

June 15, 2015

The Mahaska County Board of Supervisors met in regular session on the above date at 2:00 p.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; Shane Moore, CRI; Dave Sedivec, Mahaska County Conservation Director; Beth Danowsky, MCDG; Linda Crookham-Hansen, YMCA Board; David Phelps, YMCA Director; Troy Bemis, Maintenance; Brian Knudtson, GIS; Dave Shanahan, County Engineer; Dale Brand; Alven Meppelink; and Susan Brown, Mahaska County Auditor.

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

Chairman Doland opened the meeting at 2:05 p.m. with a moment of silence.

It was moved by Vander Molen seconded by VanWeelden to approve the agenda for today's meeting. All present voted aye. Motion carried.

It was moved by VanWeelden seconded by Vander Molen to open the public hearing for proposed NW Urban Renewal Area and Plan. 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 June 4, 2015 in the Oskaloosa Herald and The 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 Vander Molen seconded by VanWeelden to approve the following resolution. All present voted aye. Motion carried.

RESOLUTION NO. 2015-06-19

RESOLUTION DETERMINING AN AREA OF THE COUNTY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE COUNTY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING THE NORTHWEST URBAN RENEWAL PLAN

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

WHEREAS, a proposed Northwest Urban Renewal Plan ("Plan" or "Urban Renewal Plan") for the Northwest Urban Renewal Area ("Area" or "Urban Renewal Area") described below has been prepared, which proposed Plan has been on file in the office of the County Auditor and which is incorporated herein by reference; and

WHEREAS, this proposed Northwest 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 Northwest Urban Renewal Area includes land classified as agricultural land and consequently written permission of the current owners has been obtained; and

WHEREAS, it is desirable that the Urban Renewal Area be redeveloped as described in the proposed Northwest Urban Renewal Plan to be known hereafter as the "Northwest Urban Renewal Plan"; and

WHEREAS, the Northwest Urban Renewal Plan is in conformity with the general plan for development of the County as a whole; and

WHEREAS, by resolution adopted on May 18, 2015, this Board directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed Northwest Urban Renewal Plan and the division of revenue described therein, and that notice of the consultation and a copy of the proposed Northwest Urban Renewal Plan be sent to all affected taxing entities; and

WHEREAS, pursuant to such notice, the consultation was duly held as ordered by the Board of Supervisors and all required responses to the recommendations made by the affected taxing entities, if any, have been timely made as set forth in the report of the Mike Vander

Molen, County Supervisor, or his delegate, filed herewith and incorporated herein by this reference, which report is in all respects approved; and

WHEREAS, by resolution this Board also set a public hearing on the adoption of the proposed Northwest Urban Renewal Plan for this meeting of the Board, and due and proper notice of the public hearing was given, as provided by law, by timely publication in The Sun and the Oskaloosa Herald, which notice set forth the time and place for this hearing and the nature and purpose thereof; and

WHEREAS, in accordance with the notice, all persons or organizations desiring to be heard on the proposed Northwest Urban Renewal Plan, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Board in connection therewith and the public hearing has been closed.

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

Section 1. That the findings and conclusions set forth or contained in the proposed "Northwest Urban Renewal Plan" for the area of Mahaska County, State of Iowa, legally described and depicted in the Plan and incorporated herein by reference (which area shall hereinafter be known as the "Northwest Urban Renewal Area"), be and the same are hereby adopted and approved as the findings of this Board for this area.

Section 2. This Board further finds:

- a) Although relocation is not expected, a feasible method exists for the relocation of any families who will be displaced from the Northwest Urban Renewal Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;
- b) The Urban Renewal Plan conforms to the general plan for the development of the County as a whole; and
- c) Acquisition by the County is not immediately expected, however, as to any areas of open land to be acquired by the County included within the Northwest Urban Renewal Area:
 - i. Residential use is not expected, however, with reference to any portions thereof which are to be developed for residential uses, this Board of Supervisors hereby determines that a shortage of housing of sound standards and design with decency, safety and sanitation exists within the County; that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality; and that one or more of the following conditions exist:
 - a. That the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas, including other portions of the urban renewal area.
 - b. That conditions of blight in the municipality and the shortage of decent, safe and sanitary housing cause or contribute to an increase

in and spread of disease and crime, so as to constitute a menace to the public health, safety, morals, or welfare.

