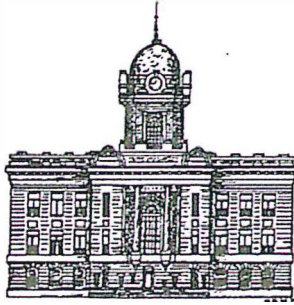


Jasper County, Iowa

Denny Carpenter

Doug Cupples

Brandon Talsma



Board of Supervisors

Courthouse

PO Box 944

Newton IA 50208

Phone 641-792-7016

Fax 641-792-1053

JASPER COUNTY BOARD OF SUPERVISORS MEETING AGENDA

www.jasperia.org

February 23, 2021

9:30 a.m.

Pledge of Allegiance



You may still physically attend the Jasper County Supervisors Meeting, as the County will continue to follow the COVID-19 Guidelines for social distancing. However, you may also attend the meeting by joining us via "Live Stream" at <https://jasper.zoom.us/j/97699861645>. Please use the **MEETING ID: 976 9986 1645**. You may also dial in at +1- 312-626-6799, using the same meeting ID.

- Item 1 Buildings & Grounds – Adam Sparks**
 - a) Jail Shower Inserts
 - b) L.E.C. Professional Services Proposal
 - c) L.E.C. Preventative Maintenance Renewal Agreement
- Item 2 County Attorney – Scott Nicholson**
 - a) Software Switch for County Attorney Office
- Item 3 ISG Field Services – Tiffany Kruizenga**
- Item 4 Approval of 2020 Publication Gross Wages**
- Item 5 Community Development – Kevin Luetters**
 - a) Iowa Chapter 657A Abandoned or Unsafe Buildings - 11058 W 131st S, Prairie City
 - b) Westwood Golf Course Urban Renewal Area
- Item 6 Approval of Board of Supervisors minutes for 02/16/21**

PUBLIC INPUT & COMMENTS

- Item 7 Closed Session requested by Dennis Simon in accordance with Iowa Code 21.5(c) "To discuss strategy with legal counsel in matters that are presently in litigation or where litigation is imminent..."**
- Item 8 Employee Evaluation: Kelli Van Manen, Elderly Nutrition**



BROOKER CORPORATION

PLUMBING, HEATING & AIR CONDITIONING
200 N. 8TH AVE. E.
P.O. BOX 1022
NEWTON, IOWA 50208
PHONE: 641-792-2387 FAX: 641-792-4748
www.brookermech.com

Item #1A
February 23, 2021



September 3, 2020

Jasper County

Attn: Adam Sparks

RE: Shower Inserts

Provide and install stainless steel shower stalls as manufactured by Schebler Fabrication. Approximate dimensions to be 36 x36 96 with wall flange. Existing valves and controls to be reused.

Total Cost for this work	\$ 7,000.00 each	x 11 =	\$ 77,000
To include bench seats & grab bars	Add... \$ 900.00 per unit	x 7 =	\$ 6,300

Total = \$ 83,300

Pricing is for the 11 remaining units, of which 7 are ADA and 4 bare. If all 11 are accepted, first unit will be replaced with updated version at no cost.

Quote valid for 30-days.

If you have any questions, please contact our office.

Sincerely,
Doug Cook
Brooker Corporation



February 5, 2021

Adam Sparks, Maintenance Supervisor
Jasper County
Jasper County Courthouse
101 1st Street N
Newton, IA 50208

Re: Jasper County Jail Re-Lighting – Professional Services Proposal
BBS Project #: 21004

Mr. Adam Sparks & Board of Supervisors

Per your request, enclosed please find our professional services fee proposal associated with the Jasper County Jail Re-Lighting project as discussed during our tour of the jail on January 28, 2021.

The scope of work includes development of bid documents to upgrade to LED lighting. Including replacement of every fixture except downlights, detention-grade troffers, and exterior wall packs / poles and adding occupancy sensors to non-secure areas that do not already have occupancy sensors. Fixtures that are not replaced, will have lamps updated to LED. Review of return air distribution and recommendation for louver locations is also included.

Based upon initial review of fixture quantities and controls required, we anticipate the construction cost to be in the range of \$140,000-\$180,000 for the scope listed above. There are opportunities to reduce this cost if more fixtures are re-lamped rather than replaced.

Our services include the development of contract documents for public bid, construction administration and review as well as review of closeout documents. Our proposed fee to complete the above noted services is a fixed-fee of: **\$19,600**. This fee will be billed monthly in proportion to services performed, in accordance with the terms of our Master Services agreement dated; March 5, 2020.

If you are in agreement with this proposal, BBS will forward a B221-Service Order for this scope of work to be executed.

Thanks for the opportunity to continue partnering with Jasper County. We are happy to discuss any questions you may have.

Sincerely,

BBS Architects | Engineers

A handwritten signature in black ink that reads 'Matthew A. Cole'.

Matthew A. Cole, AIA
Architect | Partner

Cc: File





THE WALDINGER CORPORATION

*Over 100 Years of Excellence-
People, Process, Productivity*

PLANNED MAINTENANCE RENEWAL NOTIFICATION

Jasper County E911 Radio Towers
910 N 11th Ave E
Newton, IA 50208

RE: Planned Maintenance Renewal: Effective March 01, 2021 through February 28, 2022

Service Location:	910 N 11 th Ave E	14140 Hwy 6 E
	Newton, IA 50208	Grinnell, Iowa 50112

Thank you for the opportunity to provide planned maintenance over the past year. As your trusted partner The Waldinger Corporation is committed to working with you to ensure we meet all of your mechanical service requirements.

We are pleased to offer continued service on all covered equipment over the next 12 months, effective March 01.

Your annual renewal prices are as listed, \$3,523.00 Annually.

This agreement also gives you priority over non-agreement customers when you require emergency service. Additionally, all work we perform with the agreement in place will be at preferred labor rates.

We appreciate your continued and long-term confidence in our partnership. If there is anything, we can do to improve our service, please don't hesitate to contact me at your earliest convenience.

Thank you,

Jeremiah Long / Business Development
The Waldinger Corporation
office 515.558.9567 / mobile 515.729.2814 jeremiah.long@waldinger.com
Over 100 Years of Excellence – People, Process, Productivity

