

Jasper County, Iowa Board of Supervisors

PO Box 944, Newton, IA Phone: 641-792-7016 Fax: 641-792-1053

Denny Stevenson

Doug Cupples

Brandon Talsma

August 8, 2023

9:30 a.m.

www.jasperia.org

Live Stream: <https://zoom.us/j/8123744948>

Meeting ID: 812 374 4948

Dial In: +1-646-931-3860

-Anyone that has an item on the agenda must appear in person for the Board to consider it.-

Pledge of Allegiance



Item 1 Building & Grounds – Adam Sparks

- a) Jail Carpet Quotes

Item 2 Human Resources – Dennis Simon

- a) Hiring Resolution for Secondary Roads Civil Technician II, James “Ryan” Oldham

Item 3 Reinvestment District Contract

Item 4 Resolution Approving Transfer Order 1501

Item 5 Approval of Board of Supervisors Minutes for August 1, 2023

PUBLIC INPUT & COMMENTS

Close Session requested by Scott Nicholson in Accordance with Iowa Code Section 21.5(j) to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for the property or reduce the price the governmental body would receive for that property. The minutes and the audio recording of a session closed under this paragraph shall be available for public examination when the transaction discussed is completed.

Close Session requested by Scott Nicholson in Accordance with Iowa Code Section 21.5(c) to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in the litigation.

After Regular Meeting:

Work Session

Jim Bell Flooring
3211 S 14th Street
Marshalltown, Iowa 50158

Estimate

Date	Estimate #
5/4/2023	1733

Phone #	641-753-1212
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Name / Address
Jasper Co. Jail Newton Ia

Project

Description	Qty	Rate	Total
J&J Impulse 3 carpet Tile color-1807	485.16	25.29	12,269.70
J&J Nexus Glue	5	166.50	832.50
Pewter Flat Metal	12	3.50	42.00
LVP Allowance	36	2.00	72.00
LVP Installation	1	96.30	96.30
Tearout & Disposal of carpet	1	2,183.99	2,183.99
Installation of carpet Tile	1	5,023.20	5,023.20
4 inch covebase & Covebase Installation	1,120	2.25	2,520.00
6 Hours floor prep	6	125.00	750.00
25# Ardex floor patch	6	36.00	216.00T
Sales Tax		7.00%	15.12
<p><u>Brandon Talsma, Board Chairperson</u></p> <p><u>Attest: Jenna Jennings - Auditor</u></p>			<p>\$24,005.69</p>
Total			\$24,020.81

Down payment due at time of sale is greater of 50% of total invoice or 100% of special order products. Balance is due prior to material pickup or delivery, unless other terms have been approved. Terms: 25% restocking fee on all cancelled orders. Goods remaining in the warehouse for more than 60 days will incur a monthly charge of 5% of the total invoice per month with a minimum of \$25 per month. Credit card payments are subject to a 3% service charge.

Adam Sparks

From: DENNIS TERRI ELLIOTT <dennis_terri_elliott@msn.com>
Sent: Friday, June 16, 2023 12:14 PM
To: Adam Sparks; DENNIS TERRI ELLIOTT
Subject: Jasper co jail

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

Elliott Installation, Inc.
908 S. 12th St. in Marshalltown,, IA 50158 Cell 641-751-1543 Dennis, Dustin and Ryan

JNJ impulse.	\$13,600.
JNJ carpet tile glue	\$876.50
LVP.	\$144.
Flat metal	\$108
LVP installation.	\$150.
Tear out carpet	\$2225
installation	\$5100
4 inch cove, base and installation.	\$2150.
Floor prep.	\$775.
Floor patch.	\$225

Total. \$25,353.50 Sent from my iPhone

Brandon Talsma, Board Chairperson

Attest: Jenna Jennings, Auditor

**STORE FOR
HOMES**
Furniture

QUOTE

Company Address
1701 1st Ave W, Newton IA 50208
Phone: 641-792-2240 Fax: 641-792-1112

Date 5/30/2023
Invoice # 685572

Invoice For

Jasper County Jail

Quantity	Description	Unit Price	Taxable?	Amount
4365sf	J & J Impulse 3-1807	\$ 3.55	Yes	\$ 15,495.75
1.00	Carpet tile labor	\$ 0.75	Yes	\$ 3,091.50
1.00	Tear out & disposal of carpet	\$ 2.50	Yes	\$ 1,030.50
12.00	Pewter flat metal	\$ 3.50	Yes	\$ 42.00
5.00	J & J Nexus Glue	\$ 170.00	Yes	\$ 170.00
1120sf	4" Covebase & install	\$ 2.00	Yes	\$ 2,240.00
6.00	Floor Prep	\$ 125.00	Yes	\$ 750.00
6.00	#25 Ardex Floor Patch	\$ 100.00	Yes	\$ 600.00
1.00	LVP Allowance/Installation	\$ 260.00	Yes	\$ 260.00

Sub Total	\$ 23,679.75
Tax Rate	
Sales Tax	
Discount	
TOTAL	\$ 23,679.75

IF YOU HAVE ANY QUESTIONS CONCERNING THIS QUOTE, CONTACT
STORE FOR HOMES (641-792-2240)

THANK YOU FOR YOUR BUSINESS!

