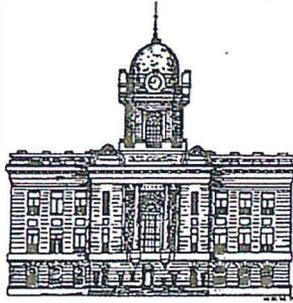


Jasper County, Iowa

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

December 14, 2021

9:30 a.m.

Live Stream: <https://jasper.zoom.us/j/97712718501>

Meeting ID: 977 1271 8501

Dial In: +1-312-626-6799

Pledge of Allegiance



- Item 1 Building & Grounds – Adam Sparks**
 - a) Administration Building Furniture

- Item 2 Engineer – Michael Frietsch**
 - a) Set Public Hearing for DOT Fiscal Year 2022, 5-year Program Amendment
(Recommended Dates & Times: December 28, 2021, January 4, and January 11, 2022, at 9:30 am)

- Item 3 Community Development – Kevin Luetters**
 - a) Set Public Hearing for Ordinance #61A On-Site Wastewater Treatment and Disposal
(Recommended Dates & Times: December 28, 2021, January 4, and January 11, 2022, at 9:30 am)

- Item 4 Human Resources – Dennis Simon**
 - a) Wage Proposal for Elderly Nutrition Cooks

- Item 5 Fiscal Year 2020/2021 Annual Financial Report**

- Item 6 Approval of Recorder’s Monthly Report for November 2021**

- Item 7 Approval of Board of Supervisors Minutes for 12/07/21**

PUBLIC INPUT & COMMENTS

- Item 8 Closed Session requested by Scott Nicholson 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 9 11:00 am in Courthouse Basement - Public Hearing for Proposed Co-Line Urban Renewal Plan & Consultation for Taxing Entities Concerning the Proposed Co-Line Urban Renewal Plan**



workspace

309 Locust St.
Des Moines, IA 50309
(T) 515-288-7090 (F) 515-288-0250
www.workspaceinc.net

Quotation 62617
Page 46 / 47 (cont'd)

Description	Quantity	Unit Price	Extended Price
191 PORCINI 0000008459 MODIFIED DEPTH X NO MODIFIED DEPTH (STANDARD) 0000008463 MODIFIED WIDTH X NO MODIFIED WIDTH (STANDARD)			
192 ELEC,M2X,POWER/DATA/USB/HDMI/VGA,POWDER COAT,SILVER	1	607.40	607.40
193 CONFERENCE,29WX28H,BASE,2 PRONG WIRE MGMT CUTOUT: CUL: CUTOUTS,UPPER & LOWER COLUMN PAINT COLOR: 462: CINDER FOOT PAINT COLOR: 462: CINDER Tag For Suite 900 DOC 2928P2BP	2	135.63	271.26
Sub Total			9,667.41
Total			9,667.41
Quotation Totals			
Sub Total			125,892.53
Install			11,500.00
Design			2,340.00
Surcharge			147.49
Grand Total			139,880.02

End of Quotation

ACCEPTANCE SUBJECT TO TERMS AND CONDITIONS

ACCEPTED BY _____ TITLE _____ DATE _____



workspace

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Quotation 62617
Page 47 / 47 (cont'd)

TERMS AND CONDITIONS OF SALE

- 1. ORDERS:** It is understood and agreed that an order cannot be cancelled except by mutual consent, subject to Manufacturer's approval. If a percentage cancellation charge is made by Manufacturer, the percentage will be applied to the contract cost of the items cancelled and will be invoiced to the Customer/Purchaser. If Manufacturer is unable to accommodate the request for cancellation, the sale will be final.
- 2. CHANGE ORDERS:** Request to change the scope of the project after product has been ordered or the labor quote has been approved by purchaser may result in additional change order fees.
- 3. RETURNS:** Merchandise is not returnable unless it has been authorized by the Manufacturer with the Purchaser bearing all costs including freight, pickup, delivery, Manufacturer restocking fees, plus 15% of purchase cost to offset overhead expenses by Seller.
- 4. PRICE:** All prices quoted are firm for 30 days from the date of this proposal, unless otherwise specifically noted.
- 5. TAX:** Proposals and orders are subject to applicable sales tax.
- 6. TERMS:** Net 30 days.
- 7. DELIVERY:** In the event that delivery/installation is provided as part of the sale, the following provisions shall apply.
 - A. Job Site: The job site shall be clear and free of debris prior to installation. Site preparation performed by Seller's employees, including but not limited to, clearing debris or moving of Purchaser's furniture, shall be charged to the Purchaser at Seller's normal hourly rate.
 - B. Job Site Services: Electric current, heat, hoisting and/or elevator service will be furnished without charge to Seller. Adequate facilities for offloading, staging, moving, and handling of goods shall be provided by Purchaser.
 - C. Delivery Hours: The sale price is based on the installation being made during the normal eight-hour, five-day work week, Monday through Friday. If delivery/installation is required at a time other than these, Purchaser agrees to pay Seller at the applicable overtime rate.
 - D. Risk of Loss: Upon delivery of goods by Seller to Purchaser's requested location, all risk of loss or damage shall pass to Purchaser, including, but not limited to any loss or damage by weather, other trades such as painting, plastering, wall covering, drapes, curtains, window coverings, blinds and window treatments; telephone installation, fire or other elements; and Purchaser agrees to hold Seller harmless from loss for such reasons.
 - E. Any changes to delivery/installation location or timing due to job site readiness may include additional labor charges due to redelivery or double handling of products. These charges will be calculated using Seller's normal labor rate.
 - F. Partial deliveries can be made at the Purchaser's request for an additional charge. Unplanned partial deliveries may result in additional overtime charges.
- 8. DELIVERY/ INSTALLATION DELAYS:**
 - A. If premises of Purchaser are not ready for installation/delivery, the Purchaser agrees to pay for ninety percent (90%) of the value of the delivered goods in storage and ready for installation/delivery, within 10 days of receipt of goods by Seller.
 - B. STORAGE: if premises are not ready for installation/delivery within 21 days after receipt of goods by Seller, the Purchaser agrees to pay a monthly storage and handling fee to Seller. Seller can only store up to 1 truckload of product.
 - C. If product cannot be installed as originally scheduled due to site readiness, purchaser assumes responsibility of any concealed damages that are revealed after 15 days of shipment receipt.
- 9. SHIPMENTS:** Seller continually expedites orders and will attempt to obtain the commitment of the manufacturer to meet the delivery schedule requirements, but cannot be held responsible for delayed deliveries. Orders, once entered, cannot be cancelled due to delayed delivery unless manufacturers will accept cancellation from Seller. Changes in delivery address may incur additional fees.
- 10. DEPOSITS:** A 50% deposit is required to place an order. All deposits on goods purchased shall be retained by Seller until shipment, delivery and installation of entire order are complete. Deposit amounts will be deducted from the final invoice. No proration of deposit will be made on partial delivery or installation.
- 11. ACCEPTANCE:** All goods shall be considered accepted after the Purchaser or his agent has signed the delivery copy of the "delivery receipt". All claims or exceptions must be made in writing on this copy. If Purchaser is dissatisfied at the time of delivery/installation, it should be noted on the "delivery receipt" or "punch list". Buyer may delay payment of up to 10% of the invoice, without penalty, until all Punch List items are corrected. However, it is expressly understood that the remaining 90% of the invoice is due and payable under the normal credit/payment terms extended by Seller, regardless of the presence or extent of Punch List items.
- 12. LIMITED LIABILITY:** the goods and services incidental to their sale described in this proposal are sold subject only to such warranties as are made by manufacturers of the goods. Seller will cooperate with Purchaser in obtaining adjustments from manufacturers for a breach of any such manufacturer's warranty. However, Seller neither guarantees nor warrants that the manufacturer will comply with the terms of its warranty; and Seller does not adopt, guarantee or warranty that the manufacturer will comply with its obligations. Seller shall not be liable for defects in, or loss to the goods sold, or caused by the goods sold. SELLER HEREBY DISCLAIMS ALL WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING WITHOUT LIMITATION, IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE AND SELLER SHALL NOT BE LIABLE FOR ANY ACTUAL, INDIRECT, SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES TO PURCHASER OR TO ANY THIRD PARTY AS A CONSEQUENCE OF THE ALLEGED BREACH OF ANY SUCH WARRANTY. Purchaser agrees to indemnify and hold harmless Seller and its agents and employees of and from any claims for damage of loss due to damage or injury caused by the goods after delivery to Purchaser.
- 13. LIEN AND SECURITY INTEREST:** Seller shall have and retain a lien on and security interests in all goods until all goods described in this purchase order have been paid for in full. Upon nonpayment within specified terms, Seller shall have the right, at its election, to recover possession of such goods; and in that event, Purchaser authorizes Seller to promptly enter upon its premises and to repossess and remove such goods at the expense of the Purchaser.
- 14. COSTS AND ATTORNEY FEES:** In the event the Purchaser should fail to comply with any of the terms, conditions, or provisions hereof, and should it become necessary for Seller to incur costs or engage the services of others, Purchaser agrees to pay all costs and expenses incurred by Seller, including costs and reasonable attorneys' fees, whether out of court, at trial or appellate levels, or in bankruptcy/insolvency proceedings, or otherwise.
- 15. TRADE/MANUFACTURE STANDARDS:** The goods shall be subject to reasonable variation from standard in color, quality, finish and variations allowed by the trade customs of the industry.
- 16. LACK OF CONTROL:** Seller shall not be liable for any damages arising out of failure, delay or interruption in the performance of this proposal/order caused by strike, flood, wind, war, civil disturbance, fire, act of God, shortage of labor or materials, or any other matter beyond its direct and sole control.
- 17. ADDITIONAL TERMS:** Purchaser hereby authorizes Seller to inquire into and make investigation of the credit and credit history of the Customer and its principals in connection with any orders of the Customer. Purchaser acknowledges that this proposal/order and performance hereunder, shall be deemed severable. Purchaser shall be liable for any part of the goods described in the proposal/order and any invoice submitted hereunder. Purchaser shall pay the monies due hereunder and all invoices submitted hereunder in accordance with their terms, and shall not be entitled to any set-off or to withhold any payment or portion thereof. All invoices not paid in accordance with the terms hereof shall accrue interest at the rate of 1.5 per month (18% per annum). All payments on past due invoices shall be first applied to accrued interest and then to open invoice amounts.
- 18. PAYMENT OPTIONS:** Seller reserves the right to charge a credit card fee if that payment method is chosen. This fee will be added to the total of the transaction and will be equal to the cost of processing the selected credit card.