Jasper County 2020 Gross Wages

<u>Employee Name</u>	<u>Wages</u>	<u>Employee Name</u>	<u>Wages</u>	<u>Employee Name</u>	<u>Wages</u>
Aldrich, Brenda	57,762.00	Gary, Melissa	36,388.48	Nolin, Craig	50,317.05
Aldrich, Nicholas	79,443.94	Gilmore, Anita	261.85	Nolin, Michael	25.00
Allan, Denise	78,621.55	Gonzalez, Marcos	39,669.99	Nore, Sean	248.70
Alleger, Stacie	71.00	Gorsuch, Michael	338.70	Norman, Jerad	56,170.15
Anderson, Dale	405.68	Gragg, Terry	55,858.14	Northrup, Jon	50.00
Anderson, Miles	240.00	Graham, David	52,155.81	Ohmstede, Janelle	240.00
Anderson, Wendy	258.65	Gregerson, Janice	265.30	Oldsen, Gregory	54,205.45
Arnaud, Ashten	27,697.03	Griggs, Sherry	354.00	Oleson, Josiah	6,392.00
Arnold, Anita	8,703.80	Groves, Aaron	90,666.83	Olson, Pamela	28,550.06
Arrowood, Brad	52,679.20	Gunsaulus, Michael	79,326.19	Osborn, Tate	3,609.38
Arrowood, Jacob	39,986.57	Guthrie, Leyna	33,935.42	Otto, Noreen	375.00
Arrowood, Teresa	65,298.14	Guy, Michael	50.00	Parrott, Dennis	76,821.55
Balmer, Michael	1,639.24	Guy, Rhonda	50.00	Parsons, Kay	316.00
Baltisberger, Paula	11,730.34	Guy, Summer	46,215.30	Patterson, Mark	2,234.13
Bancroft, Jordan	216.00	Hackathorn, Adam	40,478.71	Penton, Maria	1,902.00
Barker, John	29,681.53	Hackert, Jerry	50.00	Peters, David	100.00
Barnett, Wyatt	25.00	Halferty, Jacob	2,109.75	Petted, Carlyn	36,363.19
Barr, Dale	55,983.15	Halferty, John	117,781.14	Pickett, Alvin	57,183.99
Barton, Jason	56,636.31	Hanna, Michael	6,494.82	Pietrack, Nicholas	73,021.92
Batthey, Cara	240.00	Harding, Josh	56,485.47	Ponsetto, Johnny	10,002.88
Beatty, Steven	50.00	Harms, James	65,162.75	Poulter, Mary	258.65
Beckler, Dennis	254.95	Harned, James	49,630.14	Powell, Iva	4,914.94
Bennett, Kelly	105,893.99	Hartgers, Joseph	56,358.12	Pratt, Jasmine	44,264.05
Benson, Bruce	55,603.27	Hartgers, Melissa	65,298.14	Preston, Heather	47,451.89
Berndt, Garfield	228.00	Harthoorn, Norma	463.00	Pretzer, Mary	1,791.00
Berriman, Theresa	311.53	Headington, Amanda	51,626.67	Pryor, Rebecca	80,912.32
Beukema, Michael	125.00	Headington, Marc	74,706.69	Pyle, David	56,274.12
Beukema, Susan	125.00	Heath, Jeanann	28,430.89	Rains, Michael	290.25
Bills, Sheila	26,567.37	Hecox, Wendy	66,463.66	Ratcliff, Linda	240.00
Bird, Whitney	36,618.14	Henning, Kelley	54,459.89	Ratliff, Jerry	62,923.04
Birkenholtz, Todd	50,784.24	Henry, Natasha	57,752.65	Rawlins, Karen	800.01
Birkenholz, Lynette	57,211.43	Higginbotham, Paul	7,482.68	Rawlins, Rick	56,378.15
Bishop, Douglas	76,821.55	Hitchler, Robert	200.00	Read, Jade	26,149.60
Blackford, Dylan	24,637.70	Hjortshoj, Paul	25.00	Rhone, Ericka	50,294.32
Blair, Cindy	263.58	Hodge, Tiffany	34,673.77	Richardson, Lisa	11,158.42
Blink, Peter	98,352.10	Hodges Jr, Ronald	391.95	Ross, Heather	50,183.13
Bond, Howard	250.00	Hodnett, Steve	56,520.63	Rozendaal, Coretha	375.80
Bond, Judy	250.00	Hoebelheinrich, Jeffrey	814.25	Rozendaal, Duane	101,509.23
Borg, Joshua	2,657.65	Hoover, Michael	41,996.96	Rozendaal, Randol	50.00
Borts, Kevin	50.00	Horn, Neisha	726.04	Runner-Krough, Marlene	696.00
Bowers, Katlynn	2,001.96	Hubbard-Heidemann, Inabelle	240.00	Saul, Shannon	216.00
Brandhof, Doug	100.00	Huff, Charles	1,990.53	Schmidt, Gordon	50,389.48
Brandhof, Duane	50.00	Huggins, Brandon	47,912.85	Schwenke, Colton	4,722.45
Braun, Warren	67,098.14	Huisman, Theodore	444.40	Scroggins, Carrie	50.00
Brindle, Noah	9,096.00	Huisman, Vivian	426.00	Self, Pepper	24,851.17
Britton, Joshua	2,200.00	Hull, Dawn	43,474.29	Sexton, Kathryn	540.38
Brown, Pamela	258.40	Hull, Michelle	34,571.00	Shahriari, Kurosh	708.80
Brunner, Cynthia	256.10	Imerman, Eric	278.53	Shangarapu, Carmen	52,453.82
Bruns, Molly	36,161.44	Jackson, Kurt	45,692.63	Sheeder, Bradley	58,950.91
Bruxvoort, Brandon	64,552.56	Jaggars, Shawna	919.00	Sheeder, Erika	47,501.38
Bucklin, Brandon	48,744.92	Jennings, Brett	7,437.60	Shine, Greig	45,418.48
Bucklin, Delaine	277.68	Jennings, Jenna	52,836.09	Shoenhair, Josie	21,001.55
Bucklin, Michael	57,521.00	Jordan, Karla	877.00	Shutts, Brad	90,666.85
Bunse, Carroll	25.00	Kaldenberg, Helen	4,418.24	Simmons, Danielle	49,236.51
Bunse, Janet	25.00	Keenan, Pamela	65,298.15	Simon, Dennis	90,379.54
Burdess, Jeremy	27,559.16	Keith, Craig	53,572.10	Smith, Andrew	56,378.13
Burg Jr, John	240.00	Kelsey, Victoria	578.03	Smith, Angela	56,334.27
Burg, Barbara	262.43	Kenney, Darrell	50.00	Smith, Brenda	50.00
Busby, Christine	274.50	Kenney, Sandra	50.00	Smith, Marc	61,966.81
Cable, Carl	100.00	Kepler, Amber	30,114.54	Smith, Matthew	200.00
Cable, Gerriann	35,666.83	Keuning, Judd	55,858.13	Spangenburg, Edward	60,009.11
Cantu, Katie	64,715.96	Keuning, Kathleen	254.38	Sparks, Adam	82,820.76

