



MARION COUNTY encourages all citizens of the county to attend Board of Supervisors' meetings. Board of Supervisors' chambers are handicapped accessible and county staff members are available to provide assistance. If you are hearing impaired, vision impaired, or a person with limited English proficiency and require an interpreter or reader, please contact us by noon on the business day prior to scheduled meetings to arrange for assistance (641 828-2231). TTY telephone service is available for the hearing impaired through Relay Iowa (800-735-2942). For questions about ADA compliance or related issues, contact Steve Edwards (641-828-2213 or 641-891-8225).



The following information is available for participating in the meeting electronically.

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Marion County is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/82078807623?pwd=c3NXcldDMXEzUXpOaTZlb3VVRlFXUT09>

Meeting ID: 820 7880 7623

Passcode: 451650



MARION COUNTY BOARD OF SUPERVISORS REGULAR AGENDA

3014 E Main St, Knoxville, Iowa

June 13, 2023 9:00 A.M.



I. CALL TO ORDER AND ROLL CALL

Mark Raymie_____

Steve McCombs_____

Kisha Jahner_____



II. AGENDA

1. June 13, 2023 - Regular Session Agenda



III. COMMUNICATION



IV. PUBLIC COMMENTS:

This is the portion of our agenda during which we hear any public comment about any item NOT on the agenda below. If you are here to be heard on an agenda item, please wait for that item's discussion portion of the agenda to make your comment about the item. Thank you.



V. CONSENT AGENDA:

(All items listed under the consent agenda will be enacted by one motion.)

1. Marion County Claims through 6/13/2023.
2. Marion County Regular Session Board of Supervisor Minutes: 5/9/2023, 5/23/2023
3. Marion County employee salary adjustments. Complete list available in the Human Resource Office.



VI. BUSINESS:

1. Discussion/action: City of Pella – Pella Recreation Center



Marion County & Pella Partnership *Indoor Rec Center*

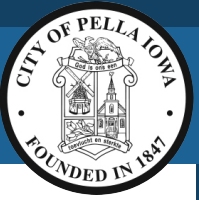


Goals include:

1. Attract new residents
2. Spur additional economic development and bolster the tourism industry
3. Provide additional recreation opportunities for Marion County residents



Indoor Recreation Center *Benefits*

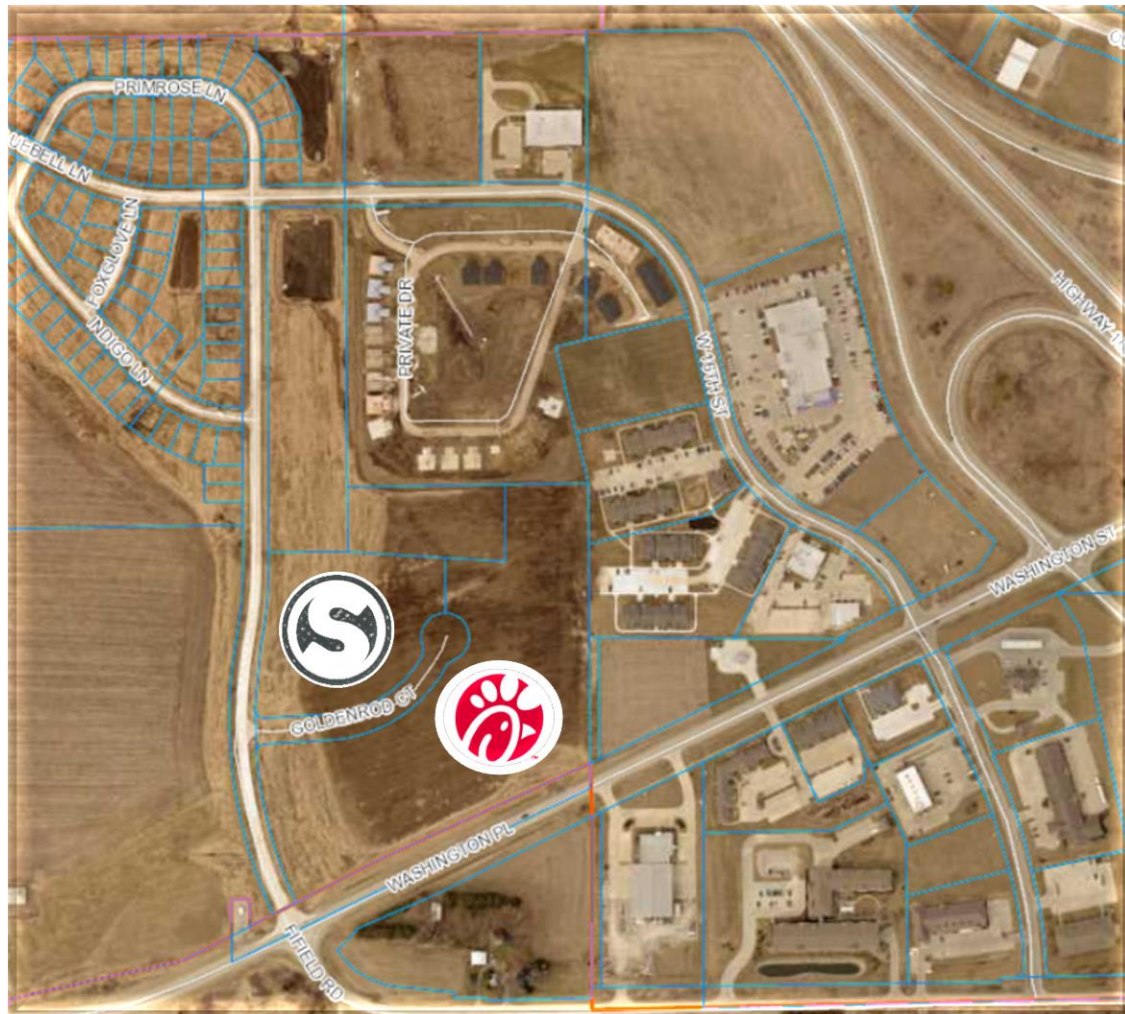


This facility has the potential to provide the following incremental benefits:

- Employee recruitment and retention



Prairie Ridge Development Update



Prairie Ridge Single Family Residential Update



Approved housing applications	53
Building permits	43
Residential valuations	\$13.4 million

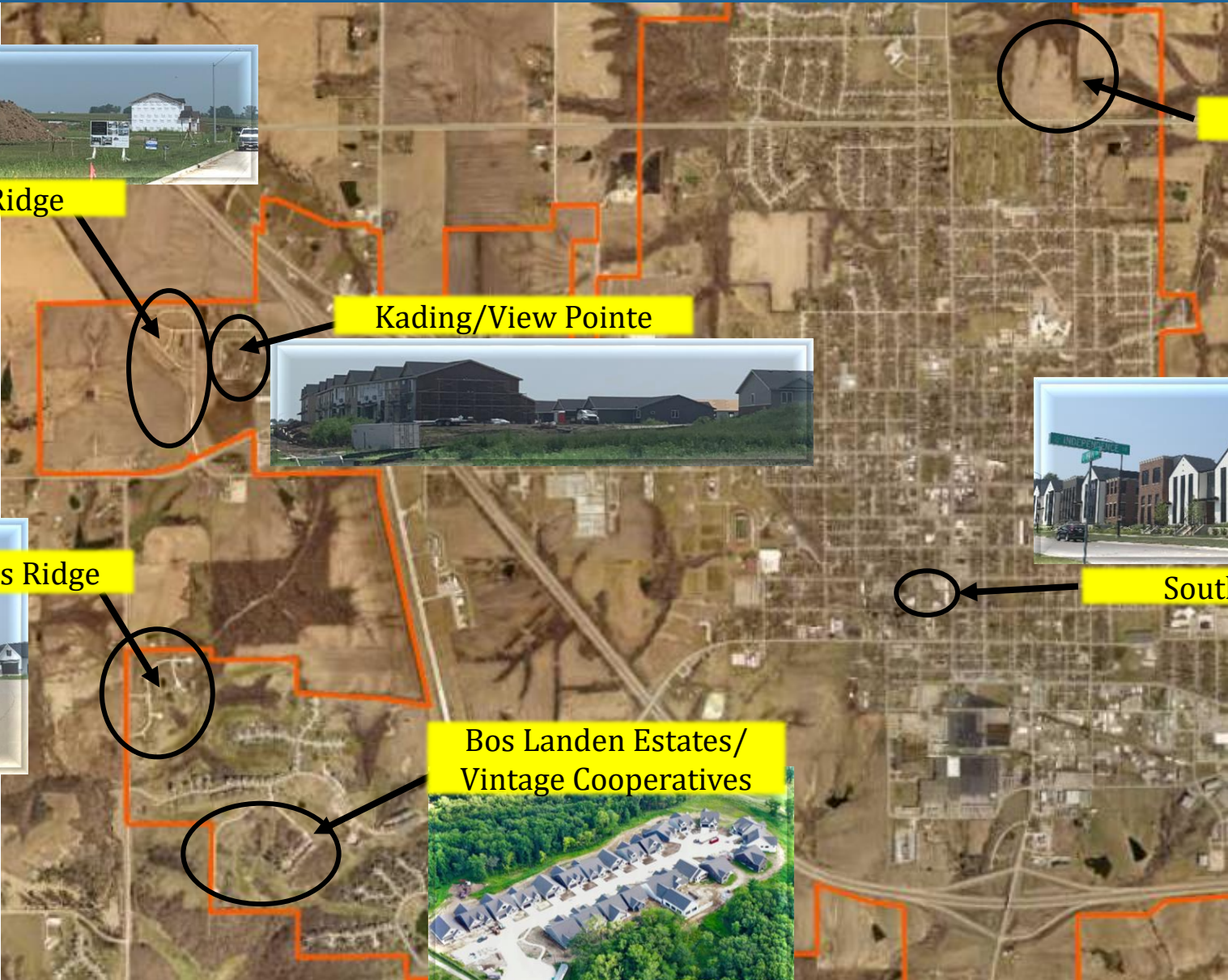
- Original projections had 34 single family homes completed by December 31, 2023