- c. That the provision of public improvements related to housing and residential development will encourage housing and residential development which is necessary to encourage the retention or relocation of industrial and commercial enterprises in this state and its municipalities.
 - d. The acquisition of the area is necessary to provide for the construction of housing for low and moderate income families.
- ii. Non-residential use is expected and with reference to those portions thereof which are to be developed for non-residential uses, such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the County in accordance with sound planning standards and local community objectives.

Section 3. That the Northwest Urban Renewal Area is an economic development area within the meaning of Iowa Code Chapter 403; that such area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of Chapter 403 of the Code of Iowa; and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of this County.

Section 4. That the Northwest Urban Renewal Plan, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as the "Northwest Urban Renewal Plan for the Northwest Urban Renewal Area"; the Northwest Urban Renewal Plan for such area is hereby in all respects approved; and the County Auditor is hereby directed to file a certified copy of the Northwest Urban Renewal Plan with the proceedings of this meeting.

Section 5. That, notwithstanding any resolution, ordinance, plan, amendment or any other document, the original Northwest Urban Renewal Plan shall be in full force and effect from the date of this Resolution until the Board amends or repeals the Plan. Said Northwest Urban Renewal Plan shall be forthwith certified by the County Auditor, along with a copy of this Resolution, to the Recorder for Mahaska County, Iowa, to be filed and recorded in the manner provided by law.

PASSED AND APPROVED this 15th day of June, 2015.

Attest: s/Susan L. Brown, County Auditor

s/Mark Doland, Chairman

Exhibit 1

**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:

Urban Renewal Project	Estimated Date	Estimated Cost
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