Carpenter, Dennis	43,574.73	King, Susan	224.25	Sparks, Jim	75,122.79
Chance, Debra	50.00	Kingery, Jonathon	48,429.58	Springer, Susan	600.00
Chance, Tim	50.00	Kingery, Marcy	12,367.09	Squire, Nathan	53,611.03
Clapper, Dennis	50.00	Klein, Paul	52,906.66	Squire, Rick	44,490.16
Clay, Ashley	43,563.47	Klemm, Louis	50.00	St John, Jamie	55,858.12
Clement, Sabrina	29,866.80	Korte, Lori	404.03	Steenhoek, Brenda	66,239.98
Clinch, Deborah	272.45	Lamb, Renee	3,716.37	Stephenson, Michael	4,814.40
Clymer, Jacob	57,823.81	Lanferman, Nathan	44,021.89	Stevenson, Dennis	8,482.04
Colville, Ellen	251.50	Langmaid, Kent	50.00	Stutt, Russell	119,851.30
Colville, Virginia	251.50	Lazenby, Kira	29,264.73	Swersie, Abigail	378.00
Cook, Brandon	31,686.52	Leaming, Marcia	14,821.67	Swersie, Jennifer	431.18
Cooling, Dennis	62,923.02	Lee, Jedidiah	268.75	Talsma, Brandon	41,774.73
Crook, Victoria	46,435.92	Lee, Laura	1,010.35	Thomas, Debra	38,863.14
Cross, Tracy	67,435.17	Lee, Lydia	924.10	Thomas, Lawrence	597.85
Cummings, Daniel	795.30	Lemmert, Mary	19,864.50	Thomas, Maria	389.65
Cummings, Sharon	644.75	Lenz, Regina	46,111.32	Thompson, Katherine	43,289.14
Cupples, Roger	41,774.73	Leon, Anthony	73,021.91	Thorpe, Keith	16,678.31
Davis, Debra	50.88	Lewis, James	49,183.99	Titus, Jill	100.00
Davis, Roxanne	57,775.78	Lillard, Brenda	41,859.12	Tool, Jacob	7,276.80
Davis, Wauneta	774.25	Lowry, Jason	83,088.72	Topp, Connie	257.83
De Vries, John	352.57	Luetters, Kevin	70,557.20	Townley, Gregory	266.45
Deegan, John	2,396.65	Lundberg, Leonard	6,324.40	Trease, Patricia	3,406.00
Dejong, Douglas	374.63	Maher, Joanne	44,014.42	Udelhoven, Spencer	56,248.97
Dejong, Karen	256.10	Main, Andrew	43,356.32	Van Der Hart, Courtney	28,546.75
Dejong, Tracy	84,763.87	Mann, Jennifer	636.00	Van Der Hart, Kyle	9,096.00
Dewitt, Joshua	13,507.56	Marchant, Kaylea	13,214.94	Van Der Kamp, Caryl	25.00
Dezwarte, Carol	496.15	Marconi, Dolores	42,380.96	Van Genderen, Gary	50.00
Dezwarte, Glen	268.10	Marshall, Alisa	1,510.56	Van Kooten, Corey	58,856.27
Dimon, Frederick	300.00	Marshall, Brian	53,163.02	Van Kooten, Laura	16,128.52
Dodds, Cameron	54,981.29	Maston, Charles	8,432.00	Van Maanen, Dennis	50.00
Dodds, Julie	55,141.75	Maxwell, Mary	275.65	Van Manen, Kelli	58,081.37
Doland, Jason	61,102.18	Mc Adams, Lisa	54,153.33	Van Manen, Ryan	56,505.43
Doll, Melissa	138.15	Mc Quiston, Connie	54,566.01	Van Waardhuizen, Scott	75,074.52
Doolittle, Michael	44,024.29	Mccuen, Sarah	798.35	Van Zante, Bradley	73,849.33
Dougherty, Grace	282.55	Mcdaniel, Jane	1,396.00	Van Zante, Keri	84,426.59
Douglas Jr, Charles	9,641.76	Mcdaniel, Nathan	240.00	Van Zante, Marlis	349.90
Dove, James	262.93	Mcgill, Autumn	392.78	Van Zee, John	300.00
Doza, Patrick	216.00	Mclaughlin, Regina	100.00	Vander Leest, Carmen	620.88
Dunifer, Alexander	36,971.60	Mcmahon, Nicole	246.33	Vander Pol, Ethan	48,926.02
Dunifer, Jourdan	40,336.30	Mcmahon, Stephen	8,270.69	Veasman, Adam	100.00
Dunsbergen, Kent	63,198.40	Memminga, Linda	263.00	Ver Ploeg, Karna	854.05
Dunsbergen, Velda	775.00	Meredith, Cynthia	65,298.14	Verwers, Jacqueline	39,600.66
Dydell, Christopher	36,026.84	Meyer, Eunice	18,531.58	Voeller, Emily	422.43
Eaton, Jody	80,324.96	Meyer, Kelley	51,462.38	Vos, June	2,825.47
Eaton, Ryan	93,528.96	Meyer, Megan	300.00	Wall, Carol	27,697.48
Eatwell, John	50.00	Meyer, Troy	50.00	Walters, Makennah	54,879.68
Elam, Jamie	44,318.48	Miller, Jacquelin	259.55	Wasion, Lorena	364.00
Elkstadt, Valerie	258.65	Miller, Kimberly	261.85	Wasion, Sean	364.00
Elliott, Rickie	74,917.63	Milliman, Polly	2,123.28	Watkins, Mark	8,084.24
Ellis, Kathryn	27,327.20	Modlin, Alayna	51,350.49	Weithers, Leah	15,799.40
Elscott, Lorna	392.95	Moore, Debra	5,096.94	Wendt, Kyle	100.00
Engle, Daniel	62,520.36	Moore, Kermit	2,564.98	Wesselink, Troy	25.00
Ergenbright, Michele	33,914.21	Morrissey, Mel	100.00	Weuve, Staci	28,672.35
Erickson, Linda	742.00	Mulgrew, Christina	65,298.14	Whitaker, Kathy	678.38
Everist, Sandra	195.45	Mullan, Mary	3,384.00	White, Jarica	46,939.60
Faidley, Frank	250.00	Mullan, Steven	775.00	Whitson, Kassandra	17,663.61
Faidley, Margaret	175.00	Murphy, Stephen	3,802.00	Wickett, Thomas	43,320.86
Farley, Mary	240.00	Murray, Leon	4,117.01	Wiggins, Brad	13,871.40
Ferguson, Jean	719.86	Naber, Michael	450.00	Wilkerson, Kolbe	26,322.76
Fitzgerald, Reanna	38,117.37	Nation, Susan	59,412.60	Winfield, Ian	72,853.16
Flattery, Mary	50.00	Ndikumana, Sarah	287.08	Winfield, Kristina	58,136.80
Ford, Derick	54,336.03	Nearmyer, Richard	75.00	Wing, Darin	47,426.46
Ford, Marta	600.00	Neleman, Todd	49,415.66	Woody, Brenda	344.16
Fratzke, Nicholas	55,457.77	Nelson, Jerald	48,886.78	Wright, Connie	261.85

Freese, Randy	83,088.76	Nelson, Nichole	42,553.36	Wright, Jacob	36,235.06
Fuchs, Randy	42,179.78	Nichol, Chad	51,322.40	Wright, Steven	61,193.78
Galloway, Crystal	284.20	Nicholson, Scott	124,833.36	Young, Susan	51,053.12
Galloway, Stanley	252.00	Nikkel, Betty	25.00	Zach, Keith	7,953.08
				Total Wages	10,328,846.48

Beacon™ Jasper County, IA

Summary

Parcel ID 1620380006
 Alternate ID 083400
 Property 11058 W 131ST ST S
 Address PRAIRIE CITY IA 50228
 Sec/Twp/Rng N/A
 Brief 20-78-21 VANDALIA - ORIGINAL PLAT, LOTS 3 & 4 BLK 22 & PORTION OF VAC ST &
 Tax Description ALLEY VIN 0529668641D
 (Note: Not to be used on legal documents)
 Deed 1034-500 (7/8/1994)
 Book/Page
 Contract
 Book/Page
 Gross Acres 0.00
 Net Acres 0.00
 Class R - Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 District DMPC2 - DES MOINES TWP/PCM SCH/WALNUT CREEK BENEFIT ED FIRE
 School District PCM SCHOOL



Owners

Deed Holder
 Dalbey, Bob G
 11034 W 131 St S
 Prairie City IA 50228

Contract Holder

Mailing Address
 Dalbey, Bob G
 11034 W 131 St S
 Prairie City IA 50228

Dalbey, Sylvia J
 11034 W 131 St S
 Prairie City IA 50228

Land

Lot Dimensions Regular Lot: 173.25 x 132.00
 Lot Area 0.53 Acres; 22,869 SF

Residential Dwellings

Residential Dwelling
 Occupancy Mobile Home Housing
 Style Salvage
 Architectural Style N/A
 Year Built 1975
 Condition Observed
 Grade what's this? 6
 Roof Asph / Gable
 Flooring Carp / Vinyl
 Foundation Pier
 Exterior Material Alum
 Interior Material Panel
 Brick or Stone Veneer
 Total Gross Living Area 924 SF
 Attic Type None;
 Number of Rooms 4 above; 0 below
 Number of Bedrooms 3 above; 0 below
 Basement Area Type None
 Basement Area 0
 Basement Finished Area
 Plumbing 1 Full Bath;
 Appliances
 Central Air No
 Heat Yes
 Fireplaces
 Porches
 Decks
 Additions
 Garages 308 SF (14F W x 22F L) - Det Frame (Built 1978);
 644 SF (14F W x 46F L) - Det Frame (Built 1950);
 308 SF (14F W x 22F L) - Det Frame (Built 1960);

