

## August 17, 2015

The Mahaska County Board of Supervisors met in regular session on the above date at 9:00 a.m. in the third floor conference room of the Mahaska County courthouse. Present were the following board members: Chairman ó Mark Doland; Vice chairman ó Henry VanWeelden; Member ó Mike Vander Molen. Also present were Ken Allsup, Osky News; Emery Songer, KBOE; Jason Madison, Eduardo Zamarripa, CRI; Dave Sedivec, Mahaska County Conservation Director; Dave Shanahan, County Engineer; Heather Gross, Mid-Iowa Behavioral Health; Connie Van Polen, Deputy Treasurer; Brian Knudtson, GIS; Marquette Huffman, 8<sup>th</sup> District MH Advocate; Paul Swenson; Andrew Jensen; Craig Schoenfeld; Lonny Leitner; and Susan Brown, Mahaska County Auditor.

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

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

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

It was moved by Vander Molen seconded by VanWeelden to approve minutes from August 3<sup>rd</sup> and 10<sup>th</sup> meeting. All present voted aye. Motion carried.

It was moved by VanWeelden seconded by Vander Molen to approve bills for July in the amount of \$1,427,020.94. All present voted aye. Motion carried.

Supervisor Doland proposed implementing an employee assistance program. He presented information from two providers. The board will consider when creating the new fiscal year budget.

It was moved by Doland seconded by VanWeelden to appoint Marquette Huffman as Mahaska County mental health advocate. Changes that were signed into law in April 2015 to Iowa Code Section 229 requires the board of supervisors of each county appoint an advocate. Previously this was done by Chief Judge of the judicial district. All present voted aye. Motion carried.

It was moved by Vander Molen seconded by VanWeelden to approve abatement of taxes (payable FY 15/16) on an ag dwelling mobile home (Parcel #10-29-300-007) in the amount of \$6.00. All present voted aye. Motion carried.

It was moved by VanWeelden seconded by Vander Molen to authorize chairman to sign contract for secondary road project BROS-CO62(89)ó 5F-62 (Cordova Ave Bridge). 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. 2015-08-24

RESOLUTION FIXING DATE FOR A PUBLIC HEARING ON  
THE PROPOSAL TO ENTER INTO A DEVELOPMENT  
AGREEMENT WITH THE WELDERS SHIELD LLC AND  
CO-LINE WELDING, INC., AND PROVIDING FOR  
PUBLICATION OF NOTICE THEREOF

WHEREAS, by Resolution No. 2015-06-19, adopted June 15, 2015, 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 Northwest Urban Renewal Plan (the "Plan") for the Northwest Urban Renewal Area (the "Urban Renewal Area" or "Area") described therein, which Plan is on file in the office of the Recorder of Mahaska County; 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 has received a proposal from The Welders Shield LLC (the "Developer"), in the form of a proposed Development Agreement (the "Agreement") by and among the County, the Developer, and Co-Line Welding, Inc. (the "Tenant") 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 Northwest Urban Renewal Area as defined and legally described in the Agreement and consisting of the construction of a 120,000 square foot addition to the existing south factory building to be used for factory and warehouse space, as well as a training facility, together with all related site improvements, as outlined in the proposed Development Agreement; and

WHEREAS, the Agreement further proposes that the County will make up to fifteen (15) consecutive annual payments of Economic Development Grants to Developer consisting of 100% of the Tax Increments pursuant to Iowa Code Section 403.19 and generated by the construction of the Minimum Improvements, the cumulative total for all such payments not to exceed the lesser of \$991,000, or the amount accrued under the formula outlined in the proposed Development Agreement, under the terms and following satisfaction of the conditions set forth in the Agreement; and

WHEREAS, one of the obligations of the Tenant relates to employment retention and/or creation; and

WHEREAS, Iowa Code Chapters 15A and 403 (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 of the Iowa Code, 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) of the 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 MAHASKA COUNTY IN THE STATE OF IOWA:

Article I. That this Board meet in the 3rd floor conference room, Courthouse, 106 South 1st Street, Oskaloosa, Iowa, at 9:00 A.M. on September 8, 2015, for the purpose of taking action on the matter of the proposal to enter into a Development Agreement with The Welders Shield LLC and Co-Line Welding, Inc.

Article II. 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.

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

NOTICE OF PUBLIC HEARING OF THE BOARD OF  
SUPERVISORS OF MAHASKA COUNTY IN THE STATE OF  
IOWA, ON THE MATTER OF THE PROPOSAL TO ENTER  
INTO A DEVELOPMENT AGREEMENT WITH THE  
WELDERS SHIELD LLC AND CO-LINE WELDING, INC.,  
AND THE HEARING THEREON

PUBLIC NOTICE is hereby given that the Board of Mahaska County in the State of Iowa, will hold a public hearing on September 8, 2015, at 9:00 A.M. in the 3rd floor conference room, Courthouse, 106 South 1st Street, Oskaloosa, Iowa, at which meeting the Board proposes to take action on the proposal to enter into a Development Agreement (the "Agreement") with The Welders Shield LLC (the "Developer") and Co-Line Welding, Inc. (the "Tenant").

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

Agreement, consisting of the construction of a 120,000 square foot addition to the existing south factory building to be used for factory and warehouse space, as well as a training facility, together with all related site improvements, under the terms and following satisfaction of the conditions set forth in the Agreement. One of the obligations of Tenant relates to employment retention and/or creation.

The Agreement would further obligate the County to make up to fifteen (15) consecutive annual payments of Economic Development Grants to Developer consisting of 100% of the Tax Increments pursuant to the Iowa Code Section 403.19 and generated by the construction of the Minimum Improvements, the cumulative total for all such payments not to exceed the lesser of \$991,000, or the amount accrued under the formula outlined in the proposed Development Agreement, under the terms and following satisfaction of the conditions set forth in the Agreement.

A copy of the Agreement is on file for public inspection during regular business hours in the office of the County Auditor, Courthouse, Oskaloosa, 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 Mahaska County in the State of Iowa, as provided by Sections 331.301(5) and 331.305 of the Code of Iowa.

Dated this 17th day of August, 2015.

s/Susan L. Brown  
County Auditor, Mahaska County in the State of Iowa

PASSED AND APPROVED this 17th day of August, 2015.

s/Mark Doland  
Chairperson, Board of Supervisors

ATTEST:  
s/Susan L. Brown  
County Auditor

It was moved by Vander Molen seconded by VanWeelden to approve easement agreement with City of Oskaloosa for Sanitary & Storm Sewer improvement project involving county property along North E St in Oskaloosa. All present voted aye. Motion carried.

The hearing on the appeal regarding discontinuance of the Mid Iowa Behavioral Health Region is set for Friday, August 21, 2015.

Supervisor Vander Molen submitted for discussion the possibility of a county administrator for Mahaska County. Members will survey constituents and discuss again at a later date.

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

Committee reports: Supervisor Doland reported the Mahaska County Solid Waste Commission was not interested in having the Hazardous Material Collection Site located at the landfill.

Public comments: Board wanted to clarify that the county had contributed \$1250 toward Old White Cemetery paving project. County was not funding the entire project and had only been asked to fund \$2500 in total. A recent article in the Herald had made these details unclear.

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

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

Susan L. Brown  
Mahaska County Auditor

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Mark Doland  
Mahaska County Board of Supervisors