ACCEPTANCE SUBJECT TO TERMS AND CONDITIONS

ACCEPTED BY _____ TITLE _____ DATE _____

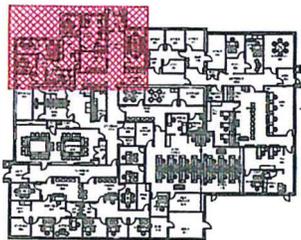
**SUITE 100 PUBLIC HEALTH
SUITE 150 COMMUNITY DEVELOPMENT
CONFERENCE 001
CORRIDOR SEATING**



TYPICAL OFFICE



TYPICAL OPEN OFFICE



KEY PLAN



TYPICAL WAITING



CORRIDOR



TYPICAL CONFERENCE



CONF TABLE
PORCINI
LAMINATE



PANEL FABRIC
ETCH AXIS



PANEL TRIM
DESIGNER WHITE



WORKSURFACE/DESK
KINGSWOOD WALNUT
LAMINATE



STORAGE PAINT
CHARCOAL



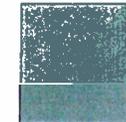
TASK CHAIR
MESH BACK



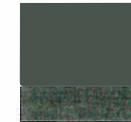
TASK SEAT
ATTIRE BLUE
LAGOON



GUEST CHAIR BACK
PEBBLE COAL

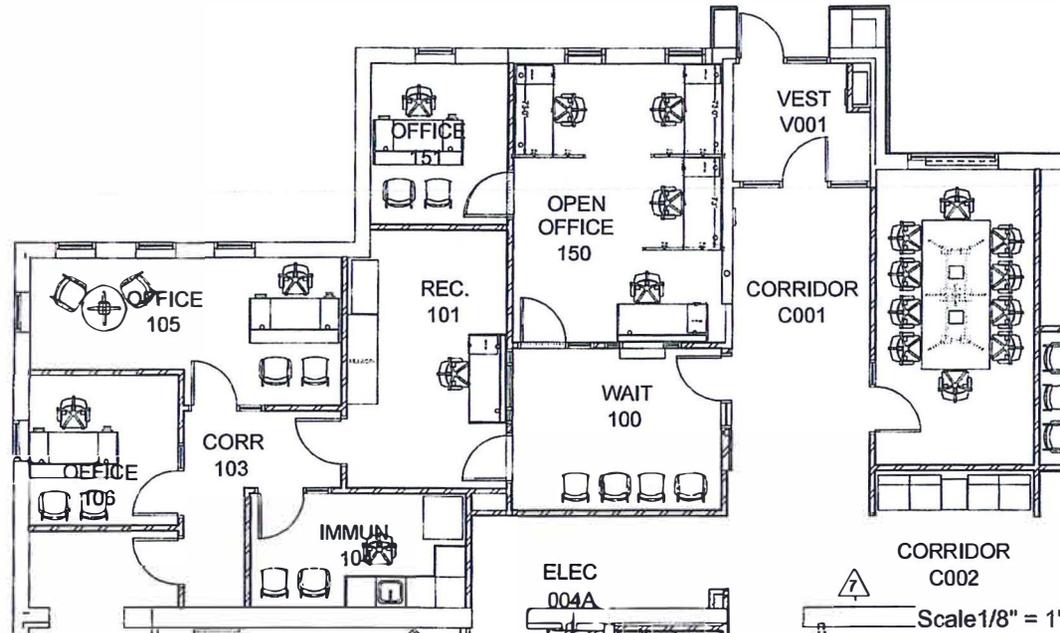


GUEST CHAIR BACK
PEBBLE ZIRCON



WAITING/CONF CHAIR
CONTOURETT BLACK

FINISHES



FLOOR PLAN



PROJECT
Jasper County
Offices

PROJECT DESCRIPTION
4524

WORKSPACE CONSULTANT
Mason Lundy

DESIGNER
Marianne Rivera

DATE
12/01/21

PAGE NO
3/7

PROJECT NO
JASPER COUNTY COMMUNITY DEVELOPMENT OFFICES

THIS DOCUMENT IS THE PROPERTY OF WORKSPACE CONSULTANT. IT IS TO BE USED ONLY FOR THE PROJECT FOR WHICH IT WAS PREPARED. IT IS NOT TO BE REPRODUCED, COPIED, OR DISTRIBUTED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF WORKSPACE CONSULTANT. ALL RIGHTS ARE RESERVED. WORKSPACE CONSULTANT SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DOCUMENT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

Adam Sparks

From: Mason Lundy <mlundy@workspaceinc.net>
Sent: Friday, December 03, 2021 12:18 PM
To: Adam Sparks
Cc: Shoemaker, Kaela; Marianne Rivera
Subject: RE: Jasper Offices - Final Quote and Layout

[NOTICE: This message originated outside of Jasper County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hi Adam,

The original bid amount for a budget estimate in May based on the outlined RFP was approximately \$90,000. After the price increases on all product lines, re-working specific areas, applying fabrics/finishes, and incorporating design we've gotten to this new total outlined in the final quote.