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
7/8/1994			1034-500	Fullfillment of Prior Year Contract	Deed		\$13,800.00
6/29/1990			954-156	Multiple Sales Codes - See Notes	Contract		\$13,800.00

TITLE XV

JUDICIAL BRANCH AND JUDICIAL PROCEDURES

SUBTITLE 5

SPECIAL ACTIONS

CHAPTER 657A

ABANDONED OR UNSAFE BUILDINGS — ABATEMENT BY REHABILITATION

Referred to in 6B.56, 446.7

Nuisances in general, chapter 657

657A.1	Definitions.
657A.1A	Preliminary inspection of building.
657A.2	Petition.
657A.3	Interested persons opportunity to abate public nuisance.
657A.4	Appointment of receiver.
657A.5	Determination of costs of abatement.
657A.6	Powers and duties of receiver.
657A.6A	Receiver prohibited acts.
657A.7	Priority of receiver's mortgage.
657A.8	Assessment of costs.
657A.9	Discharge of receiver.
657A.10	Compensation and liability of receiver.
657A.10A	Applicability.
657A.10B	Petition by city for title to abandoned property.
657A.10C	Petition for injunction.
657A.11	Jurisdiction — remedies.
657A.12	Indexing of petition.

657A.1 Definitions.

As used in this chapter, unless context requires otherwise:

1. "Abandoned" or "abandonment" means that a building is vacant, or is occupied only by trespassers, and in violation of the housing code or building code of the city in which the property is located or the housing code or building code applicable in the county in which the property is located if outside the limits of a city.
2. "Abate" or "abatement" in connection with property means the removal or correction of hazardous conditions deemed to constitute a public nuisance or the making of improvements needed to effect a rehabilitation of the property consistent with maintaining safe and habitable conditions over the remaining useful life of the property. However, the closing or boarding up of a building or structure that is found to be a public nuisance is not an abatement of the nuisance.
3. "Building" means a building or structure located in a city or outside the limits of a city in a county, which is used or intended to be used for commercial or industrial purposes or which is used or intended to be used for residential purposes and includes a building or structure in which some floors may be used for retail stores, shops, salesrooms, markets, or similar commercial uses, or for offices, banks, civic administration activities, professional services, or similar business or civic uses, and other floors are used, designed, or intended to be used for residential purposes. "Building" does not include a mobile home, a modular home, and a manufactured home as defined in section 435.1, unless the mobile home or manufactured home has been converted to real estate pursuant to section 435.26.
4. "Interested person" means an owner, mortgagee, lienholder, or other person that possesses an interest of record or an interest otherwise provable in property that becomes subject to the jurisdiction of the court pursuant to this chapter, the city in which the property is located, the county in which the property is located if the property is located outside the limits of a city, and an applicant for the appointment as receiver pursuant to this chapter.
5. "Neighboring landowner" means an owner of property which is located within five hundred feet of property that becomes subject to the jurisdiction of the court pursuant to this chapter.

6. "Owner" includes a person who is purchasing property by land installment contract or under a duly executed purchase contract.
7. "Public nuisance" means a building that is a menace to the public health, welfare, or safety, or that is structurally unsafe, unsanitary, or not provided with adequate safe egress, or that constitutes a fire hazard, or is otherwise dangerous to human life, or that in relation to the existing use constitutes a hazard to the public health, welfare, or safety by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment.
8. "Responsible building official" or "official" means the person appointed by the city or, if the building is outside the limits of a city, the county, to enforce its building codes and regulations in general or to enforce this chapter in particular.

85 Acts, ch 222, §1, 86 Acts, ch 1059, §1, 96 Acts, ch 1204, §27, 2015 Acts, ch 136, §49, 54, 55, 2019 Acts, ch 105, §3, 4, 2020 Acts, ch 1063, §367

Referred to in 404.3B, 446.19B, 448.13

Subsection 3 amended

657A.1A Preliminary inspection of building.

1. No sooner than one hundred thirty-five days after a property has become vacant, a person, other than a governmental entity, may request that the responsible building official inspect the property and certify that a property is both abandoned and in need of abatement. The responsible building official may also initiate an inspection on the official's own initiative at any time.
2. If the responsible building official finds from an exterior view of the property, in addition to any other credible information that the official may have, that there is reasonable cause to believe that the property is abandoned and in need of abatement, the official shall schedule a date and time for an inspection of the property by the official. The person requesting the inspection shall provide written notice of the scheduled inspection by first class mail and certified mail to the owner and all interested persons at least twenty days before the inspection. The notice must state the date, time, and place of the inspection and state that unless the owner appears at the inspection to allow the responsible building official access to the interior of the property, the official, accompanied by the person serving notice and any interested persons appearing for the inspection, may enter the property to determine whether the property is abandoned and in need of abatement and, if so, to estimate the costs of abatement. The official may enter the property for an inspection, along with the person serving notice and any interested persons, if the owner is not present for the inspection. Upon request, the inspection may be rescheduled as needed. The responsible building official must obtain an administrative search warrant pursuant to section 808.14 to enter any building to conduct an inspection pursuant to this section.
3. The responsible building official's findings shall be in writing with copies provided to the person requesting the inspection, the owner, and all interested parties. The governmental entity employing the responsible building official may establish and charge a fee to cover the reasonable costs of the inspection, which shall be added to costs in an action under this chapter.
4. Evidence that financial obligations in respect to a building, including but not limited to payments of a mortgage, bills, or property taxes, are currently met does not rebut a finding of abandonment if the property is substantially in need of abatement in an action filed under section 657A.2.

2019 Acts, ch 105, §5

Referred to in 631.1, 657A.2, 657A.8, 657A.10A, 657A.10B

657A.2 Petition.

1. No sooner than the later of thirty days after the responsible building official's findings have been provided under section 657A.1A or six months after a building has become abandoned, a petition for abatement under this chapter may be filed in the district court of the county in which the property is located by the city in which the property is located, by the county if the property is located outside the limits of a city, by a neighboring landowner, or by a duly organized nonprofit corporation which has as one of its goals the improvement of housing conditions in the county or city in which the property in question is located. The petition shall not demand a personal judgment against any party, but shall concern only the interests in the property. A petition for abatement filed under this chapter shall include the legal description of the real property upon which the public nuisance is located unless the public nuisance is not situated on or confined to a parcel of real property, or is portable or capable of being removed from the real property. Service shall be made on all interested persons by personal service or, if personal service cannot be made, by certified mail and first class mail to the last known address of record of the interested person and by posting the notice in a conspicuous place on the building, or by publication. The last known address of record for the property owner shall be the address of record with the county treasurer of the county where the property is located. Service may also be made as provided in section 654.4A.
2. If entering judgment, the court shall determine any issues at law, including issues relating to title, raised by the plaintiff or by a party in interest who has filed a motion or answer.
3. In any evidentiary hearing or motion in a proceeding under this chapter, the written findings of the responsible building official relating to the condition of the building and other matters within the scope of this chapter, if provided at least ten days before the hearing to all persons not in default, shall be accepted as evidence without prejudice to the right of any party to require the personal testimony of the responsible building official at the hearing.