Development Update *Housing*



Prairie Ridge



Timberview



Kading/View Pointe



South Main



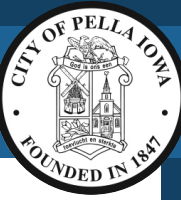
Bos Ridge



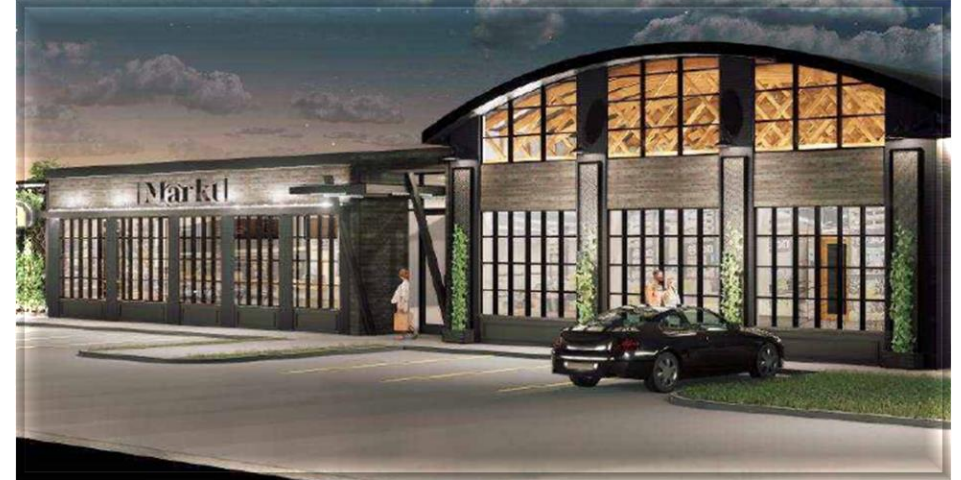
Bos Landen Estates/
Vintage Cooperatives



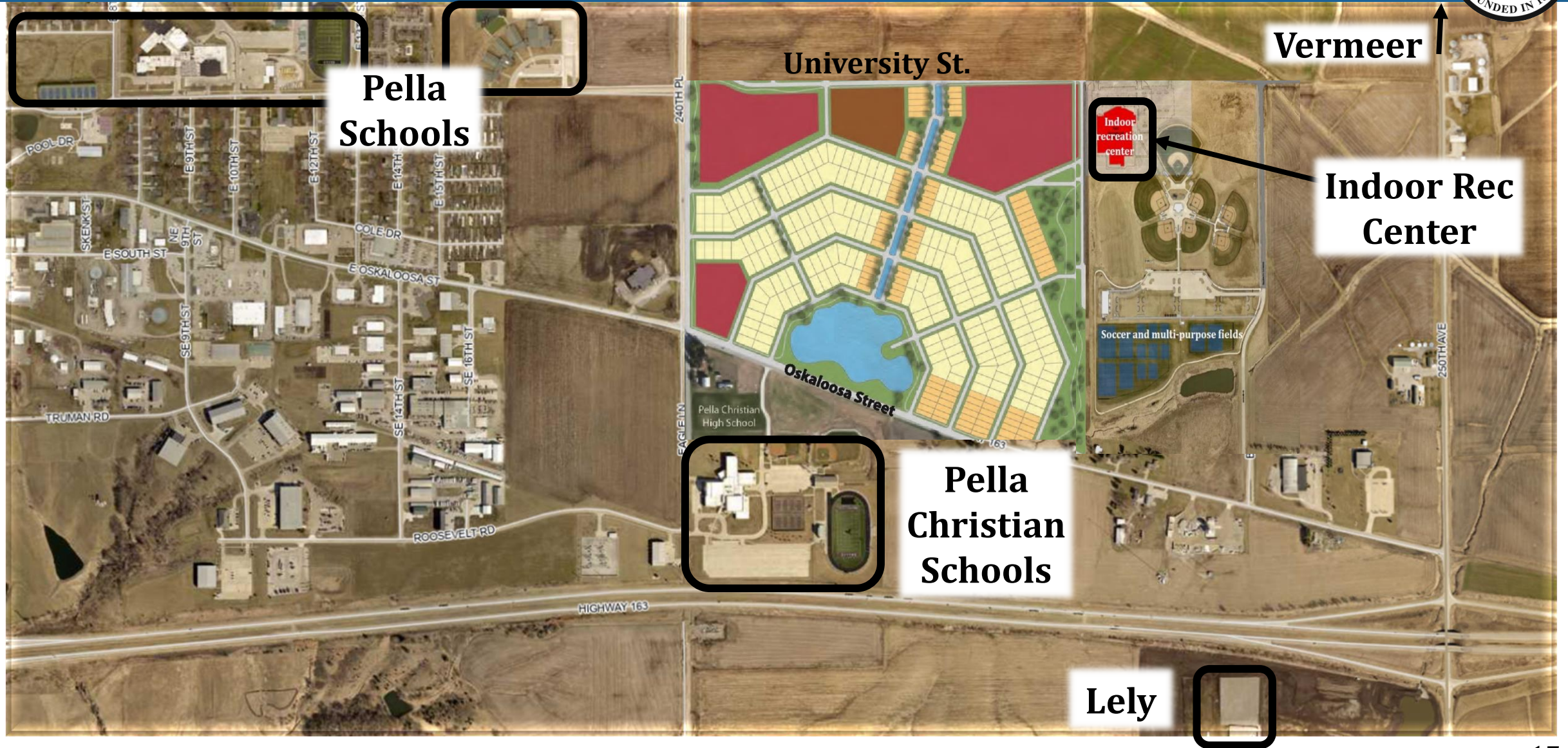
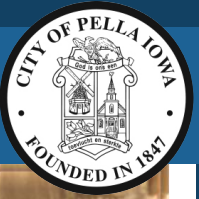
Development Update *Commercial*



- Lely: \$20 million
- Smash Park: \$5 million
- Vermeer Corp.: \$90 million
- Chick-fil-A: \$2 million
- Pella Market: \$4.4 million



Indoor Recreation Center *Preferred Growth Area*



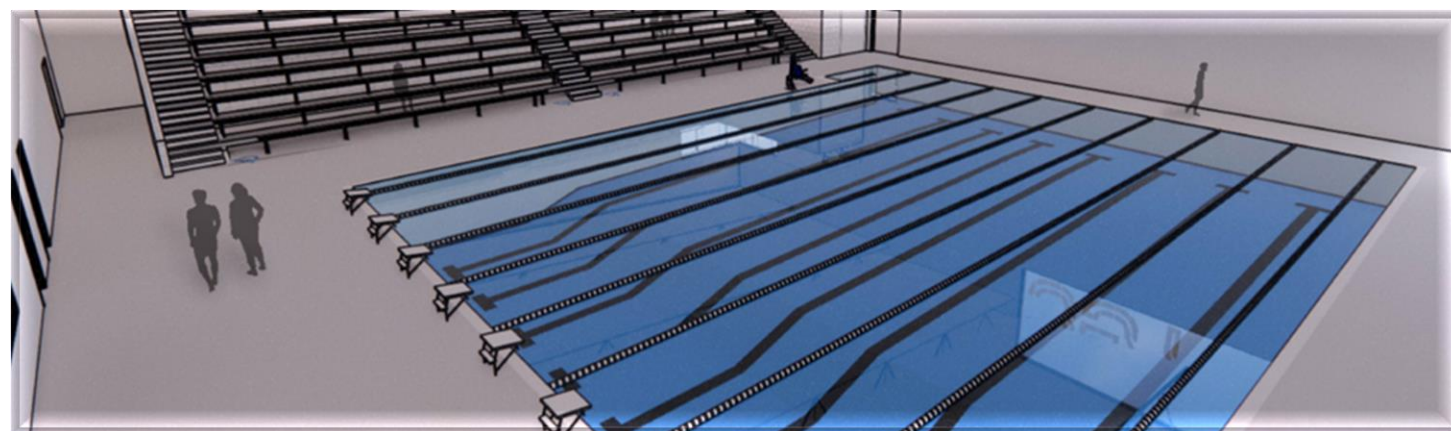
Indoor Recreation Center *Economic Impact*

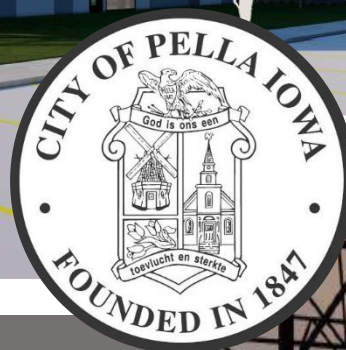


- State of Iowa economic impact of constructing the Pella Rec Center and University St. extension as computed by Impact DataSource:
 - \$99.6 million in total economic output
 - 693 projected jobs during construction



- Ballard King estimated the annual economic impact of tournament activities to be approx. \$5.0 million