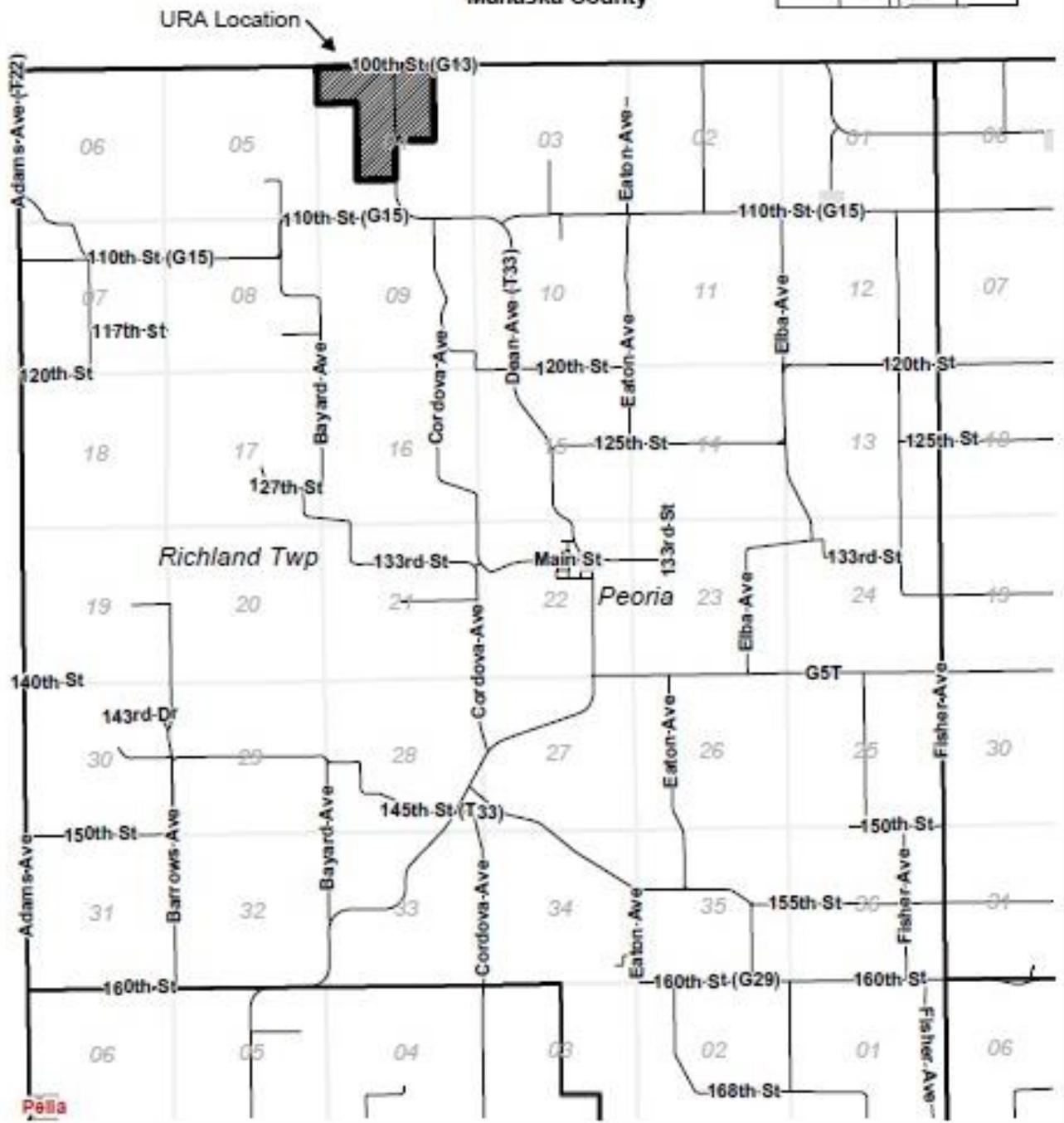
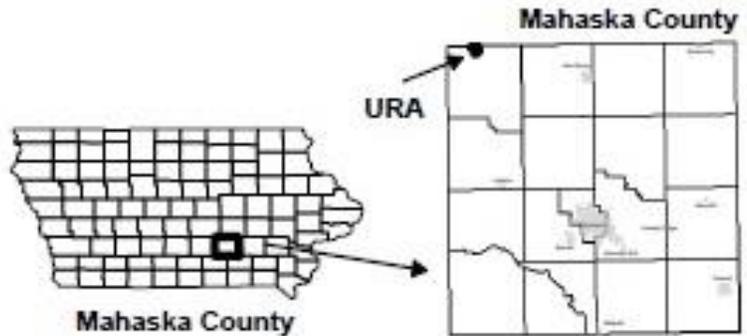
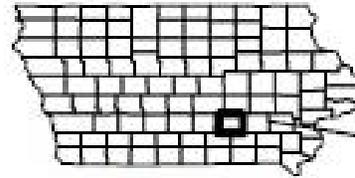


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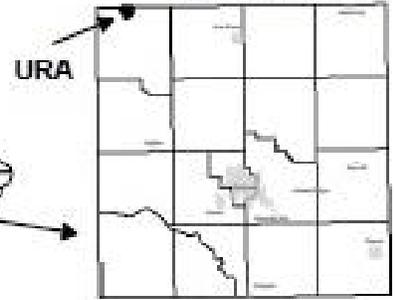
Northwest Urban Renewal Area
Mahaska County, Iowa