Here is further language from HON regarding the specific reasons for the price increases:

Our industry is facing a period of unprecedented disruption across the global business landscape. This interference is creating significant and broad-based cost increases across supplier networks all over the world. The most significant increases are affecting steel, freight, sourced materials, and key components. While we have taken actions to minimize the impact, the magnitude requires us to pass along a portion of this increase.

As a courtesy, our company has tried to absorb as much of the additional cost as possible due to these unfortunate circumstances in the industry.

We certainly appreciate your understanding. Thank you.

Mason Lundy
Workplace Consultant
P 712.229.5406

309 LOCUST STREET
DES MOINES, IA 50309



workspace

Steelcase

2020 Premier Partner

From: Adam Sparks <asparks@jasperia.org>
Sent: Friday, December 03, 2021 11:37 AM
To: Mason Lundy <mlundy@workspaceinc.net>
Cc: Shoemaker, Kaela <kshoemaker@bbsae.com>
Subject: RE: Jasper Offices - Final Quote and Layout

This message originated outside your organization

Mason,

Adam,

First of all, we have really enjoyed working with you throughout this process and look forward further discussions.

Marianne and I spoke regarding this, here are some of our thoughts to assist in explaining the additional cost to you and your Board;

- Workstations: the original RFP called for one worksurface, locker, one pedestal, and task chair. The workstations were re-done as we know this was sticking point from our initial conversations, so the workstations now include Two worksurfaces (L-Shaped), two pedestals for storage, a large overhead storage unit, and task chair.
- Several of the guest chairs now have "Dual Fabric" or different colors on the seat and back. Hon has this as an up-charge of approximately \$20-\$30 per chair. We could change this to only one color.
- DMV Area: An additional desk and task chair were added.
- Genealogy: This room was added to the scope of work after the RFP and includes a round table and chairs.
- Private Offices: In the RFP, it outlined fixed desk with 2 pedestals, task chair, 2 guest chairs. We originally priced out the $\frac{3}{4}$ pedestal option attached for the RFP as that meets what the RFP stated. As a courtesy to you and your staff and per some of the conversations we had while planning, we showed you in our renderings the "full ped" desk as this would offer additional storage for the user. This change resulted in approximately \$150-\$200 additional per desk. We could certainly change each desk to the $\frac{3}{4}$ pedestal to save money. Attached are sample renderings of how each look.
- The change to National tables due to extended lead times by HON of 26+ weeks was another increase. This was a change we made to try and meet your previous goal of being moved into the space in April of 2022. We could certainly go back to HON if you are ok with lead times being uncertain at 26+ weeks.
- Installation was increased from RFP due to changes outlined.
- Design (\$2,340) was not included in the original RFP. We mentioned in our proposal that this would be added for any actual design time worked on this project.
- Price Increases: These price increases to all product lines accounted for the most significant increases by HON. As I mentioned, per the manufacturer - Our industry is facing a period of unprecedented disruption across the global business landscape. This interference is creating significant and broad-based cost increases across supplier networks all over the world. The most significant increases are affecting steel, freight, sourced materials, and key components. *Again, as a courtesy to you we tried to absorb as much of this as possible to lessen the burden.
- Additional suggestions, if needed we could look at a less expensive task chair. Each one of these prices out at \$315. We could also look at the amount of storage throughout the space and private office desks as I mentioned above.

After outlining this list of items we hope you can understand where the additional costs came from. We are happy to work with you to find reasonable alternatives depending upon how much we need to cut. We look forward to hearing from you on this and please let us know if you have any additional questions.

Also, lead times are continuing to change so please keep this in mind as we plan for your new move in date.

Thank you,

Mason Lundy
Workplace Consultant
P 712.229.5406

309 LOCUST STREET
DES MOINES, IA 50309



workspace

Steelcase

2020 Premier Partner

Wage proposal - Elderly Nutrition Cooks

1. Move the Head Cook to the pay classification for an Entry-Level Clerk position.
2. Move the 2nd Cook to the pay classification for a Custodian position.

Current Ranges	Hire-In	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Head Cook	\$13.19	\$13.72	\$14.27	\$14.85	\$15.55	\$16.17	\$16.82	\$17.49
Courthouse Clerk	\$16.17	\$16.81	\$17.49	\$18.19	\$19.05	\$19.80	\$20.59	\$21.42
2nd Cook	\$12.15	\$12.60	\$13.12	\$13.69	\$14.28	\$14.91	\$15.59	\$16.26
Custodian	\$15.05	\$15.66	\$16.30	\$17.02	\$17.76	\$18.53	\$19.38	\$20.26

* Current MOU with AFSCME allows Head Cook to be paid at \$18.74 (with longevity = \$19.19 / hour)

2022-2023 Rates	Hire-In	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Head Cook	\$13.46	\$14.00	\$14.56	\$15.14	\$15.87	\$16.49	\$17.16	\$17.84
Courthouse Clerk	\$16.49	\$17.15	\$17.84	\$18.55	\$19.43	\$20.19	\$21.00	\$21.85
2nd Cook	\$12.39	\$12.85	\$13.38	\$13.97	\$14.57	\$15.21	\$15.90	\$16.59
Custodian	\$15.36	\$15.97	\$16.63	\$17.36	\$18.11	\$18.90	\$19.77	\$20.66

Current Head Cook - Suggested increase /estimated impact

2021-2022	Rate	Hours	Total
Current Wages	\$19.19	2088	\$40,068.72
FICA	7.65%		\$3,065.26
IPERS	9.44%		\$3,782.49
LTD	\$19.62 / month		\$235.44
			\$47,151.90

2021-2022	Rate	Hours	Total
Proposed Wage	\$21.87	2088	\$45,664.56
FICA	7.65%		\$3,493.34
IPERS	9.44%		\$4,310.73
LTD	\$22.37 / month		\$268.44
			\$53,737.07

$\$53,737.07 / 12 \text{ months} = \$4,478.09 \times 7 \text{ month} = \$31,346.63$
 $\$47,151.90 / 12 \text{ months} = \$3,929.33 \times 7 \text{ months} = \$27,505.31$
Estimated increase to 2021-2022 budget \$3,841.32

Wage the Head Cook is established by MOU with AFSCME

*Current rate of pay includes \$0.45 for longetivy
 $\$18.74 + \$0.45 = \$19.19$

*Projected rate of pay includes \$0.45 for longetivy
 $\$21.42 + \$0.45 = \$21.87$

Current 2nd Cook - Suggested increase /estimated impact

2021-2022	Rate	Hours	Total
Current Wages	\$12.15	2088	\$25,369.20
FICA	7.65%		\$1,940.74
IPERS	9.44%		\$2,394.85
LTD	\$12.43 / month		\$149.16
			\$29,853.96

2021-2022	Rate	Hours	Total
Proposed Wage	\$15.05	2088	\$31,424.40
FICA	7.65%		\$2,403.97
IPERS	9.44%		\$2,966.46
LTD	\$15.39 / month		\$184.68
			\$36,979.51

$\$36,979.51 / 12 \text{ months} = \$3,081.62 \times 7 \text{ month} = \$21,571.34$
 $\$29,853.96 / 12 \text{ months} = \$2,487.83 \times 7 \text{ months} = \$17,414.81$
Estimated increase to 2021-2022 budget \$4,429.57

Note:

The 2nd Cook resigned on 11/10/21. Her rate of pay was \$15.59 per hour at the time. Currently we have no expense for insurance benefits for this position. Kelli does have a Sub working in the position. With the savings from not paying for insurance benefits until an estimation of February, and the reduction of the rate of pay (\$15.59 to \$15.05) I would anticipate not having to amend the current budget for this increase