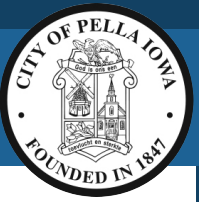




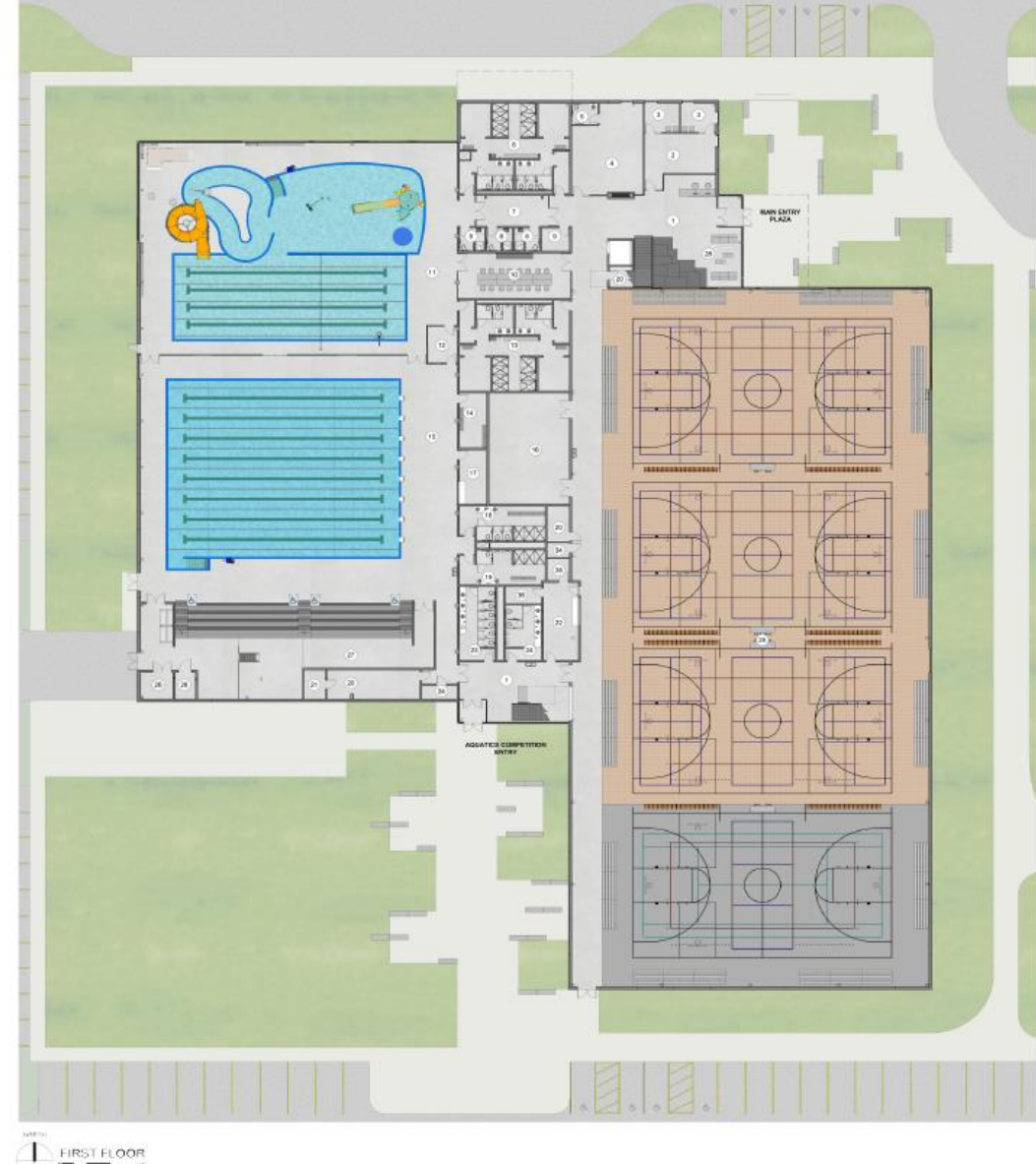
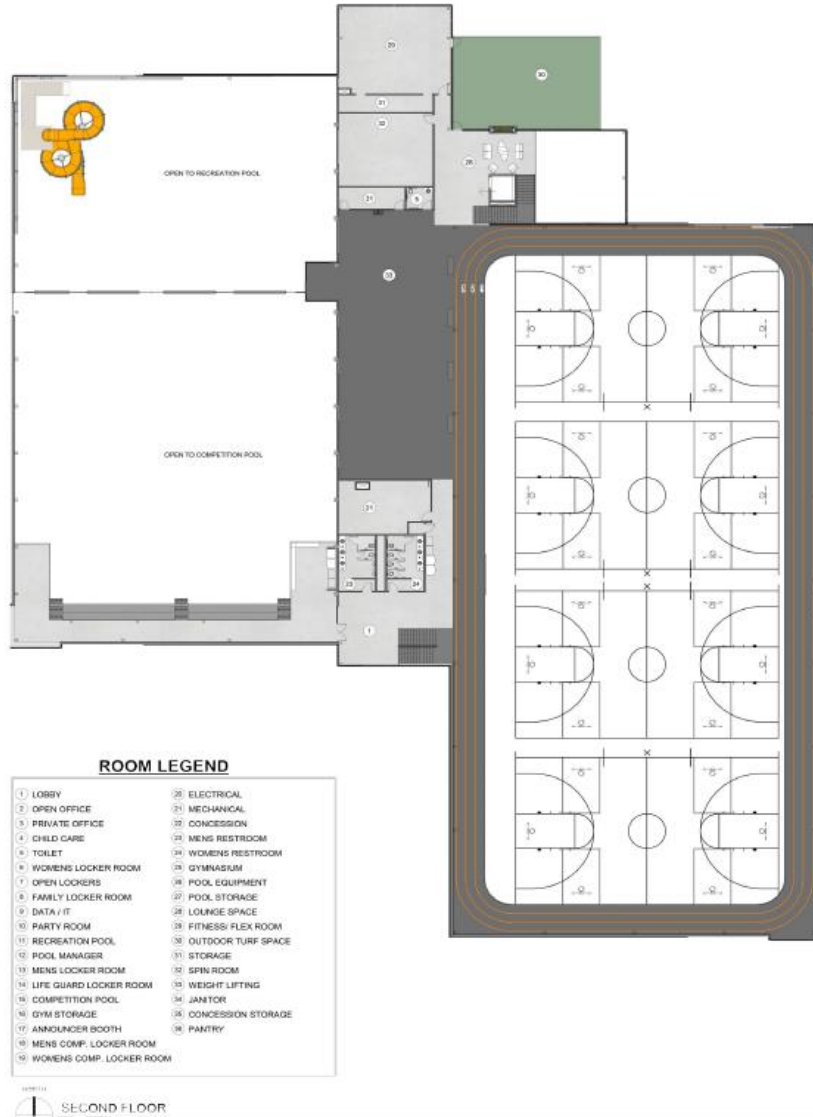
**BUILDING COMMUNITY
& ENHANCING
QUALITY OF LIFE**



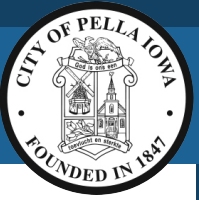
Indoor Recreation Center *Exterior*



Indoor Recreation Center *Floor Plan*



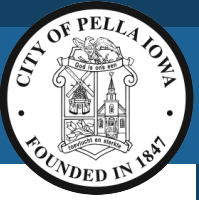
Indoor Recreation Center *Features*



- Multiple full-sized gymnasiums with seating
- Cardio workout area
- Exercise studios
- Competition swimming pool
- Recreation swimming pool
- Indoor walking track
- Bouldering wall and kid's play zone
- Concessions and restrooms



Proposed Marion County Contribution *\$10 million*



New Urban Renewal Area based on prior discussion

- Marion County and Pella create an Urban Renewal Area
- Marion County issues \$10 million urban renewal bond
- Marion County and Pella extend local option redistribution agreement for 20 years (through 2044); during this time, Marion County redistributes 8% of its local option tax receipts to Pella



Proposed Marion County/Pella Urban Renewal Plan

Indoor Recreation Center *Major Contributors*



- To-date, approximately \$14.5 million in private funds have been raised for this project



Indoor Recreation Center *Projected Costs*



Indoor Recreation Center
78,000 sq. ft. facility

\$ 43,800,000

University St., Baseline Dr. extension, Infrastructure

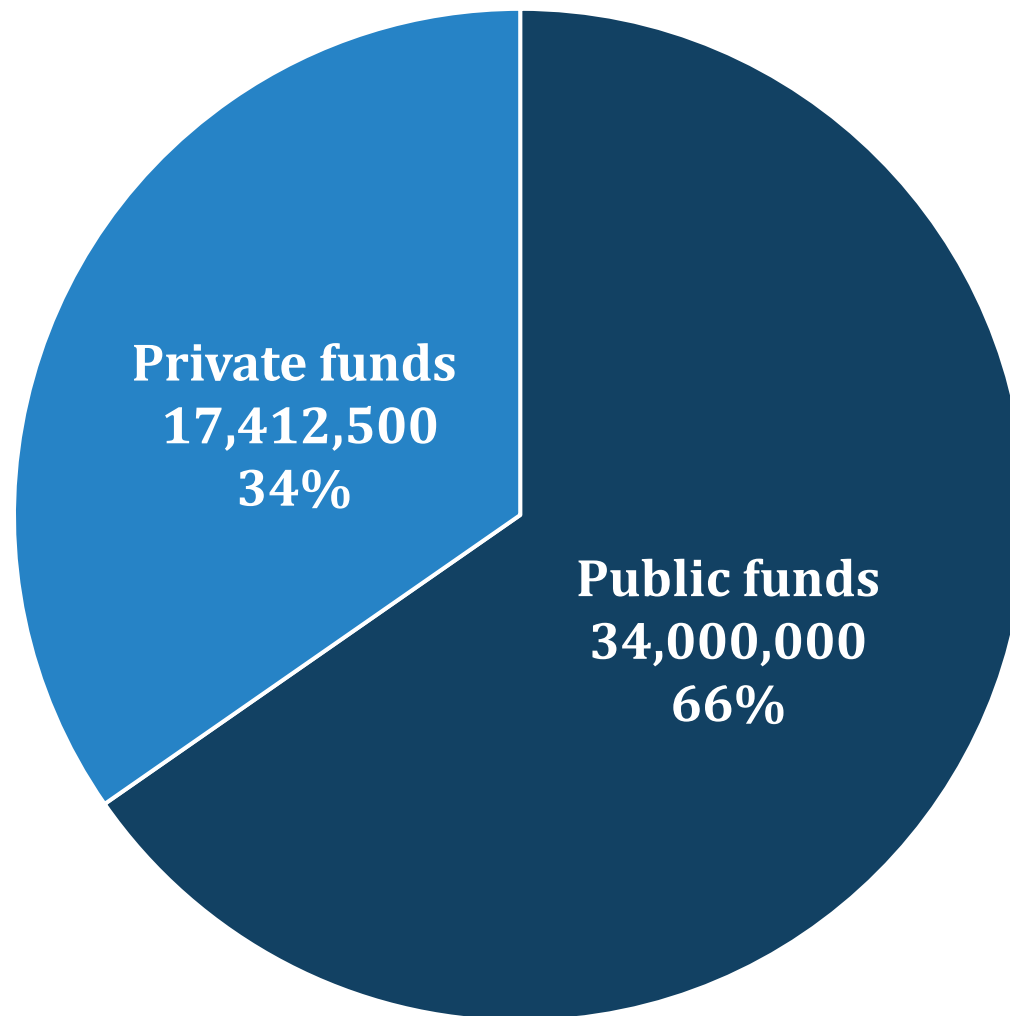
7,612,500

Total Estimated Cost

\$ 51,412,500



Indoor Recreation Center *Funding Sources*



**Total Funding
Sources**
\$51,412,500

Indoor Recreation Center *Project Timeline*



Fall 2023 Partnership between city and county complete

2024 and 2025 Construction phase for the facility and University St. extension

Fall 2025 Pella Indoor Recreation Center is open to the public





Thank You!

