

The Marion County Board of Supervisors met in regular session at 3014 E. Main St. Knoxville, IA 50138 on Tuesday September 26, 2023 with Mark Raymie, Steve McCombs, and Kisha Jahner present in-person. Public access to the meeting was available in-person and electronically. Chairperson Jahner opened the regular session at 9:00 A.M.

Unless otherwise indicated, all the motions offered at this meeting were carried with the following vote:

Ayes: Raymie, McCombs, Jahner Nays: None Abstentions: None Absent: None

Agenda:

Raymie moved and McCombs seconded to approve the agenda as posted.

Communications: None

Public Comments: None

Consent Agenda:

Raymie moved and McCombs seconded to approve the consent agenda as follows:

1. Marion County Warrants #251707 - #251837 through 9/26/2023.
2. Marion County Regular Session Board of Supervisor Minutes: 9/12/2023
3. Marion County employee salary adjustments. Complete list available in the Human Resource Office.
4. Marion County Conservation Board Warrants #251659 - #251706 through 9/19/2023.

Business:

1. Raymie moved and McCombs seconded to approve Marion County Special Event Application:  
- Thrive Knoxville – Living Windows 11/16/2023
2. Raymie moved and McCombs seconded to approve Special Class C Retail Native Wine License Permit Application –  
10/11/2023- 10/10/2024:  
- Thunder Creek Winery – 574 210<sup>th</sup> Ave. Pella, IA 50219 - 10/11/2023-10/10/2024
3. Raymie moved and McCombs seconded to approve Resolution 2023-60: Fixing Date for a Public Hearing on the Proposal to Enter Into a Development Agreement with Adkins Specialized Carriers, LLC and the City of Pleasantville, Iowa, and Providing for Publication of Notice Therof as follows:

WHEREAS, by Resolution No. 2023-53, adopted May 9, 2023, this Board found and determined that certain areas located within the County are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Adkins Urban Renewal Plan (the "Urban Renewal Plan" or "Plan") for the Adkins Urban Renewal Area (the "Urban Renewal Area" or "Area") described therein, which Plan as amended, is on file in the office of the Recorder of Marion County; and

WHEREAS, the City Council of the City of Pleasantville, Iowa (the "City") has also found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Adkins Urban Renewal Plan (the "City Urban Renewal Plan" or "City Plan") for the Adkins Urban Renewal Area (the "City Urban Renewal Area" or "City Area") described therein, which Plan as amended, is on file in the office of the Recorder of Marion County; and

WHEREAS, the City Area and County Area include the same property and may be referred to collectively as the "Area" or "Urban Renewal Area"; and

WHEREAS, it is desirable that properties within the Area be redeveloped as part of the overall redevelopment area covered by said Plan; and

WHEREAS, the County and the City have received a proposal from Adkins Specialized Carriers, LLC (the "Developer"), in the form of a proposed Development Agreement (the "Agreement") by and between the County, the City, and the

Developer, pursuant to which, among other things, the Developer would agree to construct certain Minimum Improvements (as defined in the Agreement) on certain real property located within the Urban Renewal Area as defined and legally described in the Agreement (the "Development Property") and consisting of the construction of a 27,300 square foot commercial building, together with all related site improvements, as outlined in the proposed Agreement; and

WHEREAS, the Agreement proposes that the City will construct certain Infrastructure Improvements (as defined in the Agreement), including streets, water mains, sanitary sewer mains, storm sewer infrastructure, and traffic control devices, and the Developer and the County will each contribute to the cost of the Infrastructure Improvements, under the terms and following satisfaction of the conditions set forth in the Agreement; and

WHEREAS, the Agreement also proposes that the County, Developer, and the City will enter into a Minimum Assessment Agreement setting the minimum actual value of the Minimum Improvements for tax purposes at not less than \$2,000,000; and

WHEREAS, the City will provide the County with Tax Increment Payments derived from the Development Property (as defined in the Agreement), up to the County's aggregate Debt Service payments (as defined in the Agreement); and

WHEREAS, Chapters 15A and 403, Code of Iowa, (the "Urban Renewal Law") authorize counties to make grants for economic development in furtherance of the objectives of an urban renewal project and to appropriate such funds and make such expenditures as may be necessary to carry out the purposes of said Chapter, and to levy taxes and assessments for such purposes; and

WHEREAS, the Board has determined that the Agreement is in the best interests of the County and the residents thereof and that the performance by the County of its obligations thereunder is a public undertaking and purpose and in furtherance of the Plan and the Urban Renewal Law and, further, that the Agreement and the County's performance thereunder is in furtherance of appropriate economic development activities and objectives of the County within the meaning of Chapters 15A and 403, Code of Iowa, taking into account the factors set forth therein; and

WHEREAS, neither the Urban Renewal Law nor any other Code provision sets forth any procedural action required to be taken before said economic development activities can occur under the Agreement, and pursuant to Section 331.301(5), Code of Iowa, it is deemed sufficient if the action hereinafter described be taken and the County Auditor publish notice of the proposal and of the time and place of the meeting at which the Board proposes to take action thereon and to receive oral and/or written objections from any resident or property owner of said County to such action.

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

That this Board meet in the Board Conference Room, 3014 East Main Street, Knoxville, Iowa, at 9:00 A.M. on October 10, 2023, for the purpose of taking action on the matter of the proposal to enter into a Development Agreement with Adkins Specialized Carriers, LLC and the City of Pleasantville, Iowa.