		General	Special Revenue	Capital Projects	Debt Service	Permanent	Actual Totals	Budgeted Totals	
Revenues & Other Financing Sources									
Taxes Levied on Property	1	11,992,100	3,618,060		890,088		16,500,248	16,500,248	1
Less: Uncollected Delinquent Taxes - Levy Year	2	208,403	35,864		30,545		274,812	50,000	2
Less: Credits to Taxpayers	3	459,790	133,858		32,733		626,381	230,000	3
Net Current Property Taxes	4	11,323,907	3,448,338		826,810		15,599,055	16,220,248	4
Delinquent Property Tax Revenue	5	95,596	23,135		7,078		125,809	100	5
Penalties, Interest & Costs on Taxes	6	167,124					167,124	40,000	6
Other County Taxes/TIF Tax Revenues	7	300,626	2,597,666	0	20,982	0	2,919,274	1,790,268	7
Intergovernmental	8	2,778,778	7,313,058	14,854	56,487	0	10,163,177	7,025,448	8
Licenses & Permits	9	29,925	220,970	0	0	0	250,895	133,350	9
Charges for Service	10	1,404,126	21,826	0	0	0	1,425,952	1,359,767	10
Use of Money & Property	11	288,938	2,188	269	0	324	291,719	2,575,125	11
Miscellaneous	12	1,070,810	305,119	3,644,379	0	0	5,020,308	395,401	12
Subtotal Revenues	13	17,459,830	13,932,300	3,659,502	911,357	324	35,963,313	29,539,707	13
Other Financing Sources:									
General Long-Term Debt Proceeds	14	0	0	0	0	0	0	0	14
Operating Transfers In	15	1,890,723	3,619,750	0	512,309	0	6,022,782	6,907,484	15
Proceeds of Capital Asset Sales	16	0	0	0	0	0	0	0	16
Total Revenues & Other Sources	17	19,350,553	17,552,050	3,659,502	1,423,666	324	41,986,095	36,447,191	17
Expenditures & other Financing Uses									
Operating:									
Public Safety and Legal Services	18	6,742,335	424,135			0	7,166,470	7,682,722	18
Physical Health Social Services	19	1,653,014	0			0	1,653,014	2,098,939	19
Mental Health, ID & DD	20	0	972,094			0	972,094	1,218,400	20
County Environment and Education	21	1,401,695	597,236			0	1,998,931	1,725,876	21
Roads & Transportation	22	0	7,728,196			0	7,728,196	8,156,649	22
Government Services to Residents	23	1,320,470	1,141			0	1,321,611	1,531,645	23
Administration	24	3,429,235	9,523			0	3,438,758	3,664,413	24
Nonprogram Current	25	414,624	80,661			0	495,285	22,000	25
Debt Service	26	0	0		1,539,760	0	1,539,760	1,389,975	26
Capital Projects	27	37,993	10,908	220,160		0	269,061	3,736,000	27
Subtotal Expenditures	28	14,999,366	9,823,894	220,160	1,539,760	0	26,583,180	31,226,619	28
Other Financing Uses:									
Operating Transfers Out	29	1,394,071	4,626,681	2,030	0	0	6,022,782	6,907,484	29
Refunded Debt/Payments to Escrow	30	0	0	0	0	0	0	0	30
Total Expenditures & Other Uses	31	16,393,437	14,450,575	222,190	1,539,760	0	32,605,962	38,134,103	31
Changes in fund balances									
Beginning Fund Balance - July 1, 2020	33	7,099,975	7,281,923	600,151	789,605	16,041	15,787,695	10,685,273	33
Increase (Decrease) in Reserves (GAAP Budget)	34	0	0	0	0	0	0	0	34
Fund Balance - Nonspendable	35	0	0	0	0	0	0	0	35
Fund Balance - Restricted	36	4,895,812	10,383,398	4,037,463	673,511	16,365	20,006,549	10,983,360	36
Fund Balance - Committed	37	0	0	0	0	0	0	0	37
Fund Balance - Assigned	38	0	0	0	0	0	0	0	38
Fund Balance - Unassigned	39	5,161,279	0	0	0	0	5,161,279	-1,984,999	39
Total Ending Fund Balance - June 30, 2021	40	10,057,091	10,383,398	4,037,463	673,511	16,365	25,167,828	8,998,361	40

Additional details are available at:

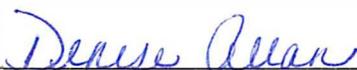
Jasper County Auditor's Office Jasper County Courthouse 101 1st St, Room 202 Newton, IA 50208

Notes to the financial statement, if any:

RECORDER'S MONTHLY REPORT
STATE OF IOWA, COUNTY OF JASPER

TO THE BOARD OF SUPERVISORS OF JASPER COUNTY:

I, Denise Allan, Recorder of the above named county and state do hereby certify that this is a true and correct statement of the fees collected by me in my office for the period of Nov. 1, 2021 through Nov. 30, 2021, and the same have been paid to the county Treasurer.


Denise Allan, Jasper County Recorder

Date: December 6, 2021

Dennis Parrott, Jasper County Auditor

Recording Fees	0001-1-07-8110-400000	<u>\$8,510.00</u>	
	(+) E-File Recording Fees	<u>\$8,900.00</u>	<u>\$17,410.00</u>
Copies	0001-1-07-8110-400000		<u>\$520.00</u>
Mailing Fees	0001-1-07-8110-425000		<u>\$56.00</u>
Auditor's Trans	0001-1-07-9010-410000	<u>\$785.00</u>	
	(+) E-File Auditor Trans Fees	<u>\$300.00</u>	<u>\$1,085.00</u>
Co Trans Tax	0001-1-07-8110-404000	<u>\$3,863.21</u>	
	(+) E-File Trans Tax Fees	<u>\$3,950.34</u>	<u>\$7,813.55</u>
Over Payments	0001-4-07-0054-822000		<u>\$55.00</u>
ELSI Co Fees	0001-1-07-8110-403000		<u>\$327.00</u>
Co Boat Title	0001-1-22-6110-412000		<u>\$35.00</u>
Co Boat Lien	0001-1-07-8110-418000		<u>\$10.00</u>
Snow Title/Lien	0001-1-07-8110-401100		<u>\$35.00</u>
ATV/ORV Title/Lien	0001-1-07-8110-401200		<u>\$170.00</u>
Vital Cert Co	0001-1-07-8110-413000		<u>\$916.00</u>
Co ATV/UTV Permit	0001-1-07-8110-401300		<u>\$940.00</u>
Co Marriages	0001-1-07-8110-417000		<u>\$40.00</u>
Int Bank Acct	0001-4-07-0054-600000		<u>\$4.08</u>
Record Mgmt	0024-1-07-8110-414000	<u>\$389.00</u>	
	(+) E-File Record Mgmt Fees	<u>\$359.00</u>	<u>\$748.00</u>
E-Fees	5300-1-77-0500-416000	<u>\$389.00</u>	
	(+) E-File E-Fees	<u>\$359.00</u>	<u>\$748.00</u>
Misc Revenue Fees	0001-1-07-8110-849000		<u>\$11.00</u>
Total County Fee Collected for <u>November 2021</u>			<u>\$30,923.63</u>