*Thank you for your time and
consideration regarding investing in this
important quality of life enhancement
within our community!*

2. Discussion/action:

- Home Based Iowa Program



Office of Veteran Workforce Services

IWD Mission: Serving Iowans

IWD Vision: To create, enable and sustain the most future ready workforce in the nation.

Office of Veteran Workforce Services goal: To make Iowa the State of Choice for Veterans, Service Members, and their families.

Programs:

- **Home Base Iowa (HBI)**
 - Iowa's premier program for Veterans, transitioning service members and their spouses.
 - 5.0 dedicated HBI Career Planners providing concierge services to help connect Veterans, service members, and spouses who are seeking employment opportunities to HBI businesses.
 - HBI Communities – connects Veterans, military personnel, and their family members with resources and opportunities in Iowa.
 - HBI Certified Higher Academic Military Partners (CHAMPs) Program – promote Iowa as an attractive place for Veterans and their family who choose to pursue their higher education goals.
- **Jobs for Veterans State Grant (JVSG)**
 - 12.5 planned Veteran Career Planners (DVOPs) providing individualized career services to eligible Veterans and spouses with a Significant Barrier to Employment (SBE) or part of an additional eligible population as defined by the DOL. Veteran Career Planners also perform outreach to establish relationships within their local area to support their Veterans and to locate more eligible customers to serve.
 - 3.0 planned Local Veterans' Employment Representatives (LVERs) serving as our Subject Matter Experts to educate employers on the benefits of hiring and retaining Veterans. LVERs have several responsibilities including but not limited to conducting outreach to employers, establishing job search workshops, and educating employers on various Veteran-related hiring programs/initiatives.

Jamie Norton, Director of Veteran Workforce Services

Provides professional management and leadership for JVSG and HBI staff statewide.

Jathan Chicoine, Home Base Iowa Program Manager

Provides strategic guidance regarding the direction and implementation of the HBI Program.

3. Resolution 2023-63:

Amend Marion County Comprehensive Future Land Use Plan regarding Highway Commercial shown on the Land Use Plan map including Parcels B, C, D in the SW1/4 of SE ¼ Section 12, Township 76 North, Range 20 West of the 5th P.M.



RESOLUTION NO. 2023-63

WHEREAS, the Marion County Zoning Commission has recommended an amendment to the Comprehensive Future Land Use Plan Map for Marion County, Iowa, as it concerns the following described real property as:

The Highway Commercial shown on the Land Use Plan map including Parcels B, C, D in the SW1/4 of the SE1/4 of Section 12, Township 76 North, Range 20 West of the 5th P.M. in Marion County, Iowa.

WHEREAS, the Comprehensive Future Land Use Plan currently designates the area as Highway Commercial Use.

WHEREAS, after careful review of this matter, the Zoning Commission has recommended that the Comprehensive Future Land Use Plan be amended to designate this area as Agricultural use; and

WHEREAS, the Marion County Board of Supervisors believes it to be in the best interest of the County to make changes to the Comprehensive Future Land Use as recommended by the Zoning Commission.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Marion County, Iowa that after review and discussion of the matter, the Comprehensive Future Land Use Plan is hereby amended to designate the following area as Agricultural use:

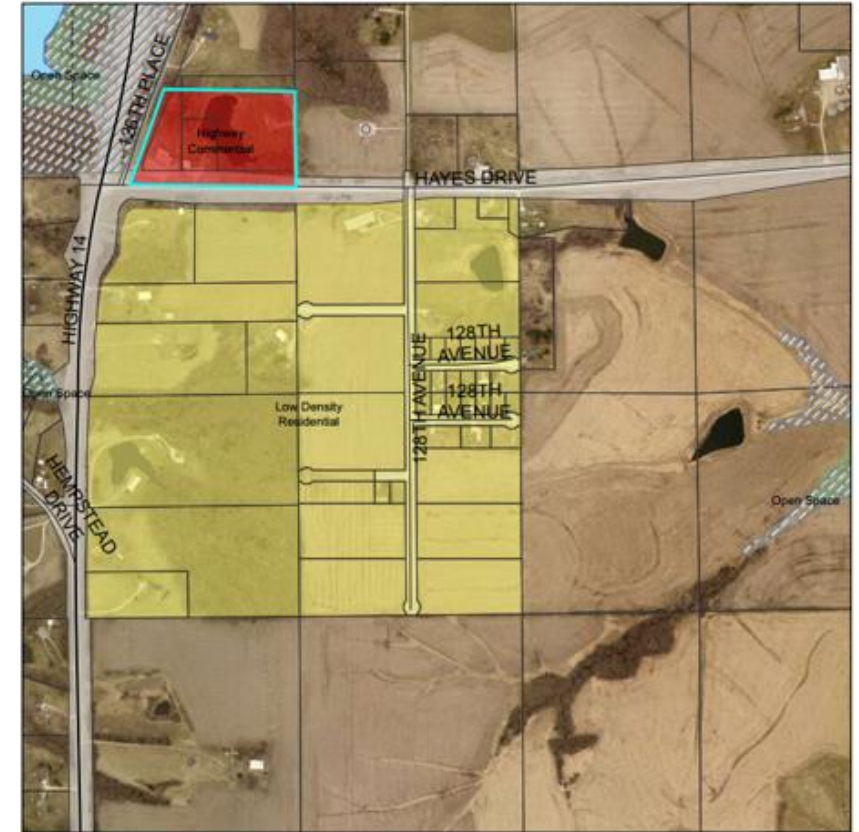
PASSED AND APPROVED this ___13th___ day of ___June___, 2023.

Kisha Jahner, Chairperson of the Board of Supervisors

Approval date _____

ATTEST:

Jake Grandia, Marion County Auditor



The Highway Commercial shown on the Land Use Plan map including Parcels B, C, D in the SW1/4 of the SE1/4 of Section 12, Township 76 North, Range 20 West of the 5th P.M. in Marion County, Iowa.

4. Public Hearing:

Proposed Marion County Ordinance 2023-2



PUBLIC HEARING
MARION COUNTY BOARD OF SUPERVISORS
June 13, 2023, AT 9A.M.
3014 E. Main St., Knoxville, IA
Marion County Office Building

The following information is available for participating in the meeting electronically.
If you wish to participate, see instruction below:

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The link to the electronic Zoom meeting will be on the current agenda available on the
https://marioncountyiowa.gov/board_of_supervisors/meetings/
June 13, 2023, agenda

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Public comments related to any matter on the meeting agenda can also be emailed to mpoffenbarger@marioncountyiowa.gov for distribution to board members before and during this meeting. For questions concerning this matter please call 641-828-2231 x9.

Items for Public Hearings:

Land Use Plan Amendment of Section 12-76-20 to remove the Highway Commercial area presently shown on the map to Agricultural. This change is consistent with the proposed Zoning Map amendment.

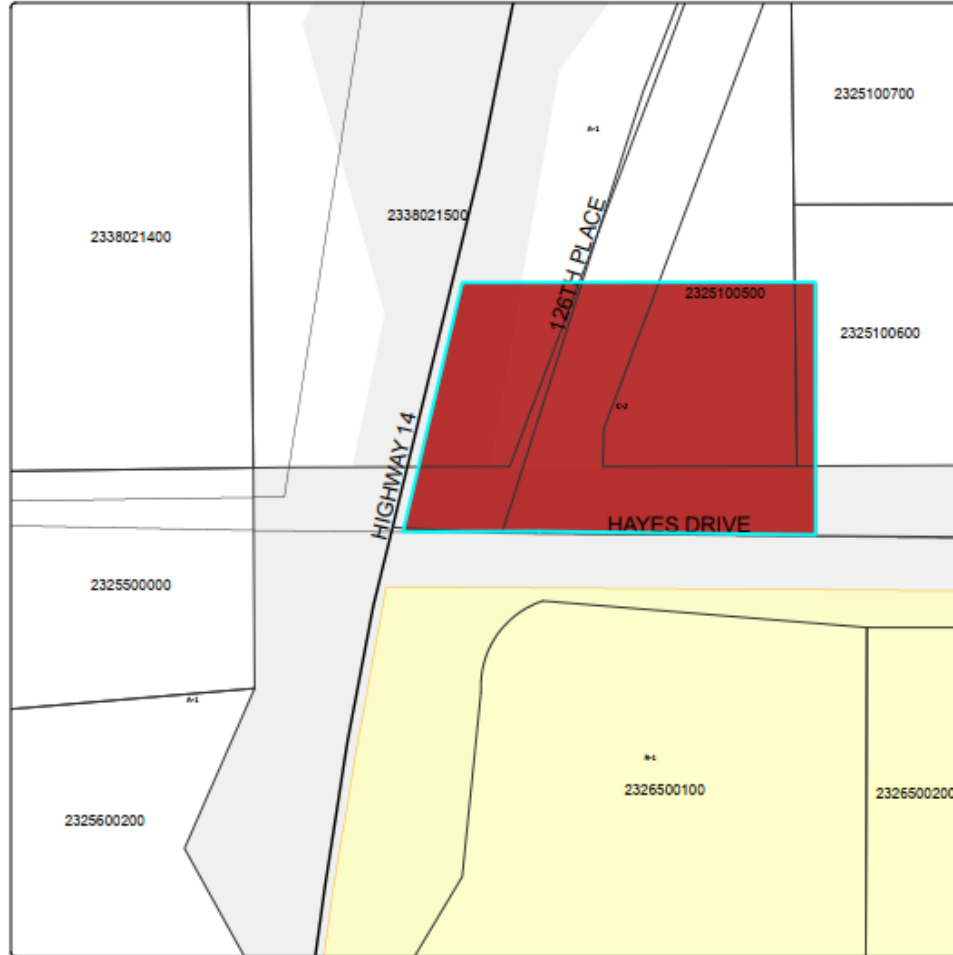
Zoning Map change **Marion County Ordinance 2023-2** – George Pilcher, owner of 1265 Hayes Dr., Knoxville is requesting the rezoning of the area described as: Approximately the South 300 feet of Parcel 2325100500 to the centerline of Hayes Dr. and also including the area shown west to Iowa Highway 14 in 12-76-20 Marion County, Iowa **from C-2; Highway Commercial to A-1; Agricultural to allow the conversion of the current building to single family residential use.**

A request is being made to waive the 2nd and 3rd readings.