DATE 3/5/2015



Mahaska County

Mahaska County



URA Location

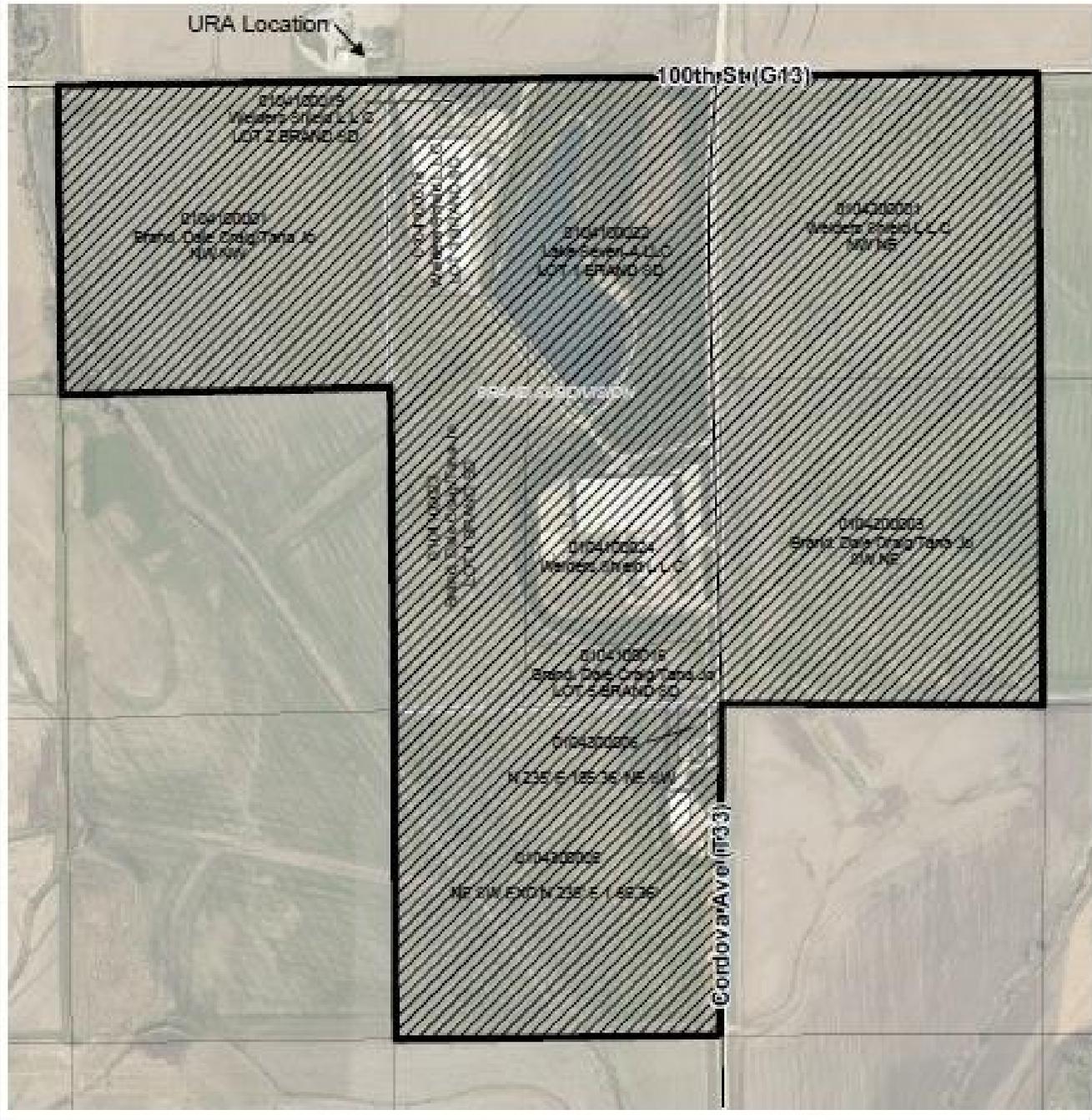


EXHIBIT C
AGRICULTURAL LAND CONSENT
AGREEMENT TO INCLUDE AGRICULTURAL LAND IN THE
URBAN RENEWAL AREA

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 10th day of June, 2015.