Account Balance Report

From 11/1/2021 Through 11/30/2021

Revenue Totals

Charge Payment Totals

Account Number	Account Description	Cash/Check (1)	Charge	Other Pay (2)	Sub Total	Cash/Check	Other Pay	Sub Total (3)	Drawer (1) + (2) + (3)
01-01-01	Recording 0001-1-8110-4000-4	\$8,280.00	\$10.00	\$220.00	\$8,510.00	\$0.00	\$0.00	\$0.00	\$8,500.00
01-01-02	Recd Mgmt0024-1-8110-4140-	\$379.00	\$2.00	\$8.00	\$389.00	\$0.00	\$0.00	\$0.00	\$387.00
01-01-03	E-Fee 5300-1-0500-4160-77	\$379.00	\$2.00	\$8.00	\$389.00	\$0.00	\$0.00	\$0.00	\$387.00
01-02-00	Auditors 0001-1-9010-4100-07	\$770.00	\$0.00	\$15.00	\$785.00	\$0.00	\$0.00	\$0.00	\$785.00
01-03-01	Co Tran Tax0001-1-8110-4040	\$3,830.23	\$0.00	\$32.98	\$3,863.21	\$0.00	\$0.00	\$0.00	\$3,863.21
01-03-02	State Tran Tax	\$18,374.57	\$0.00	\$158.22	\$18,532.79	\$0.00	\$0.00	\$0.00	\$18,532.79
01-05-02	Copies 0001-1-8110-4000-07	\$520.00	\$0.00	\$0.00	\$520.00	\$0.00	\$0.00	\$0.00	\$520.00
***** Account Group 01 Total *****		\$32,532.80	\$14.00	\$442.20	\$32,989.00	\$0.00	\$0.00	\$0.00	\$32,975.00
02-04-01	Marr Co 0001-1-8110-4170-07	\$24.00	\$0.00	\$16.00	\$40.00	\$0.00	\$0.00	\$0.00	\$40.00
02-04-02	Marriage License - State	\$186.00	\$0.00	\$124.00	\$310.00	\$0.00	\$0.00	\$0.00	\$310.00
02-04-03	3 Day Waiver	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
02-04-04	Vitalcertco0001-1-8110-4130-C	\$660.00	\$0.00	\$256.00	\$916.00	\$0.00	\$0.00	\$0.00	\$916.00
02-04-05	Vital Cert State	\$1,815.00	\$0.00	\$704.00	\$2,519.00	\$0.00	\$0.00	\$0.00	\$2,519.00
02-04-06	Vital PI Copy01-1-8110-4080-C	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
***** Account Group 02 Total *****		\$2,685.00	\$0.00	\$1,100.00	\$3,785.00	\$0.00	\$0.00	\$0.00	\$3,785.00
03-01-01	Passprt Co 0001-1-8110-4150-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
03-01-02	Passport - Federal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
03-03-01	Expedite Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
***** Account Group 03 Total *****		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05-01-00	Hunting & Fishing/Elsi	\$1,279.50	\$0.00	\$569.50	\$1,849.00	\$0.00	\$0.00	\$0.00	\$1,849.00
05-01-01	H&Fwf/Elsi 0001-1-8110-4030-	\$237.25	\$0.00	\$89.75	\$327.00	\$0.00	\$0.00	\$0.00	\$327.00
05-01-04	Boat Registration Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05-01-05	Snow & Atv Registration Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05-01-06	Boat Title Fee	\$20.00	\$0.00	\$15.00	\$35.00	\$0.00	\$0.00	\$0.00	\$35.00
05-01-07	Boat Lien Fee	\$10.00	\$0.00	\$0.00	\$10.00	\$0.00	\$0.00	\$0.00	\$10.00
05-01-08	Snow Title Fee	\$20.00	\$0.00	\$15.00	\$35.00	\$0.00	\$0.00	\$0.00	\$35.00
05-01-09	Snow Lien Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05-01-10	Atv Title Fee	\$135.00	\$0.00	\$10.00	\$145.00	\$0.00	\$0.00	\$0.00	\$145.00
05-01-11	Atv Lien Fee	\$25.00	\$0.00	\$0.00	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
05-01-12	Rsu Perm/Elsi	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Account Balance Report
 From 11/1/2021 Through 11/30/2021

Revenue Totals

Charge Payment Totals

Account Number	Account Description	Cash/Check (1)	Charge	Other Pay (2)	Sub Total	Cash/Check	Other Pay	Sub Total (3)	Drawer (1) + (2) + (3)
05-01-13	Nrohvu Perm/Elsi	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05-01-14	Nrsu Perm/Elsi	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05-02-01	Boat,Write 0001-1-8110-4020-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05-02-03	Sno/Atv Wf 0001-1-8110-4010	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05-02-04	Atv/Orv T&L Co 00011811040	\$160.00	\$0.00	\$10.00	\$170.00	\$0.00	\$0.00	\$0.00	\$170.00
05-02-05	Snow T&L Co 001-1-8110-401	\$20.00	\$0.00	\$15.00	\$35.00	\$0.00	\$0.00	\$0.00	\$35.00
05-02-06	Bt Title Co 001-1-6110-4120-2	\$20.00	\$0.00	\$15.00	\$35.00	\$0.00	\$0.00	\$0.00	\$35.00
05-02-07	Bt Lien Co 0001-1-8110-4180-	\$10.00	\$0.00	\$0.00	\$10.00	\$0.00	\$0.00	\$0.00	\$10.00
05-03-01	Use Tax	\$672.00	\$0.00	\$0.00	\$672.00	\$0.00	\$0.00	\$0.00	\$672.00
05-03-02	Ia Sales Tax	\$4,035.00	\$0.00	\$1,404.00	\$5,439.00	\$0.00	\$0.00	\$0.00	\$5,439.00
05-03-03	Local Option Tax	\$672.50	\$0.00	\$234.00	\$906.50	\$0.00	\$0.00	\$0.00	\$906.50
05-03-04	School Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
05-03-05	Overpaymt 0001-4-0054-8220-	\$54.00	\$0.00	\$1.00	\$55.00	\$0.00	\$0.00	\$0.00	\$55.00
05-03-06	Rvrs	\$2,577.10	\$0.00	\$929.15	\$3,506.25	\$0.00	\$0.00	\$0.00	\$3,506.25
05-03-07	Mail Fee 0001-1-07-8110-425C	\$41.00	\$0.00	\$15.00	\$56.00	\$0.00	\$0.00	\$0.00	\$56.00
***** Account Group 05 Total *****		\$9,988.35	\$0.00	\$3,322.40	\$13,310.75	\$0.00	\$0.00	\$0.00	\$13,310.75
06-01-01	Balance Brought Forward	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
06-01-02	Payment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
***** Account Group 06 Total *****		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
07-01-01	Ucc Search 0001-1-8110-4000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
07-01-02	Ucc1/Term 0001-1-8110-4000-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
07-02-01	Fedxsearch0001-1-8110-400C	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
07-03-01	Interest On Bank Account	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
***** Account Group 07 Total *****		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08-01-01	Clris-Standard Fee	\$0.00	\$0.00	\$8,900.00	\$8,900.00	\$0.00	\$0.00	\$0.00	\$8,900.00
08-01-02	Clris-Document Management I	\$0.00	\$0.00	\$359.00	\$359.00	\$0.00	\$0.00	\$0.00	\$359.00
08-01-03	Clris-Erecording Fee	\$0.00	\$0.00	\$359.00	\$359.00	\$0.00	\$0.00	\$0.00	\$359.00
08-01-04	Clris-Additional Tran Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08-01-05	Clris-Transfer Fee	\$0.00	\$0.00	\$300.00	\$300.00	\$0.00	\$0.00	\$0.00	\$300.00
08-01-06	Clris-Transfer Tax	\$0.00	\$0.00	\$22,900.80	\$22,900.80	\$0.00	\$0.00	\$0.00	\$22,900.80