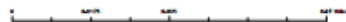
Melissa Poffenbarger
Marion County Zoning Administrator



Rezoning Request Ordinance 2023-2
George Pilcher III- 1265 Haye Dr., Knoxville
The South 300 feet of Parcel 2325100500 and
shown to the centerline of Hayes Dr. and
shown West to Highway 14 in 12-76-20, Marion County, IA.
C-2; Highway Commercial to A-1; Agricultural



Map created and designed by:
Melissa Paffenburger, Marion County Zoning
Marion County, Iowa



Date: 6/1/2023



Approximately the south 300 feet of Parcel 2325100500 and shown to the centerline of Hayes Dr.
and shown west to Iowa Highway 14 in section 12-76-20 in Marion County, Iowa.

ZONING MAP ORDINANCE NO. 2023-2

AN ORDINANCE TO AMEND THE ZONING DISTRICT MAP OF MARION COUNTY, IOWA, BY REZONING approximately the south 300 feet of Parcel 2325100500 and shown to the centerline of Hayes Dr. and shown west to Iowa Highway 14 in section 12-76-20 in Marion County, Iowa be rezoned from C-2; Highway Commercial to A-1; Agricultural.

WHEREAS, on the 16th day of May, 2023, the Zoning Commission of the County of Marion, Iowa, recommended to the Board of Supervisors that the below described property: the south 300 feet of Parcel 2325100500 and shown to the centerline of Hayes Dr. and shown west to Iowa Highway 14 in section 12-76-20 in Marion County, Iowa be rezoned from C-2; Highway Commercial to A-1; Agricultural.

WHEREAS, on the 13th day of June, 2023, after due notice and public hearing as provided by law, the Board of Supervisors now deems it reasonable and appropriate to rezone said property.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF MARION COUNTY, IOWA:

Section 1: That the Code of the County of Marion, Iowa, be and it is hereby amended by rezoning the following described property from the present **from C-2; Highway Commercial to A-1; Agricultural**:

Approximately the south 300 feet of Parcel 2325100500 and shown to the centerline of Hayes Dr. and shown west to Iowa Highway 14 in section 12-76-20 in Marion County, Iowa.

Section 2: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3: This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

PASSED AND APPROVED this 13th day of June, 2023.

Kisha Jahner, Chairman of the Board of Supervisors

First reading: _____
Second reading: _____
Third reading: _____
Publication Date: _____

ATTEST:

Jake Grandia, County Auditor



Approximately the south 300 feet of Parcel 2325100500 and shown to the centerline of Hayes Dr. and shown west to Iowa Highway 14 in section 12-76-20 in Marion County, Iowa.

5. Ordinance 2023-2:

Approve 1st reading of proposed Marion County Ordinance 2023-2 to Rezone approximately the South 300 feet of Parcel 2325100500 to the centerline of Hayes Dr. and also including the area shown west to Iowa Highway 14 in 12-76-20 Marion County, Iowa from C-2; Highway Commercial to A-1; Agricultural to allow the conversion of the current building to single family residential use.



ZONING MAP ORDINANCE NO. 2023-2

AN ORDINANCE TO AMEND THE ZONING DISTRICT MAP OF MARION COUNTY, IOWA, BY REZONING approximately the south 300 feet of Parcel 2325100500 and shown to the centerline of Hayes Dr. and shown west to Iowa Highway 14 in section 12-76-20 in Marion County, Iowa be rezoned from C-2; Highway Commercial to A-1; Agricultural.

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Approximately the south 300 feet of Parcel 2325100500 and shown to the centerline of Hayes Dr. and shown west to Iowa Highway 14 in section 12-76-20 in Marion County, Iowa.

Section 2: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3: This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

PASSED AND APPROVED this 13th day of June, 2023.

Kisha Jahner, Chairman of the Board of Supervisors

First reading: _____
Second reading: _____
Third reading: _____
Publication Date: _____

ATTEST:

Jake Grandia, County Auditor



Approximately the south 300 feet of Parcel 2325100500 and shown to the centerline of Hayes Dr. and shown west to Iowa Highway 14 in section 12-76-20 in Marion County, Iowa.

6. Ordinance 2023-2:

Waive 2nd and 3rd reading of proposed Marion County Ordinance 2023-2 and authorize final approval amending Zoning Map and ordering of final publication.



7. Public Hearing:

Proposed Marion County Ordinance 2023-3



PUBLIC HEARING
MARION COUNTY BOARD OF SUPERVISORS
June 13, 2023, AT 9A.M.
3014 E. Main St., Knoxville, IA
Marion County Office Building

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[june_13_2023_agenda](https://marioncountyiowa.gov/board_of_supervisors/meetings/june_13_2023_agenda)

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Items for Public Hearings:

Zoning Map change **Marion County Ordinance 2023-3** – Marion County has initiated the rezoning of the property owned by Sanctuary Gardens LLLP from C-A; Commercial Ag to A-1; Agricultural to comply with the Conditional Rezoning 2019-64 approved 10/8/2019. Commercial operations cease for a period of time longer than one year may result in the rezoning back to A-1 Zoning.

The property is described as: A PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 77 NORTH, RANGE 20 WEST OF THE 5TH P.M., MARION COUNTY, IOWA, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 36; THENCE NORTH 00°00'00" WEST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 36, A DISTANCE OF 1023.66 FEET; THENCE NORTH 89°55'02" WEST, 457.06 FEET; THENCE SOUTH 00°04'58" WEST, 80.00 FEET; THENCE NORTH 89°55'02" WEST, 581.49 FEET; THENCE SOUTH 04°18'03" WEST, 1103.36 FEET; THENCE SOUTH 25°38'34" EAST, 44.76 FEET; THENCE SOUTH 89°45'49" EAST, 641.96 FEET; THENCE NORTH 00°26'36" EAST, 200 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4; THENCE SOUTH 89°45'49" EAST ALONG SAID SOUTH LINE, 458.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.08 ACRES.

A request has been made to waive the 2nd and 3rd reading.

Melissa Poffenbarger
Marion County Zoning Administrator

ZONING MAP ORDINANCE NO. 2023-3

AN ORDINANCE TO AMEND THE ZONING DISTRICT MAP OF MARION COUNTY, IOWA, BY REZONING
A part of Parcel 2127200100 and part of 2127500000 described as: A PART OF THE NORTHWEST ¼ AND
THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 77 NORTH, RANGE 20 WEST OF THE 5TH P.M.,
MARION COUNTY, IOWA, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 36; THENCE NORTH 00°00'00" WEST ALONG THE EAST
LINE OF SAID NORTHWEST 1/4 OF SECTION 36, A DISTANCE OF 1023.66 FEET; THENCE NORTH
89°55'02" WEST, 457.06 FEET; THENCE SOUTH 00°04'58" WEST, 80.00 FEET; THENCE NORTH 89°55'02"
WEST, 581.49 FEET; THENCE SOUTH 04°18'03" WEST, 1103.36 FEET; THENCE SOUTH 25°38'34" EAST,
44.76 FEET; THENCE SOUTH 89°45'49" EAST, 641.96 FEET; THENCE NORTH 00°26'36" EAST, 200 FEET
TO THE SOUTH LINE OF SAID NORTHWEST 1/4; THENCE SOUTH 89°45'49" EAST ALONG SAID SOUTH
LINE, 458.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.08 ACRES **from C-A; Commercial
Ag Restricted to A-1; Agricultural.**

WHEREAS, on the 16th day of May, 2023, the Zoning Commission of the County of
Marion, Iowa, recommended to the Board of Supervisors that the below described property A part of
Parcel 2127200100 and part of 2127500000 described as: A PART OF THE NORTHWEST ¼ AND THE
SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 77 NORTH, RANGE 20 WEST OF THE 5TH P.M., MARION
COUNTY, IOWA, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 36; THENCE NORTH 00°00'00" WEST ALONG THE EAST
LINE OF SAID NORTHWEST 1/4 OF SECTION 36, A DISTANCE OF 1023.66 FEET; THENCE NORTH
89°55'02" WEST, 457.06 FEET; THENCE SOUTH 00°04'58" WEST, 80.00 FEET; THENCE NORTH 89°55'02"
WEST, 581.49 FEET; THENCE SOUTH 04°18'03" WEST, 1103.36 FEET; THENCE SOUTH 25°38'34" EAST,
44.76 FEET; THENCE SOUTH 89°45'49" EAST, 641.96 FEET; THENCE NORTH 00°26'36" EAST, 200 FEET
TO THE SOUTH LINE OF SAID NORTHWEST 1/4; THENCE SOUTH 89°45'49" EAST ALONG SAID SOUTH
LINE, 458.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.08 ACRES **from C-A; Commercial
Ag Restricted to A-1; Agricultural.**

WHEREAS, on the 13th day of June, 2023, after due notice and public hearing as
provided by law, the Board of Supervisors now deems it reasonable and appropriate to rezone said
property.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF MARION COUNTY, IOWA:

Section 1: That the Code of the County of Marion, Iowa, be and it is hereby amended by
rezone the following described property from the present **from C-A; Commercial to A-1; Agricultural:**

**A part of Parcel 2127200100 and part of 2127500000 described as: A PART OF THE NORTHWEST ¼
AND THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 77 NORTH, RANGE 20 WEST OF THE 5TH P.M.,
MARION COUNTY, IOWA, AND BEING DESCRIBED AS FOLLOWS:**

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EAST, 200 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4; THENCE SOUTH 89°45'49" EAST**

**ALONG SAID SOUTH LINE, 458.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.08 ACRES
from C-A; Commercial Ag Restricted to A-1; Agricultural.**

Section 2: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are
hereby repealed.