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

Signature: s/Dale Brand

Date: 6-10-15

Signature: s/Tana Jo Brand

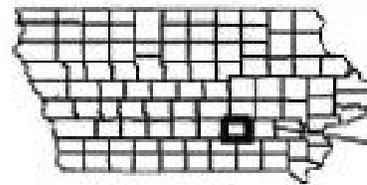
Date: 6-10-15

Witness: s/Monica Nikkel

Approved by the Mahaska County Board of Supervisors on the 15 day of June, 2015.
s/Mark Doland, Chairperson

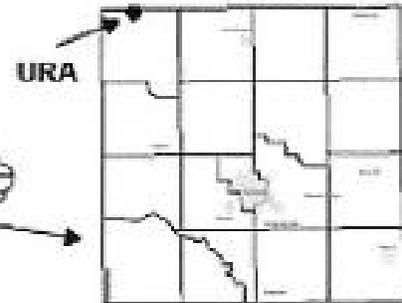
Northwest Urban Renewal Area
Mahaska County, Iowa

DATE 3/5/2015



Mahaska County

Mahaska County



URA Location

100th St (G13)



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DATED this 10th day of June, 2015.

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

Signature: s/Dale Brand

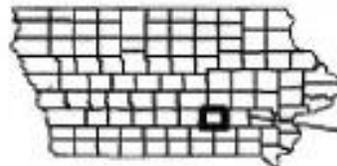
Date: 6-10-15

Witness: s/Monica Nikkel

Approved by the Mahaska County Board of Supervisors on the 15th day of June, 2015.