4. If the court finds at a hearing pursuant to this section that the building is abandoned or is a public nuisance, the court may issue an injunction requiring the owner to correct any conditions that make such building a public nuisance, or issue another order that the court deems appropriate to address the public nuisance.
 5. If the court finds at a hearing pursuant to this section that the building is abandoned, unless the court order establishes otherwise, the property shall be deemed continuously abandoned from the date the action is indexed pursuant to section 617.10, subsection 1.
 6. A property shall not be claimed as homestead pursuant to chapter 561 on or after the date determined in subsection 5.
 7. In a proceeding under this section, if the court determines the building is not abandoned, the court shall dismiss the petition and may require the petitioner to pay an interested party's reasonable attorney fees. An owner of the property who failed to appear for an inspection pursuant to section 657A.1A shall not be awarded attorney fees under this section.
 8. If a party to the action holds an interest in the property as a nominee, a fiduciary, or another representative capacity for a third party, or an underlying loan on the property is guaranteed by a third party, the party to the action may apply to the court for a stay of action, as it affects the party's interest, for a reasonable time to allow the party to obtain the appropriate authority, information, or instructions from or on behalf of the beneficiary or guarantor as related to the property interest or underlying loan.
- 85 Acts, ch 222, §2, 87 Acts, ch 113, §1, 2, 96 Acts, ch 1204, §28, 2004 Acts, ch 1165, §9, 11, 2010 Acts, ch 1050, §10, 2019 Acts, ch 105, §6, 2020 Acts, ch 1063, §368

Referred to in 655A.6, 657A.1A, 657A.7, 657A.10A, 657A.10B, 657A.10C

Subsection 1 amended

657A.3 Interested persons opportunity to abate public nuisance.

1. Before appointing a receiver to perform work or to furnish material to abate a public nuisance under this chapter, the court shall establish a date before which interested persons may file with the court written proof of intent and ability to promptly undertake the work required and to post security for the performance of the work. If no such written proof is filed by that date, the court may appoint a receiver pursuant to subsection 3.
2. All amounts expended by the person toward abating the public nuisance are a lien on the property if the expenditures are approved in advance by a judge and if the person desires the lien. Unless an interested person has a contract with the owner providing for a different interest rate, the lien shall bear interest at the rate provided for judgments pursuant to section 535.3, and shall be payable upon terms approved by the judge. If a certified copy of a court order approving the expenses and the terms of payment for the lien, and a description of the property in question, are filed of record within thirty days of the date of issuance of the order in the office of the county recorder of the county in which the property is located, the lien has the same priority as the mortgage of a receiver as provided in section 657A.7.
3. If the court determines by the date established in subsection 1 or at a hearing on the sufficiency of a timely filed rehabilitation plan that no interested person can undertake the work and furnish the materials required to abate the public nuisance, or if the court determines at any time after the hearing that an interested person who is undertaking corrective work pursuant to this section cannot or will not proceed, or has not proceeded with due diligence, the court may appoint a receiver to take possession and control of the property. The receiver shall be appointed in the manner provided in section 657A.4.
4. If the building is a historic building or is located in a designated historic district, the court shall give preference to an economically feasible rehabilitation plan that preserves the historical nature of the building.
5. Unless a receiver's mortgage provides for periodic payments, a notice, in lieu of the notice pursuant to section 654.2D, shall also be served by ordinary or electronic mail informing all interested persons of the date certain for the maturity of the mortgage note, or the event triggering maturity of the mortgage note, and that on maturity the receiver's mortgage loan will be payable in full and the mortgagee may then commence foreclosure without further notice. A notice pursuant to section 654.4B shall also be served by ordinary or electronic mail on the owner of record of the property. The mortgagee shall not commence foreclosure of the mortgage until sixty calendar days have passed since the date of service of a notice under this subsection.

85 Acts, ch 222, §3, 2019 Acts, ch 105, §7

Referred to in 657A.4, 657A.10A, 657A.10B

657A.4 Appointment of receiver.

After expiration of a date established pursuant to section 657A.3, subsection 1, or a hearing pursuant to section 657A.3, the court may appoint a receiver to take possession and control of the property in question. A person shall not be appointed as a receiver unless the person has first provided the court with a viable financial and construction plan for the rehabilitation of the property in question and has demonstrated the capacity and expertise to perform the required work in a satisfactory manner. The appointed receiver may be a financial institution that possesses an interest of record in the property, a nonprofit corporation that is duly organized and exists for the primary purpose of improving housing conditions in the county or city in which the property in question is located, or any person deemed qualified by the court. No part of the net earnings of a nonprofit corporation serving as a receiver under this section shall benefit a private shareholder or individual. Membership on the board of trustees of a nonprofit corporation does not constitute the holding of a public office or employment and is not an interest, either direct or indirect, in a contract or expenditure of money by a city or county. A member of a board

of trustees of a nonprofit corporation appointed as receiver is not disqualified from holding public office or employment and is also not required to forfeit public office or employment by reason of the membership on the board of trustees.

85 Acts, ch 222, §4, 96 Acts, ch 1204, §29, 2019 Acts, ch 105, §8, 2020 Acts, ch 1063, §369

Referred to in 657A.3, 657A.10A, 657A.10B

Section amended

657A.5 Determination of costs of abatement.

1. Prior to ordering work or the furnishing of materials to abate a public nuisance under this chapter, the court shall make all of the following findings:
 - a. The estimated cost of the labor, materials, and financing required to abate the public nuisance.
 - b. The estimated income and expenses of the property after the furnishing of the materials and the completion of the repairs and improvements.
 - c. The need for and terms of financing for the performance of the work and the furnishing of the materials.
 - d. If repair and rehabilitation of the property are not found to be feasible, the cost of demolition of the property or the portions of the property that constitute the public nuisance.
2. Upon the written request of all the known interested persons to have the property or portions of the property demolished, the court may order the demolition. However, demolition shall not be ordered unless the requesting persons have paid the costs of demolition, the costs of the receivership, and all notes and mortgages of the receivership.

1985 Acts, ch 222, §5

Referred to in 657A.10A, 657A.10B

657A.6 Powers and duties of receiver.

Before proceeding with the receiver's duties, a receiver appointed by the court shall post a bond in an amount designated by the court. The court may empower the receiver to do the following:

1. Take possession and control of the property, operate and manage the property, establish and collect rents and income, lease and rent the property, and evict tenants. An existing housing or building ordinance violation does not restrict the receiver's authority pursuant to this subsection.
2. Pay all expenses of operating and conserving the property, including but not limited to the cost of electricity, gas, water, sewerage, heating fuel, repairs and supplies, custodian services, taxes, assessments, and insurance premiums, and hire and pay reasonable compensation to a managing agent.
3. Pay prereceivership mortgages and other liens and installments of prereceivership mortgages and other liens.
4. Perform or enter into contracts for the performance of work and the furnishing of materials necessary to abate the public nuisance, and obtain financing for the abatement of the public nuisance.
5. Pursuant to court order, remove and dispose of personal property which is abandoned, stored, or otherwise located on the property, that creates a dangerous or unsafe condition or that constitutes a violation of housing or building regulations or ordinances.
6. Obtain mortgage insurance for a receiver's mortgage from an agency of the federal government.
7. Enter into agreements and take actions necessary to maintain and preserve the property and to comply with housing and building regulations and ordinances.
8. Give the custody of the property and the opportunity to abate the nuisance and operate the property to the owner or to a mortgagee or a lienholder of record.
9. Issue notes and secure the notes by mortgages bearing interest at the rate provided for judgments pursuant to section 535.3, and any terms and conditions as approved by the court. The court may provide for a higher interest rate if the receiver has established to the satisfaction of the court that the receiver has sought financing from individuals and institutions willing to lend money for rehabilitation of property and that the terms proposed by the receiver are reasonable. When transferred by the receiver in return for valuable consideration including money, material, labor, or services, the notes issued by the receiver are freely transferable. If the receiver has notice that the mortgagee of the receiver's mortgage is contemplating a transfer of the mortgage, the receiver shall disclose such to the court in the application for approval of the mortgage.

