwest Urban Renewal Area  
 Mahaska County, Iowa  
 DATE 3/5/2015



**Exhibit B**

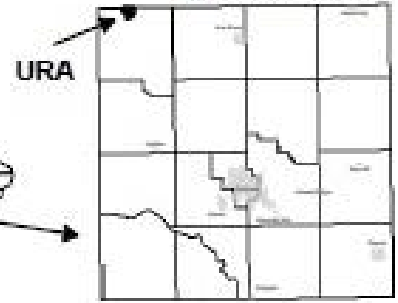
Northwest Urban Renewal Area  
Mahaska County, Iowa

DATE 3/5/2015



Mahaska County

Mahaska County



URA Location





**EXHIBIT C**  
**AGRICULTURAL LAND CONSENT**  
**AGREEMENT TO INCLUDE AGRICULTURAL LAND IN THE**  
**URBAN RENEWAL AREA**

WHEREAS, Mahaska County, Iowa, (the "County") has proposed to establish the Urban Renewal Plan ("Plan") for the Urban Renewal Area (the "Urban Renewal Area"), pursuant to Chapter 403 of the Code of Iowa, in order to undertake activities authorized by that Chapter; and

WHEREAS, it has been proposed that the boundaries of land included in the Urban Renewal Area will contain certain property owned by the undersigned Agricultural Land Owner; and

WHEREAS, Section 403.17(10) of the Code of Iowa provides that no property may be included in an urban renewal area which meets the definition in that Section of "agricultural land," until the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that a portion of the property located within the Urban Renewal Area and owned by the Agricultural Land Owner listed below meets the definition of "agricultural land" in Section 403.17(3) of the Code of Iowa;

NOW, THEREFORE, it is hereby certified and agreed by the Agricultural Land Owner as follows:

1. The Agricultural Land Owner hereby certifies that he/she is the owner of certain property within the proposed Urban Renewal Area and agrees that Mahaska County, Iowa, may include such property within the Urban Renewal Area. A map of the Urban Renewal Area is attached as part of this Exhibit.

2. The Agricultural Land Owner further authorizes the governing body of Mahaska County, Iowa, to pass any resolution or ordinance necessary to designate property as part of the Urban Renewal Area under Chapter 403 of the Code of Iowa, and to proceed with activities authorized under said Chapter.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

1. Names of Agricultural Land Owners: Dale Craig and Tana Jo Brand

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

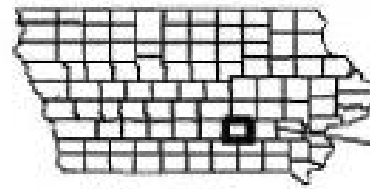
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Witness: \_\_\_\_\_

Approved by the Mahaska County Board of Supervisors on the \_\_\_\_\_ day of \_\_\_\_\_, 2015. \_\_\_\_\_ Chairperson

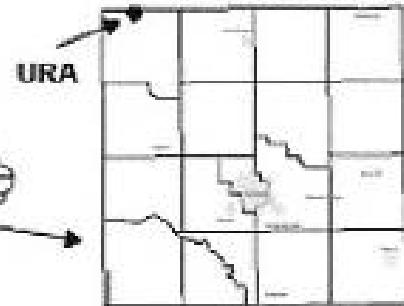
Northwest Urban Renewal Area  
Mahaska County, Iowa

DATE 3/5/2015



Mahaska County

Mahaska County



URA Location

100th St (G13)



**AGRICULTURAL LAND CONSENT**  
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**URBAN RENEWAL AREA**

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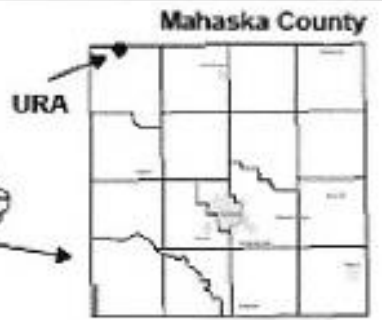
1. Name of Agricultural Land Owner: The Welders Shield LLC