s/Mark Doland, Chairperson

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

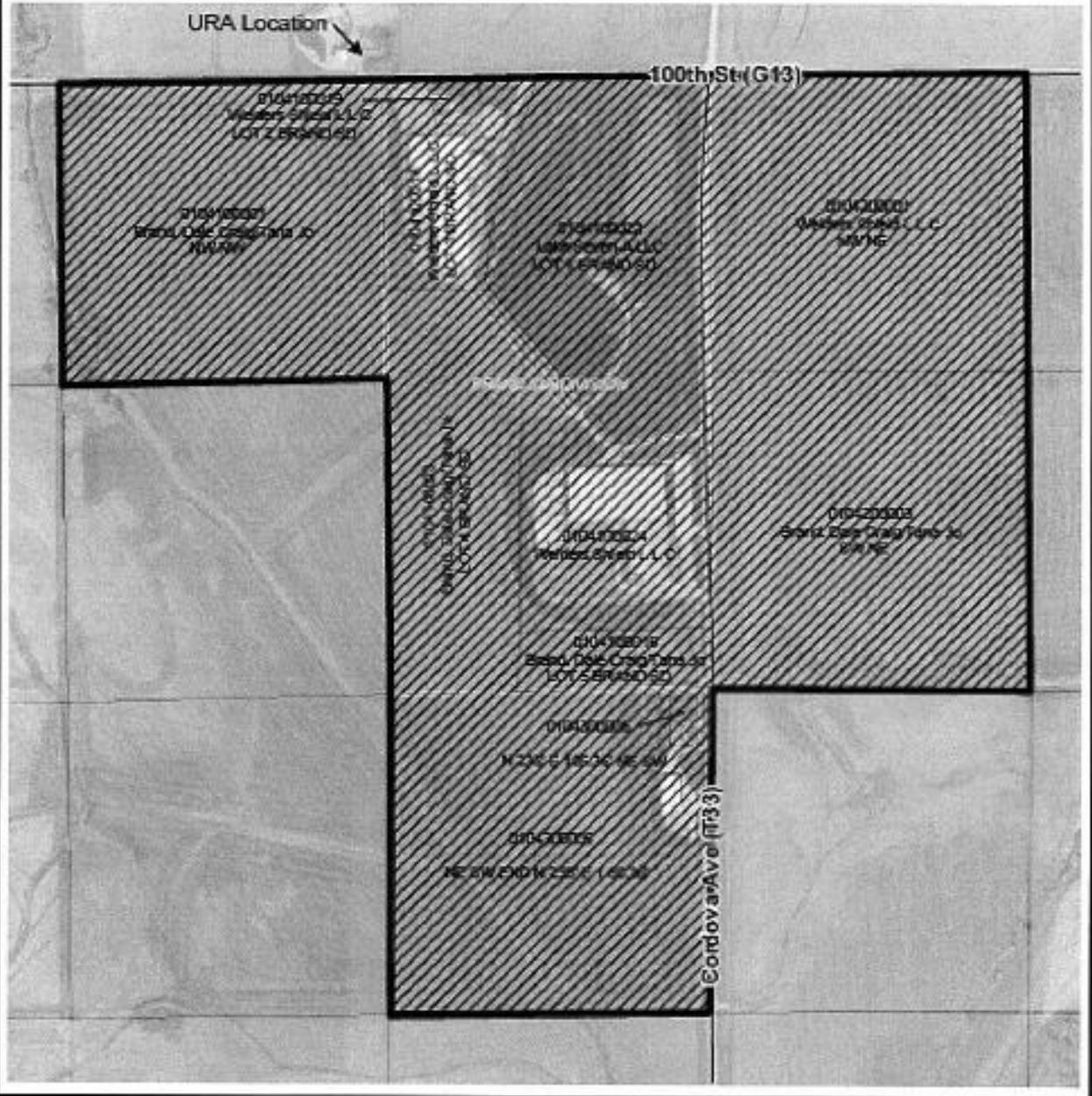


Mahaska County

Mahaska County



URA Location



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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 10th day of June, 2015.

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

Signature: s/Eric Brand

Date: 6-10-15

Signature: s/Faye Brand

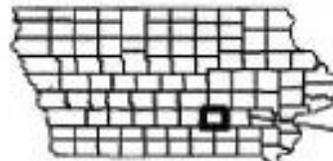
Date: 6-10-15

Witness: s/Monica Nikkel

Approved by the Mahaska County Board of Supervisors on the 15th day of June, 2015.