Section 3: This ordinance shall be in full force and effect after its passage, approval and publication
as provided by law.

PASSED AND APPROVED this 13th day of June, 2023.

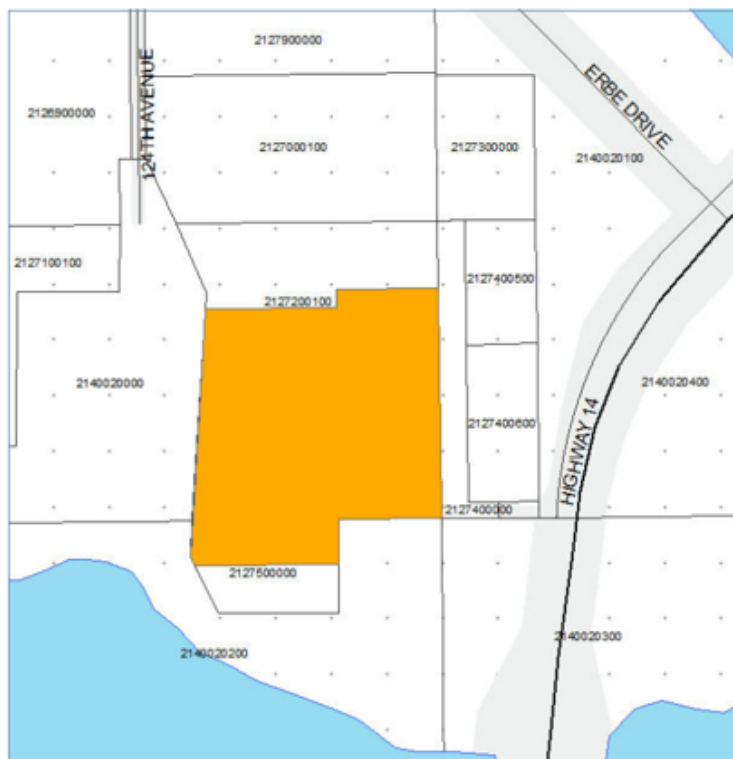
Kisha Jahner, Chairman of the Board of Supervisors

First reading: _____
Second reading: _____
Third reading: _____
Publication Date: _____

ATTEST:

Jake Grandia, County Auditor





A part of Parcel 2127200100 and part of 2127500000 described as: A PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 77 NORTH, RANGE 20 WEST OF THE 5TH P.M., MARION COUNTY, IOWA, AND BEING DESCRIBED AS FOLLOWS:
 BEGINNING AT THE CENTER OF SAID SECTION 36; THENCE NORTH 00°00'00" WEST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 36, A DISTANCE OF 1023.66 FEET; THENCE NORTH 89°55'02" WEST, 457.06 FEET; THENCE SOUTH 00°04'58" WEST, 80.00 FEET; THENCE NORTH 89°55'02" WEST, 581.49 FEET; THENCE SOUTH 04°18'03" WEST, 1103.36 FEET; THENCE SOUTH 25°38'34" EAST, 44.76 FEET; THENCE SOUTH 89°45'49" EAST, 641.96 FEET; THENCE NORTH 00°26'36" EAST, 200 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4; THENCE SOUTH 89°45'49" EAST ALONG SAID SOUTH LINE, 458.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.08 ACRES from C-A; Commercial Ag Restricted to A-1; Agricultural.

8. Ordinance 2023-3:

Approve 1st reading of proposed Marion County Ordinance 2023-3 to Amend the Zoning District Map of Marion County, Iowa, by rezoning a part of parcel 2127200100 and part of 2127500000 described as: a part of the Northwest ¼ and the Southwest 1/4 of Section 36, Township 77 North, Range 20 West of the 5th p.m., Marion County, Iowa, and being described as follows:

Beginning at the center of said Section 36; thence North 00°00'00" west along the east line of said Northwest 1/4 of Section 36, a distance of 1023.66 feet; thence North 89°55'02" West, 457.06 feet; thence South 00°04'58" West, 80.00 feet; thence North 89°55'02" West, 581.49 feet; thence South 04°18'03" West, 1103.36 feet; thence South 25°38'34" East, 44.76 feet; thence South 89°45'49" East, 641.96 feet; thence North 00°26'36" East, 200 feet to the south line of said Northwest 1/4; thence South 89°45'49" East along said south line, 458.54 feet to the point of beginning and containing 27.08 acres from C-A; Commercial Ag Restricted to A-1; Agricultural.



ZONING MAP ORDINANCE NO. 2023-3

AN ORDINANCE TO AMEND THE ZONING DISTRICT MAP OF MARION COUNTY, IOWA, BY REZONING
A part of Parcel 2127200100 and part of 2127500000 described as: A PART OF THE NORTHWEST ¼ AND
THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 77 NORTH, RANGE 20 WEST OF THE 5TH P.M.,
MARION COUNTY, IOWA, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 36; THENCE NORTH 00°00'00" WEST ALONG THE EAST
LINE OF SAID NORTHWEST 1/4 OF SECTION 36, A DISTANCE OF 1023.66 FEET; THENCE NORTH
89°55'02" WEST, 457.06 FEET; THENCE SOUTH 00°04'58" WEST, 80.00 FEET; THENCE NORTH 89°55'02"
WEST, 581.49 FEET; THENCE SOUTH 04°18'03" WEST, 1103.36 FEET; THENCE SOUTH 25°38'34" EAST,
44.76 FEET; THENCE SOUTH 89°45'49" EAST, 641.96 FEET; THENCE NORTH 00°26'36" EAST, 200 FEET
TO THE SOUTH LINE OF SAID NORTHWEST 1/4; THENCE SOUTH 89°45'49" EAST ALONG SAID SOUTH
LINE, 458.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.08 ACRES **from C-A; Commercial
Ag Restricted to A-1; Agricultural.**

WHEREAS, on the 16th day of May, 2023, the Zoning Commission of the County of
Marion, Iowa, recommended to the Board of Supervisors that the below described property A part of
Parcel 2127200100 and part of 2127500000 described as: A PART OF THE NORTHWEST ¼ AND THE
SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 77 NORTH, RANGE 20 WEST OF THE 5TH P.M., MARION
COUNTY, IOWA, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 36; THENCE NORTH 00°00'00" WEST ALONG THE EAST
LINE OF SAID NORTHWEST 1/4 OF SECTION 36, A DISTANCE OF 1023.66 FEET; THENCE NORTH
89°55'02" WEST, 457.06 FEET; THENCE SOUTH 00°04'58" WEST, 80.00 FEET; THENCE NORTH 89°55'02"
WEST, 581.49 FEET; THENCE SOUTH 04°18'03" WEST, 1103.36 FEET; THENCE SOUTH 25°38'34" EAST,
44.76 FEET; THENCE SOUTH 89°45'49" EAST, 641.96 FEET; THENCE NORTH 00°26'36" EAST, 200 FEET
TO THE SOUTH LINE OF SAID NORTHWEST 1/4; THENCE SOUTH 89°45'49" EAST ALONG SAID SOUTH
LINE, 458.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.08 ACRES **from C-A; Commercial
Ag Restricted to A-1; Agricultural.**

WHEREAS, on the 13th day of June, 2023, after due notice and public hearing as
provided by law, the Board of Supervisors now deems it reasonable and appropriate to rezone said
property.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF MARION COUNTY, IOWA:

Section 1: That the Code of the County of Marion, Iowa, be and it is hereby amended by
rezone the following described property from the present **from C-A; Commercial to A-1; Agricultural:**

A part of Parcel 2127200100 and part of 2127500000 described as: A PART OF THE NORTHWEST ¼
AND THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 77 NORTH, RANGE 20 WEST OF THE 5TH P.M.,
MARION COUNTY, IOWA, AND BEING DESCRIBED AS FOLLOWS:
BEGINNING AT THE CENTER OF SAID SECTION 36; THENCE NORTH 00°00'00" WEST ALONG THE EAST
LINE OF SAID NORTHWEST 1/4 OF SECTION 36, A DISTANCE OF 1023.66 FEET; THENCE NORTH
89°55'02" WEST, 457.06 FEET; THENCE SOUTH 00°04'58" WEST, 80.00 FEET; THENCE NORTH
89°55'02" WEST, 581.49 FEET; THENCE SOUTH 04°18'03" WEST, 1103.36 FEET; THENCE SOUTH
25°38'34" EAST, 44.76 FEET; THENCE SOUTH 89°45'49" EAST, 641.96 FEET; THENCE NORTH 00°26'36"
EAST, 200 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4; THENCE SOUTH 89°45'49" EAST

**ALONG SAID SOUTH LINE, 458.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.08 ACRES
from C-A; Commercial Ag Restricted to A-1; Agricultural.**

Section 2: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are
hereby repealed.

Section 3: This ordinance shall be in full force and effect after its passage, approval and publication
as provided by law.

PASSED AND APPROVED this 13th day of June, 2023.