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

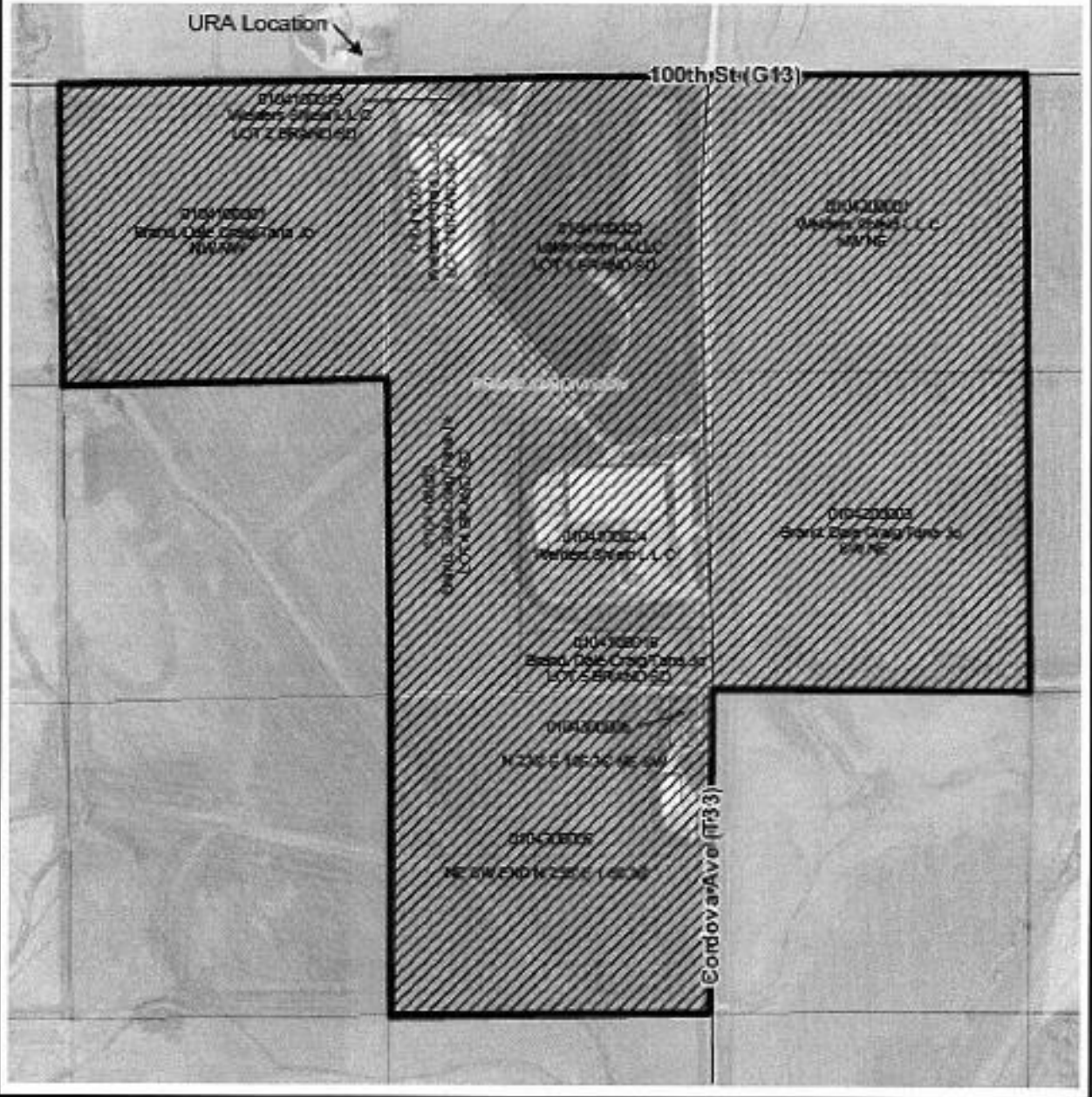
Witness: \_\_\_\_\_

2. Approved by the Mahaska County Board of Supervisors on the \_\_\_\_ day of \_\_\_\_\_, 2015. \_\_\_\_\_ Chairperson

Northwest Urban Renewal Area  
Mahaska County, Iowa  
DATE 3/5/2015



URA Location



**AGRICULTURAL LAND CONSENT**  
**AGREEMENT TO INCLUDE AGRICULTURAL LAND IN THE**  
**URBAN RENEWAL AREA**

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DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

1. Names of Agricultural Land Owners: Eric and Faye Brand

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

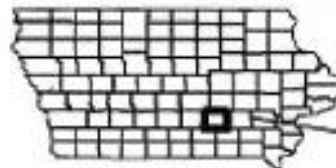
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Witness: \_\_\_\_\_