s/Mark Doland, Chairperson

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

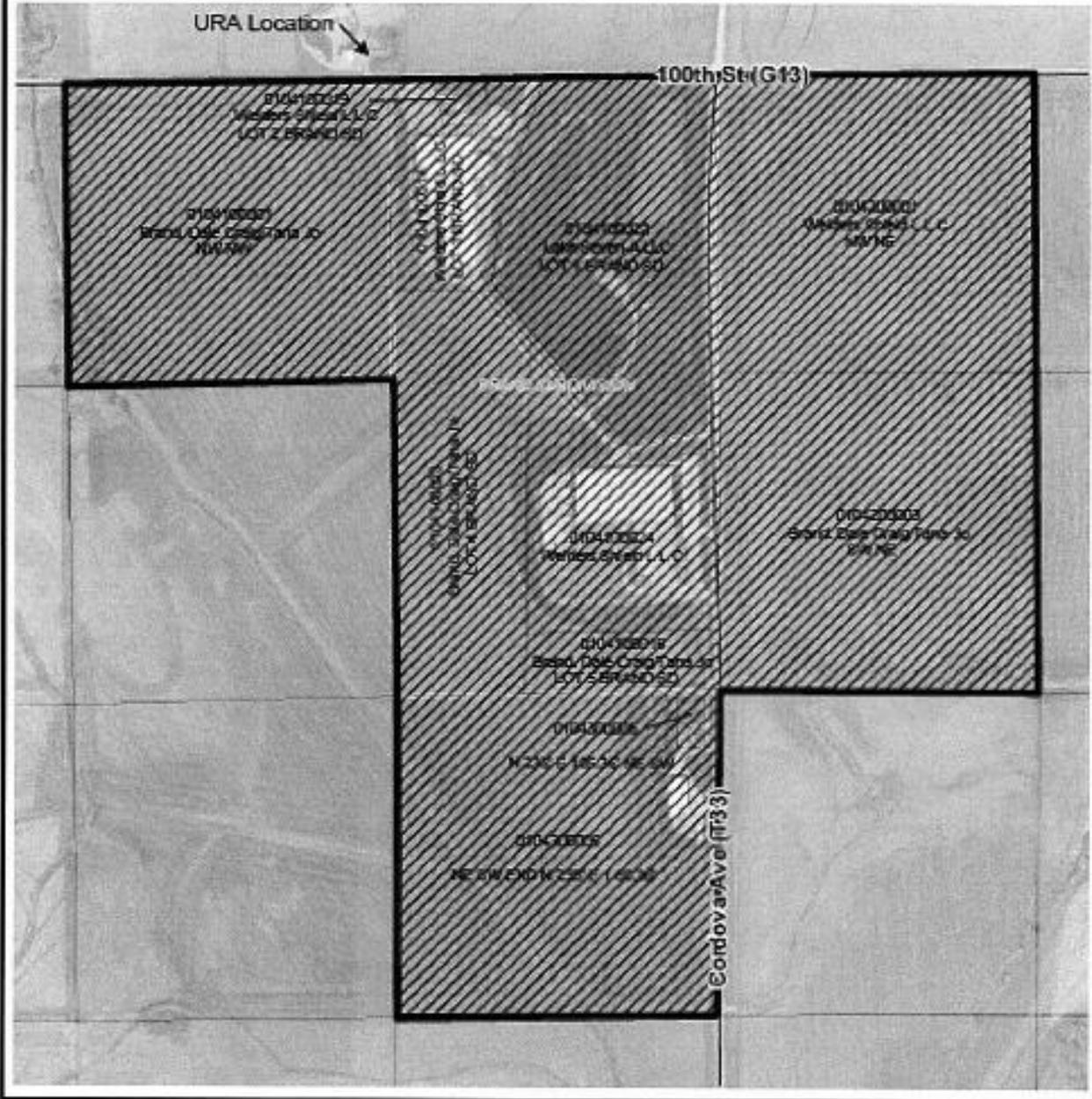


Mahaska County

Mahaska County



URA Location



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

Attest: s/Susan L. Brown, County Auditor

s/Mark Doland, Chairman

It was moved by Vander Molen seconded by VanWeelden to accept first reading of Ordinance #14 regarding tax increment financing in connection with the NW Urban Renewal Plan. All present voted aye. Motion carried.

Action was tabled on resolution to fix time and date for public hearing on the proposal to enter into a development agreement with The Welders Shield LLC and Co-Line Welding, Inc., and provide publication of notice.

Dave Sedivec, Conservation Director, presented monthly report and it was placed on file.

Beth Danowsky presented the results of the Mahaska Early Childhood Development and Recreation Needs assessment to the board.

It was moved by Vander Molen seconded by VanWeelden to authorize two courthouse roof repair quotes from Wood Roofing. \$2540 for fixing tile on east side and \$4165 for fixing leak on south wall. All present voted aye. Motion carried.

It was moved by Vander Molen seconded by VanWeelden to approve agreement as presented with Mahaska Health Partnership for administering public health services effective July 1, 2015 through June 30, 2016. No change in agreement from last year. All present voted aye. Motion carried.

It was moved by Vander Molen seconded by VanWeelden to authorize use of courthouse parking lot on Saturday, July 11, 2015 for portable toilets in connection with a music event being held.

It was moved by VanWeelden seconded by Vander Molen to approve minutes from June 1st (8 a.m. & 9 a.m.) & 2nd meetings. All present voted aye. Motion carried.