PLEASE SUBMIT PAYMENT WITHIN 30 DAYS

Brandon Talsma, Board Chair person

Attest: Jenna Jennings, Auditor

REINVESTMENT DISTRICT CONTRACT

MUNICIPALITY: Jasper County
CONTRACT NUMBER: 23-RD-002
AWARD DATE: March 17, 2023
MAXIMUM AWARD AMOUNT: \$14,000,000
COMMENCEMENT DATE: October 1, 2024
TERMINATION DATE: October 1, 2044

This **REINVESTMENT DISTRICT CONTRACT** is made by and between the **Iowa Economic Development Authority ("IEDA" or "Authority")**, 1963 Bell Ave., Ste. 200, Des Moines, IA 50315 and the **Jasper County ("Municipality")**, 315 W. 3rd St. N., Ste. 310, Newton, IA 50208.

The Municipality hereby acknowledges that, on the Award Date, the Iowa Economic Development Board ("Board") approved the Municipality's application to establish a reinvestment district ("the District") pursuant to *Iowa Code* Chapter 15J, the "Iowa Reinvestment Act." The Municipality's Reinvestment District Final Application ("Final Application"), including the detailed district plan describing the Projects to be completed ("District Plan"), as approved by the Board, is incorporated herein by reference as Exhibit A. Due to its size, Exhibit A will not be attached to this Agreement, but will be kept on file at Iowa Economic Development Authority ("IEDA"). Exhibit B, District Description and Allocation of Funds, and Exhibit C, Municipality's Estimated Tax Revenue Projections, are attached hereto and incorporated herein by reference.

The Municipality and IEDA agree to the following terms:

1. Definitions of words and phrases used herein, including but not limited to "Project", "State Hotel and Motel Tax", "State Sales Tax", "New Lessor", and "New Retail Establishment" and other applicable terms mean the same as in 261 IAC 200.
2. The date upon which the calculation of new State Sales Tax and new State Hotel and Motel Tax revenue shall begin ("Commencement Date") is October 1, 2024.
3. The Board approved the Municipality's application with the following conditions subsequent:
 - a. Documentation of committed financing for the Project 1 - Christensen Development: Residential Adaptive Use, by September 30, 2023
 - b. Documentation of committed financing for Project 2 - Christensen Development: Hospitality Adaptive Reuse, by September 30, 2023.
 - c. Documentation that construction financing has closed for DMACC Projects 3 & 4 by June 30, 2024.
 - d. Documentation that private fundraising of \$400,000 has been secured for Project 5 - City of Newton: Resiliency Zone, by September 30, 2023

This contract may be terminated if the documentation described is not received by the established deadlines.

4. The Municipality may adopt an ordinance establishing the District and shall notify the Director of the Iowa Department of Revenue ("IDR") of the Commencement Date no later than 30 days after the adoption of the ordinance. The ordinance shall include the information set out at *Iowa Code* section 15J.4.

5. The Municipality shall not modify any Project described in the District Plan or add any Project to the District Plan without prior Board approval. If a requested plan amendment would reduce capital investment in the District or remove one or more of the projects originally approved for the District, the Board in its discretion may reduce, rescind, or otherwise modify the maximum benefit amount accordingly. In determining whether to approve a plan amendment that includes a modification to an existing Project or the addition of a new Project, the Board shall consider the scoring criteria in 261 IAC 200.6 as well as the amount of indebtedness incurred by the Municipality in furtherance of the Project and the potential impact on covenants or other financial commitments made in reliance on the projected receipt of State Sales Tax revenues or State Hotel and Motel Tax revenues by the Municipality. If modification to or addition of a Project is approved, and the modification or addition changes financial information set out in the District Plan and any ordinance the Municipality adopted to establish the District, the Municipality shall amend the ordinance to reflect any changes to financial information.

6. The Municipality shall assist the IDR in identifying New Retail Establishments in the District that are collecting State Sales Tax and new lessors in the District that are collecting State Hotel and Motel Tax. This process shall be ongoing until the Municipality ceases to utilize State Sales Tax revenue or State Hotel and motel Tax revenue under Chapter 15J, or until the District is dissolved.

7. The maximum amount of State Sales Tax revenues and State Hotel and Motel Tax revenues that may be remitted to the Municipality's reinvestment project fund created pursuant to *Iowa Code* section 15J.7 ("Municipality's Fund") is \$14,000,000. A copy of the Municipality's estimated new State Sales Tax revenues and estimated new State Hotel and Motel Tax revenues for the District is included as Exhibit C. Exhibit C is included for reference only. The amount of funds remitted to the Municipality will be based on actual tax revenues within the District.