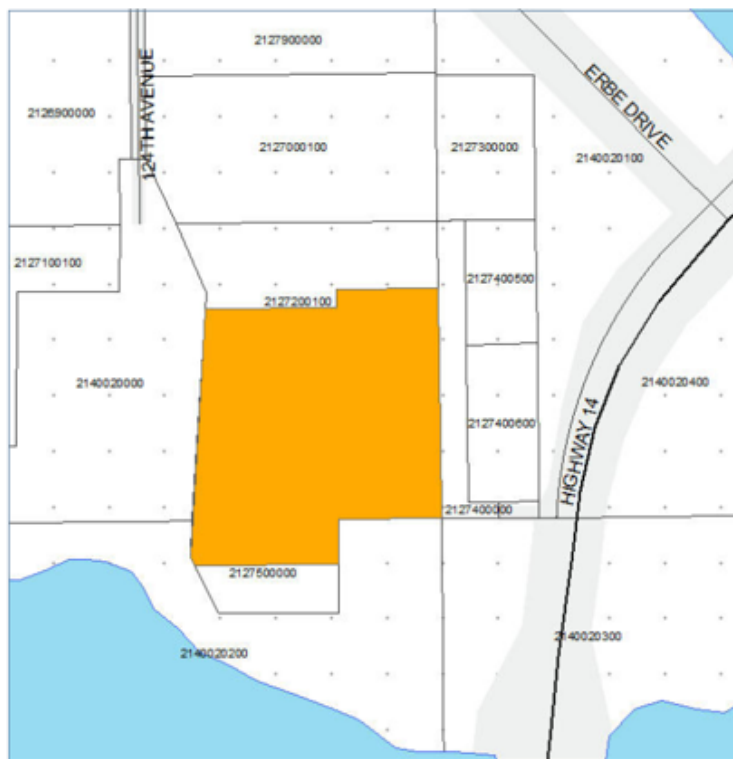
Kisha Jahner, Chairman of the Board of Supervisors

First reading: _____
Second reading: _____
Third reading: _____
Publication Date: _____

ATTEST:

Jake Grandia, County Auditor





A part of Parcel 2127200100 and part of 2127500000 described as: A PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 77 NORTH, RANGE 20 WEST OF THE 5TH P.M., MARION COUNTY, IOWA, AND BEING DESCRIBED AS FOLLOWS:
 BEGINNING AT THE CENTER OF SAID SECTION 36; THENCE NORTH 00°00'00" WEST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 36, A DISTANCE OF 1023.66 FEET; THENCE NORTH 89°55'02" WEST, 457.06 FEET; THENCE SOUTH 00°04'58" WEST, 80.00 FEET; THENCE NORTH 89°55'02" WEST, 581.49 FEET; THENCE SOUTH 04°18'03" WEST, 1103.36 FEET; THENCE SOUTH 25°38'34" EAST, 44.76 FEET; THENCE SOUTH 89°45'49" EAST, 641.96 FEET; THENCE NORTH 00°26'36" EAST, 200 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4; THENCE SOUTH 89°45'49" EAST ALONG SAID SOUTH LINE, 458.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.08 ACRES from C-A; Commercial Ag Restricted to A-1; Agricultural.

9. Ordinance 2023-3:

Waive 2nd and 3rd reading of proposed Marion County Ordinance 2023-3 and Authorize Final Approval Amending Zoning Map and Ordering of Final Publication.



10. Public Hearing:

Proposed relocation of Anhydrous Ammonia Tank

- Agriland FS
- 1166 Quaker Dr., Knoxville, Iowa.



**Marion County Board of Supervisors
Public Hearing
June 13, 2023, at 9:00A.M.
3014 E. Main Street, Knoxville, IA**

Notice of Public Hearing for Agriland FS Anhydrous Ammonia Expansion

NOTICE IS HEREBY GIVEN that there will be a Public Hearing for the relocation of an Anhydrous Ammonia Tank at Agriland FS located at 1166 Quaker Dr., Knoxville, Iowa. (Parcel 0685202000 – Parcel D of the W3/4 of all that part of the North 528 feet of the NE1/4 of the SE1/4 lying North and West of the centerline of Iowa Highway 14 in Section 35, Township 75, Range 20 West in Marion County, IA). The Public Hearing will be held at Marion County Office Building at 3014 E. Main St., Knoxville, IA at 9a.m. on June 13, 2023, during the regular Board of Supervisors Meeting.

NOTICE IS FURTHER GIVEN that at said time and place any interested person may appear and be heard. Members of the public may also submit written comments on this matter by U.S. Mail to the Marion County Board of Supervisors, 214 E. Main St., Knoxville, IA 50138.

This meeting will be open to in-person attendance and Agriland FS will have a representative at the meeting to answer any questions.

The link to the electronic Zoom meeting will be on the current agenda available on the https://marioncountyiowa.gov/board_of_supervisors/meetings/ June 13, 2023, agenda

Marion County Board of Supervisors
Marion County, Iowa



11. Discussion/action:

Relocation of Anhydrous Ammonia Tank

- Agriland FS
- 1166 Quaker Dr., Knoxville, IA 50138

12. Resolution 2023-64:

Fiscal Year 2022-2023 General Fund to Capital Improvement Fund Transfer

RESOLUTION 2023-64

WHEREAS the Marion County Board of Supervisors approved the Marion County Budget for the fiscal year 2022-2023, and,

WHEREAS the Marion County Board of Supervisors approved the transfer of up to \$167,000.00 from General Basic Fund (01000) to the Capital Improvements Fund under the fiscal year 2022-2023 budget, and,

WHEREAS ACCORDING TO chapter 331.432 of the Code of Iowa, the Board of Supervisors must approve the actual transfers,

THEREFORE, BE IT RESOLVED that the transfer of \$_____ from General Basic Fund to the Capital Improvement Fund be approved by the Marion County Board of Supervisors for the fiscal year of 2022-2023, and,

BE IT FURTHER RESOLVED that the Auditor and Treasurer be instructed to make the said transfer in a timely fashion.

June 13, 2023

Moved _____

Seconded _____

Ayes _____



13. Appointment:

Marion County Veteran's Affairs Commission
- Jodi Marti – Term 7/1/2023 - 6/30/2026

7 Veterans Affairs Board (3 yr. Term)	Marti, Jodi	6/30/2023
3 Veterans Affairs Board (3 yr. Term)	Van Zee, Al	6/30/2024
9 Veterans Affairs Board (3 yr. Term)	Froyen, Curtis J	6/30/2025
0 Appointed @ BOS 3 yr term		



MARION COUNTY COMMISSION OF VETERANS AFFAIRS
COURTHOUSE, 210 E. MAIN STREET
KNOXVILLE, IA 50138

Date: June 1, 2023

To: County Board of Supervisors
Marion County

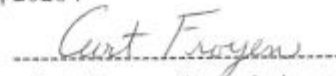
Thur: Auditor
To: BOS

From: MCCVA

We the undersigned of the said Commission, with the approval of the Marion County Board of supervisors, would like to have , Jodi Marti, Knoxville, Iowa re- appointed to the Commission of Veteran Affairs for the period beginning Jul 1, 2023 through June 30, 2026 .



Al VanZee, Commissioner



Curt Froyen, Commissioner

Prepared by:  Executive Director
Michael L. Kuhn, CVSO

Date signed: MAY 17 2023

The Board of Supervisors of Marion County approve the appointment of Jodi Marti to the Marion County Commission of veteran Affairs, beginning on Jul 2023 through June 30, 2026.

Mark Raymie, _____ Date signed _____

Steve McCombs _____

Kisha Jahner, chair _____



14. Re-appointment:

City of Pella Library Board of Trustee – Marion County Representative
- Kristi Leonard – term 7/1/2023 – 6/30/2026



15. Discussion/action:

- Marion County Property
104 S. 6th St., Knoxville, IA and
Department of Health and Human Services Lease



Marion County Board of Supervisors
3014 E Main St
Knoxville IA 50138

WEB: marioncountyiowa.gov

Kisha Jahner, Chair
Mark Raymie
Steve Mc Combs

June 13, 2023

Iowa Department of Administrative Services
Space Management and Leasing Division
109 SE 13th Street
Des Moines, IA 50319

Iowa Department of Human Services
Division of Case Management
400 SW 8th Street, Suite Q
Des Moines, IA 50309

DAS and DHHS:

Subject: Leased office space 104 South 6th Street, Knoxville, IA 50138

This correspondence is to serve notice that Marion County intends to not renew the current lease of the above-mentioned premises. The current lease is set to expire on September 30, 2023. Please feel free to contact Marion County should your departments wish to discuss this matter further. Thank you.

Sincerely,

|
Kisha Jahner
Marion County Board of Supervisor

16. Resolution 2023-62:

- Iowa DOT Agreement Addendum 2023-C-088 for Hwy 163 Sideroad
Project HSIPX-163-3(060)-3L-63

RESOLUTION NO. 2023-62

WHEREAS, an Agreement is to be entered into by and between the Iowa Department of Transportation, hereinafter designated the "DOT", and Marion County, Iowa, a Local Public Agency, hereafter designated the "LPA" in accordance with Iowa CODE Chapters 28E, 306, 306A and 313.4 as applicable;

WHEREAS, the DOT proposes to establish or make improvements to Iowa 163 within Marion County, Iowa; and

WHEREAS, the DOT and the LPA are willing to jointly participate in said project, in the manner hereinafter provided; and

WHEREAS, this Agreement reflects the current concept of this project which is subject to modification by mutual agreement between the LPA and the DOT; and

NOW THEREFORE, BE IT RESOLVED, the Marion County Board of Supervisors approve and enter into Agreement No. 2023-C-088 for DOT Project No. HSIPX-163-3(060)—3L-63 for the eight-inch paving of granular secondary road approaches adjacent to Iowa 163 and as defined in said Agreement.

Adopted this _____ day of June, 2023



January 2023

IOWA DEPARTMENT OF TRANSPORTATION
Preconstruction Agreement
For Primary Road Project

County	Marion
Project No.	HSIPX-163-3(060)--3L-63
Iowa DOT	
Agreement No.	2023-C-088
Staff Action No.	