2. Approved by the Mahaska County Board of Supervisors on the \_\_\_\_\_ day of \_\_\_\_\_, 2015. \_\_\_\_\_ Chairperson

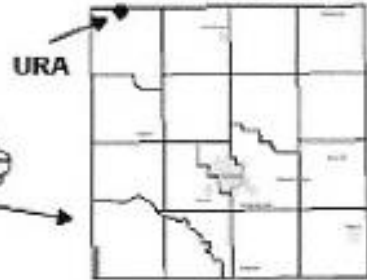
\_\_\_\_\_

Northwest Urban Renewal Area  
Mahaska County, Iowa  
DATE 3/5/2015

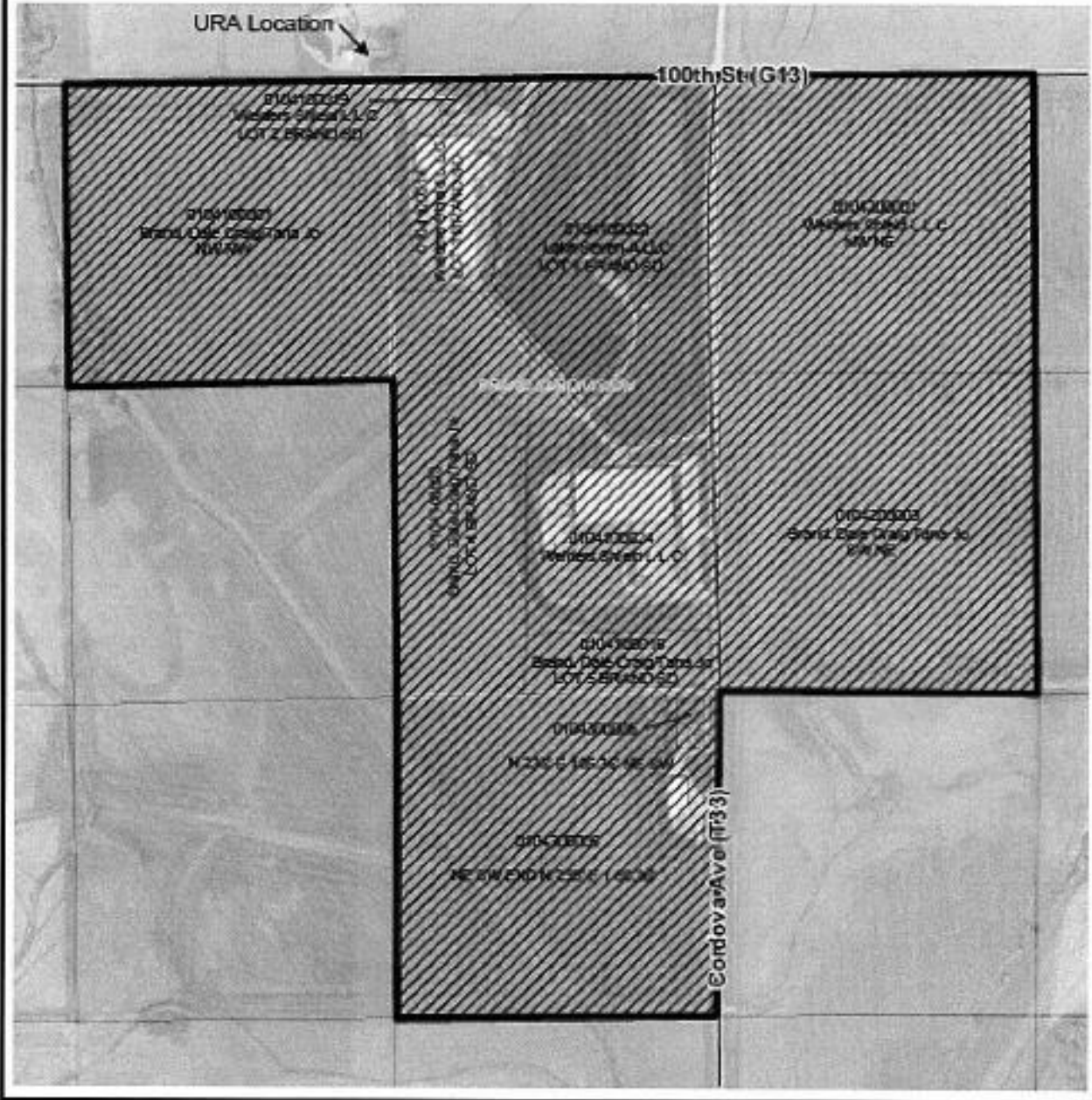


Mahaska County

Mahaska County



URA Location



PASSED AND APPROVED this 18th day of May, 2015.