Account Balance Report
From 11/1/2021 Through 11/30/2021

Revenue Totals

Charge Payment Totals

Account Number	Account Description	Cash/Check (1)	Charge	Other Pay (2)	Sub Total	Cash/Check	Other Pay	Sub Total (3)	Drawer (1) + (2) + (3)
	***** Account Group 08 Total *****	\$0.00	\$0.00	\$32,818.80	\$32,818.80	\$0.00	\$0.00	\$0.00	\$32,818.80
11-66-10	Writing Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	***** Account Group 11 Total *****	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12-01-01	County Permits	\$860.00	\$0.00	\$80.00	\$940.00	\$0.00	\$0.00	\$0.00	\$940.00
	***** Account Group 12 Total *****	\$860.00	\$0.00	\$80.00	\$940.00	\$0.00	\$0.00	\$0.00	\$940.00
55-55-55	Federal Duck Stamp	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	***** Account Group 55 Total *****	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Final Totals :	\$46,066.15	\$14.00	\$37,763.40	\$83,843.55	\$0.00	\$0.00	\$0.00	\$83,829.55

Account Balance Report
From 11/1/2021 Through 11/30/2021

Revenue Totals

Charge Payment Totals

Account Number	Account Description	Cash/Check (1)	Charge	Other Pay (2)	Sub Total	Cash/Check	Other Pay	Sub Total (3)	Drawer (1) + (2) + (3)
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Counts/Totals From 11/1/2021 Through 11/30/2021

Cash Total :	\$2,496.00 +
Check Total :	\$43,715.15 +
Other Pay Total:	\$37,763.40 +
Change Total :	\$145.00 -
<hr/>	
Subtotal :	\$83,829.55
Charge Total :	\$14.00 +
<hr/>	
Grand Total :	\$83,843.55

Number of Cash Payments :	98
Number of Check Payments :	430
Number of Change Payments :	21
Number of Charge Payments :	1
Number of Other Payments :	467
<hr/>	
Number of Receipts :	923
Number of Voids :	2

Charge Information

Balance Forward Information	
Number of Payments on Account :	0
Total Paid on Account :	\$0.00

Other Payment Breakdown

Other Payment Method	Total Count	Total Paid
CREDIT CARD	80	\$4,930.60
DIRECT DEPOSIT	385	\$32,832.80
Total :	465	\$37,763.40

Tuesday, December 7, 2021, the Jasper County Board of Supervisors met in regular session at 9:30 a.m. Supervisors Carpenter and Cupples present and accounted for; Chairman Cupples presiding.

Motion by Carpenter and seconded by Cupples to open a public hearing for the Recodification of the Jasper County Code of Ordinances.

YEA: CUPPLES & CARPENTER

There were no public comments.

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

YEA: CUPPLES & CARPENTER

Motion by Carpenter and seconded by Cupples to approve the Recodification of the Jasper County Code of Ordinances.

YEA: CUPPLES & CARPENTER

Motion by Carpenter and seconded by Cupples to approve the Central Iowa Regional Tactical Team (CIRTT) 28E Agreement between the Jasper County Sheriff's Office, the Grinnell Police Department, and the Pella Police Department.

YEA: CUPPLES & CARPENTER

Motion by Carpenter and seconded by Cupples to adopt Resolution 21-84 a hiring resolution certifying the following to the Auditor for payroll implementation:

<u>DEPARTMENT</u>	<u>POSITION</u>	<u>EMPLOYEE</u>	<u>PAY RATE</u>	<u>RANGE/STEP</u>	<u>EFFECTIVE DATE</u>
Treasurer's Office	Driver's License Examiner	Kristin Carley	\$18.45	Hire-in Union Scale	12/20/2021

YEA: CUPPLES & CARPENTER

A complete copy of the resolution is on file in the Office of the Jasper County Auditor.

Motion by Carpenter and seconded by Cupples to adopt Resolution 21-85 a hiring resolution certifying the following to the Auditor for payroll implementation:

<u>DEPARTMENT</u>	<u>POSITION</u>	<u>EMPLOYEE</u>	<u>PAY RATE</u>	<u>RANGE/STEP</u>	<u>EFFECTIVE DATE</u>
Sheriff's Office	Deputy Sheriff	Todd Decker	\$27.60	Hire-in Union Scale	12/20/2021

YEA: CUPPLES & CARPENTER

A complete copy of the resolution is on file in the Office of the Jasper County Auditor.

Supervisor Talsma joined the meeting by phone.

Motion by Carpenter and seconded by Talsma to adopt Resolution 21-86 to set a public hearing for the proposed Co-Line Urban Renewal Plan on December 14, 2021, at 11:00 a.m. in the basement Conference room of the Jasper County Courthouse.

YEA: TALSMA, CUPPLES, CARPENTER

A complete copy of the resolution is on file in the Office of the Jasper County Auditor.

Motion by Carpenter and seconded by Talsma to adopt Resolution 21-87 for Notice of a Consultation to be held between Jasper County and all effected taxing entities concerning the proposed Co-Line Urban Renewal Plan on December 14, 2021, at 11:00 a.m. in the basement Conference room of the Jasper County Courthouse.

YEA: TALSMA, CUPPLES, CARPENTER

A complete copy of the resolution is on file in the Office of the Jasper County Auditor.

Motion by Carpenter and seconded by Talsma to adopt Resolution 21-88 to set a public hearing to consider the approval of a proposed Co-Line Urban Renewal Plan for a proposed Co-Line Urban Renewal Area in Jasper County and Notice of Consideration of a TIF Ordinance in Connection with the Proposed Co-Line Urban Renal Area on January 4, January 11, January 18, 2022 at 9:30am.

YEA: TALSMA, CUPPLES, CARPENTER

A complete copy of the resolution is on file in the Office of the Jasper County Auditor.

Motion by Carpenter and seconded by Talsma to adopt Resolution 21-89 to approve Transfer Order #1463 transferring \$5,903 from the General Basic Fund to the 0760 Attorney Collections Fund. The money comes from court debt collected.

YEA: TALSMA, CUPPLES, CARPENTER

A complete copy of the resolution is on file in the Office of the Jasper County Auditor.

Motion by Carpenter and seconded by Talsma to approve a Liquor License for Fore Seasons Golf Bar.

YEA: TALSMA, CUPPLES, CARPENTER

Motion by Carpenter and seconded by Talsma to approve claims paid through 12/7/2021.

YEA: TALSMA, CUPPLES, CARPENTER

Motion by Carpenter and seconded by Talsma to approve Board of Supervisors Minutes for 11/23/2021.

YEA: TALSMA, CUPPLES, CARPENTER

Motion by Carpenter and seconded by Talsma to appoint Denny Stevenson to replace Mark Tinnemeier and to reappoint Larry Pauley as Supervisors Compensation Board Representatives, terms to expire 06/30/2025.

YEA: TALSMA, CUPPLES, CARPENTER

Motion by Carpenter and seconded by Talsma to adjourn the Tuesday, December 7, 2021, meeting of the Jasper County Board of Supervisors.