85 Acts, ch 222, §6, 2019 Acts, ch 105, §9

Referred to in 657A.8, 657A.10A, 657A.10B

657A.6A Receiver prohibited acts.

Notwithstanding section 657A.10, it shall be unlawful, and a receiver may be held liable for actual damages as determined by a court, for entering a residential property that is not abandoned for the purpose of forcing, intimidating, harassing, or coercing a lawful occupant of the property to vacate in order to render the property vacant and abandoned, and it shall be unlawful to otherwise force, intimidate, harass, or coerce a lawful occupant of a residential property to vacate so the property may be deemed vacant and abandoned. A receiver who

peacefully enters a property for the purpose of rendering the property vacant and abandoned shall be immune from liability if the receiver makes a good-faith effort to comply with this chapter and all terms of any applicable mortgage, lease, or other agreement related to the occupancy of the building.

2019 Acts, ch 105, §10

Referred to in 657A.10A, 657A.10B

657A.7 Priority of receiver's mortgage.

1. If the receiver's mortgage is filed of record in the office of the county recorder of the county in which the property is located within sixty days of the issuance of a secured note, the receiver's mortgage is a first lien upon the property and is superior to claims of the receiver and to all prior or subsequent liens and encumbrances except taxes and assessments, including taxes and assessments advanced by any mortgagee in the twelve-month period immediately preceding the date a petition is filed pursuant to section 657A.2. Priority among the receiver's mortgages is determined by the order in which the mortgages are recorded.
2. The creation of a mortgage lien under this chapter prior to or superior to a mortgage of record at the time the receiver's mortgage lien was created does not disqualify a prior recorded mortgage as a legal investment.
3. If a mortgagee of the receiver's mortgage begins foreclosure procedures pursuant to chapter 655A and an interested party desires to pay off the mortgage loan, the interested party shall also pay the mortgagee's reasonable costs and attorney fees.

85 Acts, ch 222, §7, 2019 Acts, ch 105, §11, 12

Referred to in 657A.3, 657A.8, 657A.10A, 657A.10B

657A.8 Assessment of costs.

The court may assess the costs and expenses set out in section 657A.6, subsection 2, and may approve receiver's fees to the extent that the fees are not covered by the income from the property. The receiver shall pay the costs and reasonable attorney fees of a plaintiff who requested an inspection pursuant to section 657A.1A unless an interested party not in default who appeared for the inspection objects to the fees and costs in whole or in part. The court shall determine the merits of such objection. If the court finds that a neighboring landowner has pursued an action pursuant to this chapter in bad faith, the court may assess attorney fees against the neighboring landowner and may bar such neighboring landowner from filing future actions under this chapter. If a foreclosure of the receiver's mortgage pursuant to chapter 655A is contemplated, the court may retain jurisdiction to determine the amount of attorney fees payable under section 657A.7, subsection 3.

85 Acts, ch 222, §8, 2019 Acts, ch 105, §13

Referred to in 657A.10A, 657A.10B

657A.9 Discharge of receiver.

The receiver may be discharged at any time in the discretion of the court. The receiver shall be discharged when all of the following have occurred:

1. The public nuisance has been abated.
2. The costs of the receivership have been paid.
3. Either all the receiver's notes and mortgages issued pursuant to this chapter have been paid, or all the holders of the notes and mortgages request in writing that the receiver be discharged.

1985 Acts, ch 222, §9

Referred to in 657A.10A, 657A.10B

657A.10 Compensation and liability of receiver.

1. A receiver appointed under this chapter is entitled to receive fees and commissions in the same manner and to the same extent as receivers appointed in actions to foreclose mortgages.
2. The receiver appointed under this chapter is not civilly or criminally liable for actions pursuant to this chapter taken in good faith.

1985 Acts, ch 222, §10; 1986 Acts, ch 1238, §27

Referred to in 657A.6A, 657A.10A, 657A.10B

657A.10A Applicability.

1. The provisions of sections 657A.1A through 657A.10 shall only apply to cities and counties that have, by ordinance, provided that the provisions shall apply.
2. The provisions of sections 657A.1A through 657A.10 shall not apply to a house, barn, outbuilding, or other building or structure located on agricultural land. For purposes of this subsection, "agricultural land" means land suitable for use in farming. For purposes of this subsection, "farming" means the cultivation of land for the production of agricultural crops, the production of fruit or other horticultural crops, grazing, or the production of livestock.

2019 Acts, ch 105, §15, 17

Referred to in 657A.10B

Former §657A.10A transferred to §657A.10B pursuant to directive; 2019 Acts, ch 105, §17

657A.10B Petition by city for title to abandoned property.

1.a. In lieu of the procedures in sections 657A.1A through 657A.10 and 657A.10A, a city in which a building that has been abandoned for at least six consecutive months is located may petition the court to enter judgment awarding title to the abandoned property to the city. A petition filed under this section shall include the legal description of the abandoned property. If more than one abandoned building is located on a parcel of real estate, the city may combine the actions into one petition. The owner of the building and grounds, mortgagees of record, lienholders of record, or other known persons who hold an interest in the property shall be named as respondents on the petition.

b. The petition shall be filed in the district court of the county in which the property is located. Service on the owner and any other named respondents shall be by personal service or certified mail or, if service cannot be made by either method, by posting the notice in a conspicuous place on the building and by publication in a newspaper of general circulation in the city. The action shall be in equity.

2. Not sooner than sixty days after the filing of the petition, the city may request a hearing on the petition.

3. In determining whether a property has been abandoned, the court shall consider the following for each building that is located on the property and named in the petition and the building grounds:

a. Whether any property taxes or special assessments on the property were delinquent at the time the petition was filed.

b. Whether any utilities are currently being provided to the property.

c. Whether the building is unoccupied by the owner or lessees or licensees of the owner.

d. Whether the building meets the city's housing code as being fit for human habitation, occupancy, or use.

e. Whether the building meets the city's building code as being fit for occupancy or use.

f. Whether the building is exposed to the elements such that deterioration of the building is occurring.

g. Whether the building is boarded up or otherwise secured from unauthorized entry.

h. Past efforts to rehabilitate the building and grounds.

i. Whether those claiming an interest in the property have, prior to the filing of the petition, demonstrated a good-faith effort to restore the property to productive use.

j. The presence of vermin, accumulation of debris, and uncut vegetation.

k. The effort expended by the petitioning city to maintain the building and grounds.

l. Past and current compliance with orders of the local housing or building code official.

m. Any other evidence the court deems relevant.

4. In lieu of the considerations in subsection 3, if the city can establish to the court's satisfaction that all parties with an interest in the property have received proper notice and either consented to the entry of an order awarding title to the property to the city or did not make a good-faith effort to comply with the order of the local housing or building code official within sixty days after the filing of the petition, the court shall enter judgment against the respondents granting the city title to the property.

5. If the court determines that the property has been abandoned or that subsection 4 applies, the court shall enter judgment and order awarding title to the city. The title awarded to the city shall be free and clear of any claims, liens, or encumbrances held by the respondents.