It was moved by VanWeelden seconded by Vander Molen to authorize chairman to sign quit claim deeds regarding road vacations on 315th Street and 163rd Street. All present voted aye. Motion carried.

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

RESOLUTION NO. 2016-06-18
FARM TO MARKET REVIEW BOARD APPLICATION RESOLUTION

WHEREAS, Mahaska County may apply for modifications to its farm to market system to add or subtract mileage from its system, to accept or delete highways gained or lost through jurisdictional transfers, or to change the classification of roads within its system, and

WHEREAS, the Board of Supervisors of Mahaska County has consulted with its County Engineer and desires to modify its farm to market road system to provide continuity of intra-county and inter-county routes, to meet the needs of existing or potential traffic, to better meet land use needs, or to provide a more suitable location for a farm to market route, and

WHEREAS, application for modifications to any county's farm to market system must be made to the Farm to Market Review Board per the requirements of Code of Iowa, Section 306.6,

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Mahaska County that this county is formally requesting that the Farm to Market Review Board approve the following modifications to its farm to market system:

Road segments proposed for **addition** to the farm to market system:

1. *County Highway G5T (TJ from state, formally Highway 102), from Highway 163 to New Sharon city limits, totaling 15.44 miles.*
2. *Barrows Ave, from County Highway G71 to 285th St, totaling 2.50 miles.*
3. *Osburn Ave, from Highway 92 to Norwalk Cr; Norwalk Cr, from Osburn Ave to Newport Ave; and Newport Ave, from Norwalk Ave to County Highway T65, totaling 3.05 miles.*
4. *220th St, from US 63 to Newport Ave, totaling 1.85 miles.*
5. *Merino Ave, from 220th St south to Nelson Pioneer Farm road, totaling 0.27 miles.*
6. *Queens Ave, from Hwy 92 south to Lake Keomah State Park (TJ from state, formally Highway 371), totaling 0.70 miles.*

Total Mileage **added** to the Farm to Market System: **23.81** miles

Road segments proposed for **deletion** from the farm to market system:

1. *150th St, from Parkin Ave to Stanton Ave; Stanton Ave, from 150th St to 160th St; 160th St, from Stanton Ave to Teller Ave; Teller Ave, from 160th St to 163rd St; and 163rd St, from Teller Ave to County Highway V13, totaling 5.67 miles.*
2. *Dover Ave, from County Highway G71 to 294th St; 294th St, from Dover Ave to Cordova Ave; and Cordova Ave, from 294th St to 280th St, totaling 4.08 miles.*
3. *110th St, from Highway 146 to Niland Ave; Niland Ave, from 110th St to 107th St; 107th St, from Niland Ave to Oxford Ave; Oxford Ave, from 107th St to 105th St; and 105th St, from Oxford Ave to US 63, totaling 5.47 miles.*
4. *105th St, from US 63 to County Highway V13, totaling 4.48 miles.*
5. *Old Glendale Road, through Nelson Pioneer Farm, totaling 0.57 miles.*

Total Mileage **deleted** from the Farm to Market System: **20.27** miles

The Board of Supervisors of Mahaska County, in lawful session this 15th day of June, 2015, hereby adopts this farm to market modification resolution.

Recommended: s/Dave Shanahan, Engineer

Approved: s/Mark Doland, Board Chair

s/Henry VanWeelden

s/Michael Vander Molen

Attest: s/Susan L. Brown, Auditor

It was moved by VanWeelden seconded by Vander Molen to remove Glen Sherburne from secondary road payroll following his resignation effective June 5, 2015. All present voted aye. Motion carried.

The board discussed the previously scheduled July 6th local option sales and services tax public input meeting. Election may not be held until early in 2016. Will schedule an input meeting in September or October instead.

No Committee reports.

Public comments: Board will advertise sale of buildings at county farm.

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

Attest: _____
Susan L. Brown
Mahaska County Auditor

Mark Doland
Mahaska County Board of Supervisors