YEA: TALSMA, CUPPLES, CARPENTER

**CO-LINE
URBAN RENEWAL PLAN**

for the

**CO-LINE
URBAN RENEWAL AREA**

JASPER COUNTY, IOWA

_____ 2022

TABLE OF CONTENTS

SECTION

- A. INTRODUCTION
- B. DESCRIPTION OF THE URBAN RENEWAL AREA
- C. AREA DESIGNATION
- D. BASE VALUE
- E. DEVELOPMENT PLAN
- F. PLAN OBJECTIVES
- G. TYPES OF RENEWAL ACTIVITIES
- H. ELIGIBLE URBAN RENEWAL PROJECTS
- I. FINANCIAL DATA
- J. URBAN RENEWAL FINANCING
- K. PROPERTY ACQUISITION/DISPOSITION
- L. RELOCATION
- M. STATE AND LOCAL REQUIREMENTS
- N. URBAN RENEWAL PLAN AMENDMENTS
- O. EFFECTIVE PERIOD
- P. SEVERABILITY CLAUSE

EXHIBITS

- A. LEGAL DESCRIPTION OF AREA
 - B. URBAN RENEWAL AREA DEPICTIONS

Co-Line Urban Renewal Plan
for the
Co-Line Urban Renewal Area
Jasper County, Iowa

A. INTRODUCTION

The Co-Line Urban Renewal Plan (“Plan” or “Urban Renewal Plan”) for the Co-Line Urban Renewal Area (“Area” or “Urban Renewal Area”) has been developed to help local officials promote economic development in the Urban Renewal Area within Jasper County, Iowa (the “County”). In order to achieve this objective, the County intends to undertake urban renewal activities pursuant to the powers granted to it under Chapter 403 and Chapter 15A of the *Code of Iowa*, as amended.

B. DESCRIPTION OF THE URBAN RENEWAL AREA

The Urban Renewal Area is described in Exhibit “A” and illustrated in Exhibit “B.” The County reserves the right to modify the boundaries of the Area at some future date.

C. AREA DESIGNATION

With the adoption of this Plan, the County will designate this Urban Renewal Area as an area that is appropriate for the promotion of economic development (commercial and industrial).

D. BASE VALUE

If the Urban Renewal Area is legally established, a Tax Increment Financing (TIF) ordinance is adopted to establish a TIF district in the Area, and debt related to the Area is certified prior to December 1, 2022, the taxable valuation as of January 1, 2010, will be considered the frozen “base valuation” for the portion of the Urban Renewal Area identified in the TIF ordinance. If a TIF ordinance is not adopted until a later date, or debt is not first certified prior to December 1, 2022, the frozen “base value” will be the assessed value of the taxable property within that area covered by the TIF ordinance as of January 1 of the calendar year preceding the calendar year in which the County first certifies the amount of any debt related to the Area, in accordance with Iowa Code Section 403.19.

E. DEVELOPMENT PLAN

The County has a general plan for the physical development of the County as a whole outlined in the Planting Seeds for a Brighter Future Jasper County Comprehensive Plan, adopted October 3, 2020. The goals and objectives of this Urban Renewal Plan, including the urban renewal projects, are in conformity with the Planting Seeds for a Brighter Future Jasper County Comprehensive Plan.

The need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area is set forth in this Plan. As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the County.

F. PLAN OBJECTIVES

Renewal activities are designed to provide opportunities, incentives, and sites to promote economic development (commercial and industrial). More specific objectives for the development, redevelopment, and rehabilitation within the Urban Renewal Area are as follows:

1. To achieve a diversified, well-balanced economy providing a desirable standard of living, creating job opportunities, and strengthening the tax base.
2. To plan for and provide sufficient land for commercial and industrial development in a manner that is efficient from the standpoint of providing municipal services.
3. To provide for the installation of public infrastructure that promotes the development of new commercial and industrial lots, which infrastructure may include, but is not limited to, water, sanitary sewer, streets, and other public improvements.
4. To encourage commercial and industrial growth and expansion through governmental policies which make it economically feasible to do business.
5. To encourage and promote diversity of commercial development opportunities in the County while retaining the character of the community.
6. To provide a more marketable and attractive investment climate through the use of various federal, state, and local incentives.
7. To stimulate, through public action and commitment, private investment in new commercial and/or industrial development.
8. To improve the conditions and opportunities for economic development (commercial and industrial).
9. To help develop a sound economic base that will serve as the foundation for future growth and development.

G. TYPES OF RENEWAL ACTIVITIES

To meet the objectives of this Urban Renewal Plan and to encourage the development of the Area, the County intends to utilize the powers conferred under Chapter 403 and Chapter 15A, *Code of Iowa*. Activities may include:

1. To undertake and carry out urban renewal projects through the execution of contracts and other instruments.
2. To arrange for or cause to be provided the construction or repair of public infrastructure including but not limited to streets, curb and gutter, street lighting, water, sanitary sewer, public utilities or other facilities in connection with urban renewal projects.
3. To make loans, forgivable loans, grants, or other types of economic development grants or incentives to private persons, organizations, or businesses for economic development purposes on such terms as may be determined by the Board of Supervisors.
4. To borrow money and to provide security therefor.
5. To acquire or dispose of property.
6. To provide for the construction of specific site improvements such as grading and site preparation activities, access roads and parking, fencing, utility connections, and related activities.
7. To acquire property through a variety of means (purchase, lease, option, etc.) and to hold, clear, or prepare the property for redevelopment.
8. To make or have made surveys and plans necessary for the implementation of the Urban Renewal Plan or specific urban renewal projects.
9. To use any or all other powers granted by the Urban Renewal Act to develop and provide for improved economic conditions for Jefferson County.

Nothing herein shall be construed as a limitation on the power of the County to exercise any lawful power granted to the County under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

H. ELIGIBLE URBAN RENEWAL PROJECTS

1. Development Agreement

A. *Development Agreement with The Welder's Shield, LLC (or a related entity):* The proposed urban renewal project anticipates The Welder's Shield, LLC (or a related entity) constructing a new industrial building, which will be

leased by Co-Line Welding, Inc. (the “Tenant”). It is estimated that total construction costs for the building will be approximately \$2,000,000 and will result in the creation or retention of jobs in the County. The County expects to make annual grants to The Welder’s Shield, LLC in the form of rebates of incremental taxes generated by the project. The cost of such grants shall not exceed \$500,000 and will be subject to the terms and conditions of a detailed development agreement with both parties.

2. Planning, engineering fees (for urban renewal plans), attorney fees, other related costs to support urban renewal projects and planning

Project	Date	Estimated cost
Fees and costs	Undetermined	Not to exceed \$25,000

I. FINANCIAL DATA

1.	July 1, 2020 constitutional debt limit:	\$150,493,905
2.	Current outstanding general obligation debt:	\$7,664,182.59
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects has not yet been determined. This document is for planning purposes only. The estimated project costs in this Plan are estimates only and will be incurred and spent over a number of years. In no event will the County’s constitutional debt limit be exceeded. The Board of Supervisors will consider each project proposal on a case-by-case basis to determine if it is in the County’s best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects as described above to be funded by TIF Funds will be approximately as stated in the next column:	\$525,000 This does not include financing costs related to debt issuance, which may be incurred over the life of the Area.

J. URBAN RENEWAL FINANCING

The County may utilize various financing tools such as those described below to successfully undertake the proposed urban renewal actions. The County has the statutory authority to use a variety of tools to finance physical improvements within the Area. These include:

A. Tax Increment Financing.

Under Section 403.19 of the *Code of Iowa*, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, economic development incentives, or other urban renewal projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the

difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the County to pay costs of the eligible urban renewal projects. Certain increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the County, and in any event upon the expiration of the tax increment district.

B. General Obligation Bonds.

Under Division IV of Chapter 331 and Chapter 403 of the *Code of Iowa*, the County has the authority to issue and sell general obligation bonds or capital loan notes (“bonds”) for specified essential and general corporate purposes, including the demolition of blighted buildings, the acquisition and construction of certain public improvements within the Area and for other urban renewal projects or incentives for development consistent with this Plan. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the County. It may be, the County will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

The County may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates, or other incentives to developers or private entities in connection with the urban renewal projects identified in this Plan. In addition, the County may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area for urban renewal projects. Alternatively, the County may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects. In any event, the County may determine to use tax increment financing to reimburse the County for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the County to exercise any lawful power granted to the County under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

K. PROPERTY ACQUISITION/DISPOSITION

The County will follow any applicable requirements for the acquisition and disposition of property within the Urban Renewal Area.