6. If a city files a petition under subsection 1, naming the holder of a tax sale certificate of purchase for the property as a respondent, the city shall also file the petition, along with a verified statement declaring that the property identified in the petition contains an abandoned building, with the county treasurer. Upon receiving the petition and verified statement, the county treasurer shall make an entry in the county system canceling the sale of the property and shall refund the purchase money to the tax sale certificate holder.

2004 Acts, ch 1165, §10, 11

657A.10A

2010 Acts, ch 1050, §11, 12, 2013 Acts, ch 30, §261, 2015 Acts, ch 136, §50 – 55, 2019 Acts, ch 105, §14, 17

657A.10B

Referred to in 448.13

657A.10C Petition for injunction.

1. As an alternative to the remedies under this chapter, a city, or a county if a property that is alleged to be a public nuisance is located outside the limits of a city, may petition the court for an injunction that requires the owner of the property to correct or eliminate the condition or violation causing the public nuisance. Service of the original notice shall be made as provided in section 657A.2, subsection 1.

2. This section shall not apply to a house, barn, outbuilding, or other building or structure located on agricultural land. For purposes of this subsection, "agricultural land" means land suitable for use in farming. For purposes of this subsection, "farming" means the cultivation of land for the production of agricultural crops, the production of fruit or other horticultural crops, grazing, or the production of livestock.

2019 Acts, ch 105, §16

657A.11 Jurisdiction — remedies.

1. An action pursuant to this chapter is exclusively within the jurisdiction of district judges as provided in section 602.6202.
 2. This chapter does not prevent a person from using other remedies or procedures to enforce building or housing ordinances or to correct or remove public nuisances.
- 1985 Acts, ch 222, §11

657A.12 Indexing of petition.

1. When a petition affecting real property is filed by a governmental entity under this chapter, the clerk of the district court shall index the petition pursuant to section 617.10, if the legal description of the affected property is included in or attached to the petition.
 2. After filing the petition with the clerk of the district court, the governmental entity shall also file the petition in the office of the county treasurer. The county treasurer shall include a notation of the pendency of the action in the county system, as defined in section 445.1, until the judgment of the court is satisfied or until the action is dismissed. Pursuant to section 446.7, an affected property that is subject to a pending action shall not be offered for sale by the county treasurer at a tax sale.
- 2010 Acts, ch 1050, §13, 2016 Acts, ch 1011, §113

RESOLUTION

Resolution to Approve Inclusion of County Property in the Westwood
Golf Course Urban Renewal Area

WHEREAS, the City of Newton, Iowa (the "City") has begun the process of establishing the Westwood Golf Course Urban Renewal Area (the "Urban Renewal Area"), pursuant to Chapter 403 of the Code of Iowa; and

WHEREAS, a portion of the property which is proposed to be included in the Urban Renewal Area is located outside the city limits, such property being described on Exhibit A hereto (the "Property"); and

WHEREAS, in accordance with paragraph 4 of Section 403.17 of the Code of Iowa, a city may exercise urban renewal powers with respect to property which is located outside but within two miles of the boundary of that city, but only if the city obtains the consent of the county within which such property is located; and

WHEREAS, the City Council of the City has requested that the Board of Supervisors of Jasper County adopt this resolution giving its consent that the City may exercise urban renewal powers with respect to the portions of the Property lying within two miles of the incorporated city limits;

NOW, THEREFORE, it is hereby resolved by the Board of Supervisors of Jasper County, Iowa, as follows:

Section 1. The Jasper County Board of Supervisors hereby gives its consent that the City of Newton may exercise urban renewal powers pursuant to Chapter 403 of the Code of Iowa with respect to the portion of the Property situated in Jasper County and outside the incorporated boundaries of the City.

Section 2. This Resolution shall be deemed to meet the statutory requirements of paragraph 4 of Section 403.17 of the Code of Iowa and shall be effective immediately following its approval and execution.

Passed and approved this ____ day of _____, 2021.

Chairperson, Board of Supervisors

Attest:

County Auditor

EXHIBIT A

**LEGAL DESCRIPTION
WESTWOOD GOLF COURSE URBAN RENEWAL AREA**

Parcel 2 and Parcel 4, both of the Subdivision of the Southwest ¼ of the Northwest ¼, Section 32, Township 80 North, Range 19 West, Jasper County, Iowa.

RESOLUTION NO. 2020 - 284

**RESOLUTION AUTHORIZING THE SUBMITTAL OF A
REQUEST TO JASPER COUNTY FOR CONSIDERATION TO
CREATE THE WESTWOOD GOLF COURSE URBAN
RENEWAL AREA**

WHEREAS, the Newton City Council has identified a new clubhouse as a project through their Fall 2020 Goal Setting; and

WHEREAS, Westwood Golf Course resides outside of the Newton City Limits, but within 2 miles of the Newton City Limits Line;

WHEREAS, State of Iowa code allows for cities to establish urban renewal areas outside of the City Limits, but within two miles of the City Limits Line upon approval by the County;

WHEREAS, it is desirable to establish a city urban renewal area upon two city-owned parcels at Westwood Golf Course;

NOW THEREFORE, BE IT RESOLVED that the City of Newton hereby requests Jasper County consent for the establishment of the Westwood Gold Course Urban Renewal Area, a city urban renewal area located in unincorporated Jasper County, and that staff is hereby authorized to provide information to the Jasper County Community Development Department to initiate the County process.

PASSED this 7th day of December 2020.

APPROVED this 7th day of December 2020.





Michael L. Hansen, Mayor



Katrina Davis, City Clerk

Memorandum

To: Jasper County Board of Supervisors
From: Erin Chambers, Newton Community Development Director
Date: February 2, 2021
Re: Westwood Golf Course Urban Renewal Area

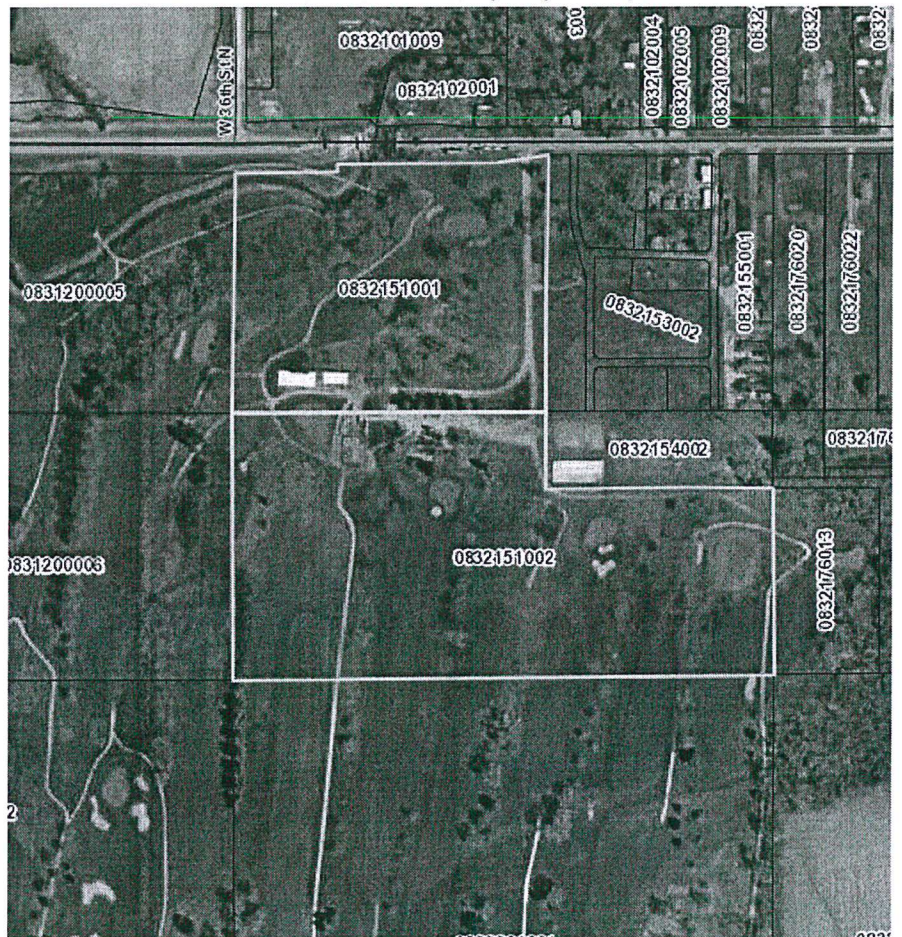
Proposal. The City of Newton is proposing an Urban Renewal Area for the Westwood Golf Course. The intention is to improve the City owned property by constructing a new clubhouse to better accommodate both Newton and Jasper County residents along with community visitors.