That the County Auditor is hereby directed to cause at least one 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 in said County, said publication to be not less than four (4) clear days nor more than twenty (20) days before the date of said public meeting.

The notice of the proposed action shall be in substantially the following form:

(One publication required)

NOTICE OF PUBLIC HEARING OF THE BOARD OF SUPERVISORS OF MARION COUNTY IN THE STATE OF IOWA, ON THE MATTER OF THE PROPOSAL TO ENTER INTO A DEVELOPMENT AGREEMENT WITH ADKINS SPECIALIZED CARRIERS, LLC AND THE CITY OF PLEASANTVILLE, IOWA, AND THE HEARING THEREON

PUBLIC NOTICE is hereby given that the Board of Marion County in the State of Iowa, will hold a public hearing on October 10, 2023, at 9:00 A.M. in the Board Conference Room, 3014 East Main Street, Knoxville, Iowa, at which meeting the Board proposes to take action on the proposal to enter into a Development Agreement (the "Agreement") with Adkins Specialized Carriers, LLC (the "Developer") and the City of Pleasantville, Iowa (the "City").

The Agreement would obligate the Developer to construct certain Minimum Improvements (as defined in the Agreement) on certain real property located within the Adkins Urban Renewal Area as defined and legally described in the Agreement,

consisting of the construction of a 27,300 square foot commercial building, together with all related site improvements, under the terms and following satisfaction of the conditions set forth in the Agreement.

The Agreement proposes that the City will construct certain Infrastructure Improvements (as defined in the Agreement), including streets, water mains, sanitary sewer mains, storm sewer infrastructure, and traffic control devices, and the Developer and the County will each contribute to the cost of the Infrastructure Improvements, under the terms and following satisfaction of the conditions set forth in the Agreement.

The Agreement also proposes that the County would issue Bonds to be used to finance the County Contribution of \$2,031,025 toward the cost of the Infrastructure Improvements, under the terms and following satisfaction of the conditions set forth in the Agreement. In addition, the City will provide the County with Tax Increment Payments derived from the Development Property, up to the County's aggregate Debt Service payments (as defined in the Agreement) associated with the Bonds.

The Agreement also proposes that the County, Developer, and the City will enter into a Minimum Assessment Agreement with the County setting the minimum actual value of the Minimum Improvements for tax purposes at not less than \$2,000,000.

A copy of the Agreement is on file for public inspection during regular business hours in the office of the Marion County Auditor, Courthouse, Knoxville, Iowa.

At the above meeting the Board shall receive oral or written objections from any resident or property owner of said County, to the proposal to enter into the Agreement with the Developer and the City. After all objections have been received and considered, the Board will at this meeting or at any adjournment thereof, take additional action on the proposal or will abandon the proposal to authorize said Agreement.

This notice is given by order of the Board of Supervisors of Marion County in the State of Iowa, as provided by Sections 331.301(5) and 331.305, Code of Iowa.

Dated this 26th day of September, 2023.

4. Supervisor Jahner indicated there were 3 items regarding the County property at 104 S 6<sup>th</sup> St., Knoxville, IA to address.

- Request from Iowa Department of Administrative Services on behalf of Iowa Department of Health and Human Services, Targeted Case Management Division for a 30-day lease extension to the current lease expiring on 9/30/2023.

Raymie moved and McCombs seconded to approve the 30-day lease extension at 104 S 6<sup>th</sup> St., Knoxville, IA as presented.

- Update that an office space will be provided for the "regular" Iowa Department of Health and Human Service workers at 3014 E Main St., Knoxville, IA after the 104 S 6<sup>th</sup> St., Knoxville, IA location is no longer available.

- The Board discussed the continued desire to dispose of the 104 S 6<sup>th</sup> St., Knoxville, IA property. Raymie moved and Jahner seconded to set a "price floor" of \$165,000 regarding the disposition of the property based off an appraisal completed in 2022. Raymie moved and McCombs seconded to use a "sealed bid" process to dispose of the property.

5. Marion County Engineer Tyler Christian presented an update on Road Department activities regarding the following topics: Rock, Blading, Regrades, BaseOne, Tankers, Bridges, Projects – coordination, Junction 92 Project, Safety, Budget. Raymie moved and McCombs seconded to close discussion.

#### Board of Supervisor Update:

McCombs: HIRTA meeting

Raymie: Public Health and Mental Health meeting / VA Project update – Development moving forward and County controls land - city/school need to present plan / EMS – Thank you for Marion County Express article – County review of EMS rules and Chapter 422D – Essential County Purpose and EMS Exploratory Committee guidelines.

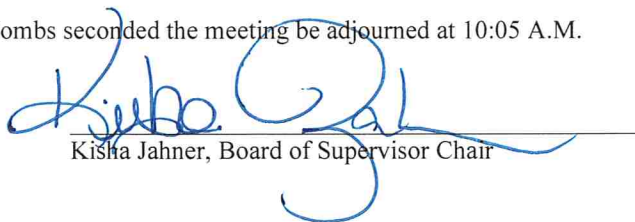
Jahner: Knoxville Memorial Hall roof repair project – Facilities Director Chris Nesteby reported project almost completed except for 4 back ordered pieces.

#### Adjournment:

There being no other business, Raymie moved and McCombs seconded the meeting be adjourned at 10:05 A.M.



Jake Grandia, Auditor



Kisha Jahner, Board of Supervisor Chair