L. RELOCATION

The County does not expect there to be any relocation required as part of the eligible urban renewal projects; however, if any relocation is necessary, the County will follow all applicable relocation requirements.

M. STATE AND LOCAL REQUIREMENTS

All provisions necessary to conform to State and local laws will be complied with by the County in implementing this Urban Renewal Plan and its supporting documents.

N. URBAN RENEWAL PLAN AMENDMENTS

This Urban Renewal Plan may be amended from time to time for a number of reasons including, but not limited to, adding or deleting land, adding or amending urban renewal projects, or modifying objectives or types of renewal activities.

The Board of Supervisors may amend this Plan in accordance with applicable State law.

O. EFFECTIVE PERIOD

This Urban Renewal Plan will become effective upon its adoption by the Board of Supervisors and will remain in effect as a Plan until it is repealed by the Board of Supervisors.

With respect to the property included within the Urban Renewal Area, which is also included in an ordinance which designates that property as a tax increment financing district (a “TIF Ordinance”), and is designated based on an economic development finding, the use of incremental property tax revenues or the “division of revenue,” as those words are used in Chapter 403 of the Code of Iowa, is limited to twenty (20) years beginning with the first calendar year following the calendar year in which the County first certifies to the County Auditor the amount of any loans, advances, indebtedness, or bonds which qualify for payment from the incremental property tax revenues attributable to that property within a TIF Ordinance of the Urban Renewal Area. The division of revenues shall continue for the maximum period allowed by law.

At all times, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness or bonds which qualify for payment from the division of revenue provided in Section 403.19 of the Code of Iowa) by the County for activities carried out under the Urban Renewal Area shall be limited as deemed appropriate by the Board of Supervisors and consistent with all applicable provisions of law.

P. SEVERABILITY CLAUSE

In the event one or more provisions contained in the Urban Renewal Plan shall be held for any reason to be invalid, illegal, unauthorized, or unenforceable in any respect, such invalidity, illegality, un-authorization, or unenforceability shall not affect any other provision of this Urban Renewal Plan, and this Urban Renewal Plan shall be construed and implemented as if such provisions had never been contained herein.

EXHIBIT A

LEGAL DESCRIPTION OF AREA

The Co-Line Urban Renewal Area is described as follows:

Development Property:

Parcel A of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) Section Thirty-three (33), Township Seventy-eight (78) North, Range Seventeen (17) West of the 5th P.M. in Jasper County, Iowa and is more particularly described as follows: beginning at the Southeast corner of said SW ¼ of the SW ¼ Section 33; thence South 89°46'15" West 60.00 feet along the South line thereof; thence North 00°10'40" West 175.00 feet parallel with the East line thereof; thence South 89°46'15" West 540.00 feet parallel with the South line of said SW ¼ of the SW ¼ Section 33; Thence North 00°10'40" West 525.00 feet parallel with the East line thereof; thence North 89°46'15" East 600.00 feet parallel with the South line thereof; thence South 00°10'40" East 700.00 feet along the East line of the SW ¼ of the SW ¼ Section 33 to the Point of Beginning, containing 7.47 acres including 0.05 of road right of way. Subject to any and all easements and restrictions of record.

AND

Right of Way:

The full right of way of S. 128th Ave E beginning at the center line of County Highway T-33 and following along the S ½ of the SW quarter of Section 33, Township 78 Range 17 (3,909 ft) to the West quarter corner of the SE ¼ SE ¼ of Section 32, Township 78 Range.

EXHIBIT B (two pages)

CO-LINE URBAN RENEWAL AREA DEPICTIONS

Depiction of Development Property Portion of Area:

INDEX LEGEND	
LOCATION	SW 1/4 SW 1/4, SECTION 33-78-17, JASPER COUNTY, IOWA
PROPRIETOR	ELEO HOLZER (LTD) P. & ARLENE R. BROND CONTRACT HOLDER TANA JO & EILEE C. BROND
REQUESTED BY	CO-LINE INC.
PREPARED BY	CARY W. KEITH
COMPANY	GARDEN & ASSOCIATES, LLC
RETURN TO	P.O. Box 451, Oskaloosa, Iowa 52577



GARDEN & ASSOC.

P.O. Box 451, Oskaloosa, Iowa 52577-0451 Phone: (641)672-2526

RESERVED FOR RECORDER'S USE

PLAT OF SURVEY

Parcel A of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) Section Thirty-three (33), Township Seventy-eight (78) North, Range Seventeen (17) West of the 5th P.M. in Jasper County, Iowa and is more particularly described as follows: beginning at the Southeast corner of said SW 1/4 of the SW 1/4 Section 33; thence South 89°46'15" West 60.00 feet along the South line thereof; thence North 00°10'40" West 175.00 feet parallel with the East line thereof; thence South 89°46'15" West 540.00 feet parallel with the South line of said SW 1/4 of the SW 1/4 Section 33; thence North 00°10'40" West 575.00 feet parallel with the East line thereof; thence North 89°46'15" East 600.00 feet parallel with the South line thereof; thence South 00°10'40" East 709.00 feet along the East line of the SW 1/4 of the SW 1/4 Section 33 to the Point of Beginning, containing 7.47 acres including 0.06 of road right of way. Subject to any and all easements and restrictions of record.



LINE	BEARING	LENGTH
L1	S89°46'15\"W	60.00'

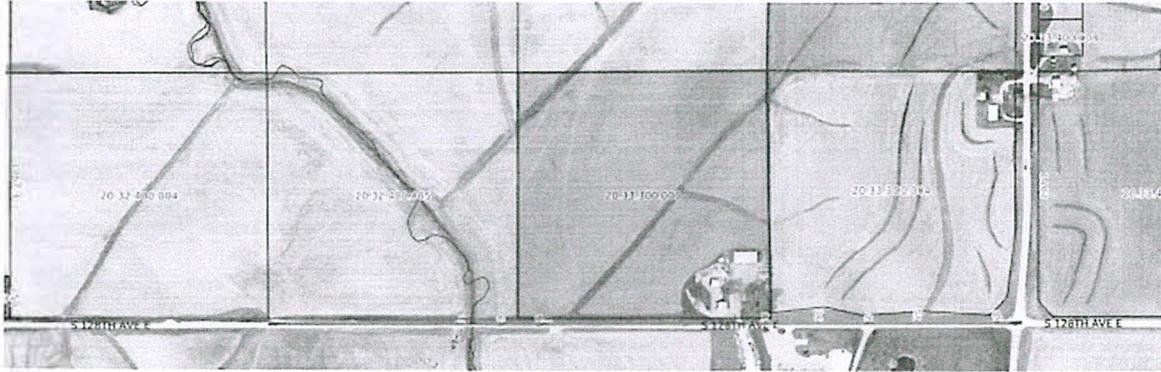
SW CORNER SEC 33-78-17
NW CORNER SEC 33-78-17
SE CORNER SEC 33-78-17
NE CORNER SEC 33-78-17
POINT OF BEGINNING SE CORNER SW 1/4-SW 1/4 SEC 33-78-17

DATE OF FIELDWORK: APRIL 21, 2021
 BASIS OF BEARINGS: IOWA POLY. ZONE 9-NANTON
 I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.
 Cary Wayne Keith, P.L.S.
 License Number: 11420
 My license renewal date is December 31, 2022
 Pages or sheets covered by this seal: 1 of 1



CO-LINE INC.
 PARCEL A OF THE SW 1/4-SW 1/4 SECTION 33-78-17 JASPER COUNTY, IOWA
 DATE 04-22-21 DRN TRH APP
 FLD BK 69-9F PROJ NO. 6021135

Depiction of Right of Way Portion of Area:



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