Due to Westwood Golf Course being located outside of the Newton corporate limits but within two miles of that border (within the extra-territorial jurisdiction area), consent from Jasper County is required in order for the City to establish the Urban Renewal Area. Likewise, if Jasper County desired to establish an Urban Renewal Area within two miles of any city's corporate limits, but outside that corporate limits, approval from that municipality would be needed.

Property Included. Two city-owned parcels (see aerial image on the right) which are a part of the Westwood Golf Course are included in the proposal.

Legal Description. "Parcel 2 and Parcel 4, both of the Subdivision of the Southwest ¼ of the Northwest ¼, Section 32, Township 80 North, Range 19 West, Jasper County, Iowa."

Purpose. To create a mechanism for the City of Newton to bond for a new clubhouse at the Westwood Golf Course. An approval of the proposed Urban Renewal Area is



required from Jasper County. The City is not proposing a TIF ordinance for the proposed Urban Renewal Area, as the parcels are tax exempt. Should the City ever desire to explore a TIF ordinance in the future, the proposal would need to be similarly presented and reviewed by Jasper County.

Process. The following steps describe the process required to successfully establish the Westwood Golf Course Urban Renewal Area:

1. City of Newton forwards a resolution form of consent to Jasper County that defines the request for consent and approval of the Westwood Golf Course Urban Renewal Area.
2. Jasper County presents the proposal to the Jasper County Planning and Zoning Commission for recommendation to the Jasper County Board of Supervisors.
- 3. Jasper County Board of Supervisors acts upon the request.**
4. Jasper County Board of Supervisors decision is forwarded to the City of Newton.
Attention: Newton Community Development Director.

Again to summarize, the City of Newton's desire to establish the Westwood Golf Course Urban Renewal Area is to create a mechanism to bond for a new clubhouse. This would be subject to the reverse referendum authority. The Jasper County Planning and Zoning Commission reviewed the request and proposal at their meeting held on the evening of Wednesday, January 27, 2021, and unanimously recommended approval.

February 16, 2021

Tuesday, February 16, 2021 the Jasper County Board of Supervisors met in regular session at 9:30 a.m. Supervisors Talsma, Carpenternand Cupples present and accounted for; Chairman Cupples presiding.

Motion by Talsma and seconded by Carpenter to open a public hearing for the re-zoning request by Colfax Tractor LLC for,

Parcels going from Commercial to General Industrial:

- Parcel 0636100006 SECTION:36 TOWNSHIP:80 RANGE:21 LOT D NE NWWIN 70143708 containing approximately 8.53 Acres

- Parcel 0636100007 SECTION:36 TOWNSHIP:80 RANGE:21 LOT C NE NW EX S 200' OF E 264' VIN HU2399F containing approximately 7.64 Acres

- Parcel 0636100018 COLFAX TRACTOR PARTS SD PARCEL B OF LOT 1 containing approximately 1.0 acres

- Parcel 0636100022 COLFAX TRACTOR PARTS SD PARCEL G OF LOT 1 containing approximately 2.52 acres

Parcels going from Agricultural to General Industrial:

- Parcel 0636100008 SECTION:36 TOWNSHIP:80 RANGE:21 LOT B NE NW containing approximately 7.54 acres

- Parcel 0636100013 SECTION:36 TOWNSHIP:80 RANGE:21 SOUTH 1/2 OF WEST 1 ACRE NW NE & LOT ANE NW EX SOUTH 2.5 ACRES containing approximately 8.99 acres

- Parcel 0636100011 SECTION:36 TOWNSHIP:80 RANGE:21 SOUTH 2.5 ACRES LOT ANE NWWIN 70143708 containing approximately 2.5 acres

- Parcel 0636200004 SECTION:36 TOWNSHIP:80 RANGE:21 WEST 500' SW NE & WEST 500' NW SE NORTH OF HWY containing approximately 22.62 acres

- Parcel 0636200010 SECTION:36 TOWNSHIP:80 RANGE:21 WEST 1 ACRE NW NE EX SOUTH 1/2 containing approximately .5 acres

YEA: CARPENTER, TALSMA, CUPPLES

Kevin Luetters from the Planning and Zoning stated that they would not be allowed to put equipment up to the interstate and that the area would be fenced in.

No comments were received by the Auditor.

Motion by Carpenter and seconded by Talsma to close the public hearing.

YEA: CARPENTER, TALSMA, CUPPLES

Motion by Talsma and seconded by Carpenter to waive the 2nd and 3rd readings of the re-zoning request.

YEA: CARPENTER, TALSMA, CUPPLES

Motion by Talsma and seconded by Carpenter to approve the re-zoning request by Colfax Tractor LLC.

YEA: CARPENTER, TALSMA, CUPPLES

Motion by Talsma and seconded by Carpenter to approve the agreement between Jasper County and Parkview Animal Hospital of Newton, Iowa, to reserve one climate-controlled kennel space at \$20 per day to assist the County's animal control efforts.

YEA: CARPENTER, TALSMA, CUPPLES

Motion by Talsma and seconded by Carpenter to table agenda item# 3 – Adrienne-Iowa Legal Aid – Property tax Suspension for Phillip Elliott until March 2, 2021.

YEA: CARPENTER, TALSMA, CUPPLES

Motion by Talsma and seconded by Carpenter to approve an agreement between Jasper County and LiftOff LLC. for the right to use Microsoft Office 365 in the amount of \$34,957.20 for the next 12 months.

YEA: CARPENTER, TALSMA, CUPPLES

Motion by Talsma and seconded by Carpenter to direct the County Attorney to re-negotiate the Landfill 28E Agreement.

YEA: CARPENTER, TALSMA, CUPPLES

Motion by Talsma and seconded by Carpenter to approve claims paid through 02/16/2021.

YEA: CARPENTER, TALSMA, CUPPLES

Motion by Talsma and seconded by Carpenter to approve Board of Supervisors Minutes for 02/09/2021.

YEA: CARPENTER, TALSMA, CUPPLES

Motion by Talsma and seconded by Carpenter to appoint Herb Scott to the Board of Adjustment, term to end 06/30/2025.

YEA: CARPENTER, TALSMA, CUPPLES

Motion by Talsma and seconded by Carpenter to adjourn the Tuesday, February 16, 2021 meeting of the Jasper County Board of Supervisors.

YEA: CARPENTER, TALSMA, CUPPLES

Dennis K. Parrott, Auditor

Doug Cupples, Chairman