This Agreement, is entered into by and between the Iowa Department of Transportation, hereinafter designated "DOT," and Marion County, Iowa, a Local Public Agency, hereinafter designated "LPA," in accordance with Iowa Code Chapters 28E, 306, 306A and 313.4 as applicable;

The DOT proposes to establish or make improvements to Iowa 163 within Marion County, Iowa; and

The DOT and the LPA are willing to jointly participate in said project, in the manner hereafter provided; and

This Agreement reflects the current concept of this project which is subject to modification by mutual agreement between the LPA and the DOT; and

Therefore, it is agreed as follows:

1. Project Information

- The DOT shall design, let, and inspect construction of the following described project in accordance with the project plans and DOT standard specifications:
 - Hot Mix Asphalt (HMA) paved shoulders on Iowa 163 from east of city limits in Otley to west of city limits in Pella.
- Upon completion of construction, the LPA agrees to retain ownership and jurisdiction of the following referenced improvements as identified below. The LPA shall also assume responsibility for all future maintenance operations associated therewith, all at no additional expense or obligation to the DOT:
 - 8 inch thick Hot Mix Asphalt Paved fillets shall be constructed at the following locations (see Exhibit A):
 - County Dubuque Drive south side of Iowa 163
 - 167th Place south side of Iowa 163
 - Elk Horn Drive south side of Iowa 163
 - 190th Avenue south side of Iowa 163
 - 180th Avenue south side of Iowa 163
 - 180th Avenue north side of Iowa 163
 - 195th Avenue north side of Iowa 163
 - 198th Avenue north side of Iowa 163
- Paving of granular secondary road approaches beyond 10 feet from the edge of the primary road pavement shall be 100% LPA cost based on the estimated quantities as shown on Exhibit B.

2. Project Costs

- The LPA shall reimburse the DOT for its share of the project costs estimated at \$164,000, as shown in Exhibit B. LPA reimbursement shall be made in two (2) equal yearly installments of approximately

2023-C-088_MarionCo.docx

1

County: Marion

Project: HSIPX-163-3(060)--3L-63

PIN: 23-63-163-020

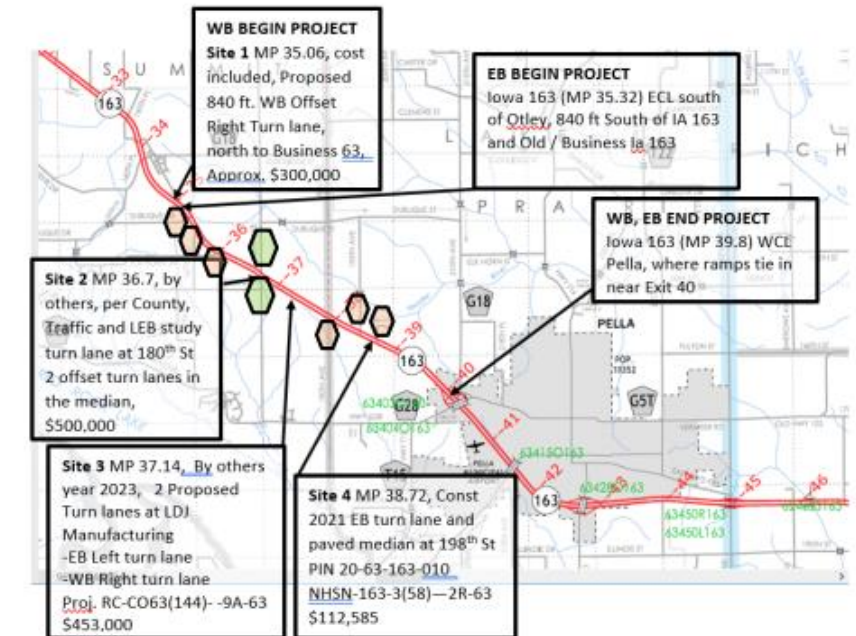
Iowa 163, Marion Paved Shoulders: ECL Otley (MP 35.06) to WCL Pella (MP 39.8)



Non Farm to Market side roads (6): Dubuque Dr. Rt. MP 35.34, 167th Pl Rt. MP 35.61, Elk Horn Dr Rt. MP 36.0, 190th Ave. Rt. MP 37.93, 195th Ave. Lt. MP 38.46, 198th Ave. Lt. MP 38.74



Farm to Market side roads (2): 180th Ave. Rt and Lt. MP 38.71



2023-C-088_MarionCo

EXHIBIT A

17. Discussion/action:

- Road Department Junction Hwy 92 Project Schedule and Funding Update





MARION COUNTY ROAD DEPARTMENT

Tyler Christian, P.E.
County Engineer
tchristian@marioncountyiowa.gov

402 Willetts Drive
Knoxville, IA 50138
Ph. 641-828-2225

Memorandum

To: Marion County Supervisors
From: Tyler R. Christian
cc: Jake Grandia, Lisa Seddon
Date: Friday, June 09, 2023
Subject: Junction 92 Project Schedule and Budget Update

Funding Request:

- \$1M additional from Fund 01-General Fund for FY '24
- \$1M additional from Fund 29-LOST for FY '24
- \$625k additional from Fund 29-LOST for FY '25
- Formal allocation/authorization on June 27 BOS meeting via resolution w/ concurrence.

Funding – Order of Preference of Expenditure

(Green=Funded for FY '24, Orange=Requested for FY '24, Blue=Requested for FY '25)

- Fund 1008-ARPA - \$1.5M
- Fund 29-LOST - \$1.5M
- Budgeted Fund 20-Secondary Road Fund - \$1M
- Budgeted Fund 01-General Fund - \$0.5M
- Amended Budget Fund 01 General Fund to Current Allocation - \$0.5M
- Additional Fund 29-LOST Allocation - \$1M
- Additional Fund 01-Allocation - \$1M
- Property Sale Fund 01-General Fund Pass-through - \$375k
- Additional Fund 29-LOST Allocation - \$625k
- Additional Fund 20-Secondary Road Fund Allocation - \$750k

Total Outlay by Fund:

- LOST (Fund 29) - \$3.125M
- General Fund (Fund 01) - \$2.375M, net of \$2M
- ARPA (Fund 01008) - \$1.5M
- Secondary Road Fund (Fund 20) - \$1.75M (plus pre-FY '23 expenses)

Fund Balance Implications by Fund:

	<u>FY '24</u>	<u>FY '25</u>
• ARPA (Fund 01008)	\$0	
• LOST (Fund 29) =	\$27,393	\$202,393
• General Fund (Fund 01)	\$5.05M	\$4.61M (0% Rev/5% Exp.)
	\$5.05M	\$5.01M (3% Rev/5% Exp.)
• Secondary Road Fund (Fund 20)	\$2.1M	\$1.35M

Project Schedule:

- May
 - Met onsite with crews to discuss the overall layout, maneuverable space, building separation, etc. Feedback was good and very helpful.
 - Sent final site grading to Garden & Associates for 3D modeling and final sizing of storm detention basins for compliance with the ordinance.
 - Discussed project schedule with Architect design team to get the project ready for bid letting and for internal review.
 - 95% Construction Document plan set received by Road Department for review.
- June:
 - Site grading and detention basin design complete and off to the contractor for final work prior to commencing vertical construction.
 - 95% Construction document plan set review by Road Department
 - Secure funding to proceed with project.
 - Finalization of owner supplied equipment and possible purchasing of equipment
 - Utilizing bulk procurement methods via approved 3rd party organizations and the State of Iowa DAS.
- July
 - FRK Architects finalize construction documents and prepare for bidding.
 - Road Department purchase owner supplied equipment & fuel island
 - Site Grading initiated.
- August
 - Site Grading complete
 - Construction Documents issued for bidding/advertised.
 - Marion County staff installs storm sewer/culverts
 - Marion County coordinates site utilities (ongoing)
- September
 - Bid/Public Hearing/Award
 - Contracts/Bonds/Shop Drawing submittals begin
- October
 - Best case scenario – construction initiated on Main Shop building
- October 2023-October 2024
 - Construction
- November 2024
 - Punch List
- December 2024
 - Owner Occupy

18. Discussion/action:

- Road Department Employee Incentive Policy



19. Resolution 2023-65:

Fix 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 Thereof.



RESOLUTION NO. 2023-65

RESOLUTION 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 THEREOF

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 contemplates that the Developer, the City, and the Iowa Department of Transportation will enter into a separate agreement under Revitalize Iowa's Sound Economy RISE program, pursuant to which the City would receive a RISE grant to help finance the Infrastructure Improvements; and



WHEREAS, the Agreement also provides that the City and the Iowa Department of Transportation will enter into a separate agreement under the Traffic Safety Improvement Program, pursuant to which the City would receive a TSIP grant to help finance the Infrastructure Improvements; and

WHEREAS, 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; 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:

Section 1. That this Board meet in the Board Conference Room, 3014 East Main Street, Knoxville, Iowa, at 9:00 A.M. on June 27, 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.

Section 2. 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.

Section 3. 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 June 27, 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.

The Agreement contemplates that the Developer, the City, and the Iowa Department of Transportation will enter into a separate agreement under Revitalize Iowa's Sound Economy RISE program, pursuant to which the City would receive a RISE grant to help finance the Infrastructure Improvements.

The Agreement also provides that the City and the Iowa Department of Transportation will enter into a separate agreement under the Traffic Safety Improvement Program, pursuant to which the City would receive a TSIP grant to help finance the Infrastructure Improvements.

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 County Auditor, Courthouse, Marion, 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. 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 [redacted] day of [redacted], 2023.

County Auditor, Marion County in the State of
Iowa

(End of Notice)

PASSED AND APPROVED this 13th day of June, 2023.

Chairperson, Board of Supervisors

ATTEST:

County Auditor

20. Board of Supervisor Updates



21. Closed Session

- a. Authorize: Closed Session pursuant to Iowa Code Chapter 21.5(1)(c)
- b. Reconvene from Closed Session
- c. Action as necessary from Closed Session



22. Closed Session

- a. Authorize: Closed Session pursuant to Iowa Code Chapter 21.5(1)(j)
- b. Reconvene from Closed Session
- c. Action as necessary from Closed Session



VII. BOARD OF SUPERVISOR ADJOURNMENT