Attest: Susan L. Brown, County Auditor

Mark Doland, Chairman

It was moved by Vander Molen seconded by Doland to set public hearing for July 6<sup>th</sup> at 9:00 a.m. to receive input regarding local option sales tax use for the unincorporated area of Mahaska County. The current imposed Local Option Sales Tax sunsets December 31, 2016. All present voted aye. Motion carried.

It was moved by Vander Molen seconded by VanWeelden to approve thirty-six allowed business property tax credit applications and one disallowed application for FY15/16 as recommended by the assessor. All present voted aye. Motion carried.

It was moved by Vander Molen seconded by VanWeelden to approve the amendment of the FY15 DOT Secondary Road Budget as presented by county engineer. All present voted aye. Motion carried.

It was moved by Vander Molen seconded by Doland approve the following resolution indicating that the board supports the petition for voluntary annexation. Mike Schrock noted that the annexation will make available funding through Iowa DOT for bridge work on 235<sup>th</sup> St. All present voted aye. Motion carried.

Resolution #2015-05-16  
Resolution Regarding Petition for Voluntary Annexation

WHEREAS, Mahaska County has received Notice of Proposed Voluntary Annexation from the City of Oskaloosa regarding property owned by the City of Oskaloosa;

WHEREAS, the Board of Supervisors has taken into account the Comprehensive Plan of Mahaska County (2004);

NOW THEREFORE, IT IS RESOLVED BY THE MAHASKA COUNTY BOARD OF SUPERVISORS that the Board of Supervisors:

- X Supports the Petition for Voluntary Annexation;
- Opposes the Petition for Voluntary Annexation;
- Takes no position for or against the Petition for Voluntary Annexation.

PASSED, APPROVED and ADOPTED this 18<sup>th</sup> day of May, 2015.

s/Mark Doland, Chair

ATTEST: s/Susan L. Brown,

It was moved by Doland seconded by VanWeelden that the board finds that there is a public purpose to be served in that the residential household property currently at Country Life

Health Care be obtained by residents transferring from Country Life Health Care to community based housing. All present voted aye. Motion carried.

The board acted on the following recommendations from the RCF task force:

It was moved by Doland seconded by Vander Molen to set the closure date of June 30, 2015 for a residential care facility being provided at the county home. All present voted aye. Motion carried.

It was moved by Doland seconded by Vander Molen to allow Country Life Health Care 90 days following June 30, 2015 to close out business at the site. All present voted aye. Motion carried.

It was moved by Doland seconded by Vander Molen to waive client participation for June for those individuals moving from Country Life Health Care to community based setting. All present voted aye. Motion carried.

Action tabled in discussion of county farm land lease.

Blaine Vos spoke to board about desire from group to close north half of block on S 1<sup>st</sup> Street in front of the courthouse for Farmers Market in the coming season.

A crack in the sidewalk has appeared directly in front of the main doors of the courthouse. Troy Bemis was directed to check with a concrete specialist and have them give options for repair.

The subject of hazardous waste disposal options for county residents was discussed and tabled to the June 15 meeting. Existence of a contract with Wapello County will be reviewed.

It was moved by VanWeelden seconded by VanderMolen to notify Wellmark of the county's intent to change the copay benefit language to the recommendation presented at renewal of the FY16 plan with approval for July 1 hinging on the impact in cost to the renewal. All present voted aye. Motion carried.

Possible merger of Mahaska County E911 and EMA was discussed.

Committee reports: Board would like to receive copies of BOH minutes. A new cell at the landfill has been opened.

Public Comments: Alven Meppelink commented that the hazardous waste disposal option may have been discontinued because it was not being utilized.

It was moved by Doland seconded by Vander Molen to adjourn. All present voted aye. Motion carried.

Attest: \_\_\_\_\_



Susan L. Brown  
Mahaska County Auditor

Mark Doland  
Mahaska County Board of Supervisors