8. Following establishment of the District, the Municipality may use moneys deposited in the Municipality's Fund to fund the development of Projects included within the District Plan. The Municipality shall use funds received in accordance with the District Plan, as summarized in Exhibit B, District Description and Allocation of Funds.

9. Following establishment of the District, the Municipality shall, on or before October 1 of each year, submit a report to the Board detailing all of the following:

a. The status of each Project undertaken within the District in the previous twelve months.

b. An itemized list of expenditures from the Municipality's Fund in the previous twelve months that have been made related to each Project undertaken within the District.

c. The amount of the total cost remaining for each Project undertaken within the District as of the date the report is submitted.

d. The amounts, types, and sources of funding used for each Project undertaken within the District in the previous twelve months.

e. The amount of bonds issued or other indebtedness incurred for each Project undertaken within the District in the previous twelve months, including information related to the rate of interest, length of term, costs of issuance, and net proceeds.

f. The amounts of types of moneys to be used for payment of bonds or indebtedness.

10. The Municipality is bound by all statutes and rules that pertain to reinvestment districts.

11. The Municipality acknowledges that failure to comply with any provision of this agreement, or with any of the statutory or administrative code provisions governing administration of the program, may constitute an event of default. Whether an act or omission constitutes an event of default and whether such an event of default has been or can be cured shall be determined by the IEDA in its sole discretion. An event of default may result in the modification, cessation, deferral, or termination of the benefits of the Reinvestment District Program. IEDA may provide notice of a material, uncured event of default to the Iowa Department of Revenue.

FOR IEDA:

FOR MUNICIPALITY:

BY:

BY:

Deborah V. Durham, Director

Signature

Typed Name and Title

Date

Date

Exhibit A

Municipality's Reinvestment District Final Application (on file with IEDA)

EXHIBIT B
District Description and Allocation of Funds

Recipient: Jasper County
Contract Number: 23-RD-002
Award Date: March 17, 2023

Commencement Date: October 1, 2024
Termination Date: October 1, 2044

District Description: The Newton Legacy Iowa Reinvestment District proposal includes five components with investment totaling just under \$48 million. The District has a focus of adaptive reuse on existing facilities from Maytag departure in 2007, including investment in market rate apartments, boutique hotel and bar, event space, green space, and public investment in downtown improvements and trail connections.

Project	Project Description	Reinvestment Project Fund Allocation
Christensen Development: Residential Adaptive Use	See Exhibit A	\$9,332,400 (66.66%)
Christensen Development: Hospitality Adaptive Reuse	See Exhibit A	\$4,667,600 (33.34%)
DMACC: Legacy Plaza Infrastructure, Legacy Ballroom, and Retail Build Out	See Exhibit A	\$0(0%)
DMACC: Legacy Greenspace, Legacy Commons, and High Demand Academic Program Expansion	See Exhibit A	\$0 (0%)
City of Newton: Resiliency Zone	See Exhibit A	\$0 (0%)
TOTAL ALL PROJECTS		\$14,000,000

Note:

The Reinvestment Project Fund Allocation amounts are estimates based on the maximum award amount. Fund allocations shall be made in proportion to the allocation described in the District Plan approved by the Board and noted as percentages above.

Exhibit C
Municipality's Estimated Tax Revenue Projections

Total Estimated Hotel/Motel Tax and State Sales Tax Projections				
Project	Category	Estimated Receipts	Projected Tax Receipts	Projected IRA Deposits
Christensen Development	Apartment Rentals	\$15,507,796	\$0	\$0
Catalyst Development	Hotel/Motel Tax	\$38,730,666	\$2,711,147	\$1,936,533
	Retail Sales Tax	\$17,430,155	\$1,220,111	\$697,206
DMAcc Phase I Legacy Plaza	Food and Beverage	\$38,872,217	\$2,721,055	\$1,554,889
	Event Center Lease	\$1,045,364	\$0	\$0
DMAcc Phase II Legacy Common	Food and Beverage	\$20,907,485	\$1,463,524	\$836,299
	Retail Consumer Goods	\$30,006,810	\$2,100,477	\$1,200,272
Newton: Resiliency Zone	Vacancy Initiative	\$340,618,675	\$23,843,307	\$13,624,747
Total		\$503,119,167	\$34,059,621	\$19,849,947

Resolution _____

STATE OF IOWA }
Jasper County }

TRANSFER ORDER

\$689,710.66

Newton, Iowa, August 8, 2023

Doug Bishop, Treasurer, Jasper County, Iowa

Transfer Six hundred eighty nine thousand seven hundred ten dollars and 66/100***

From: 1555- Monroe-PC
Trail Cap Project

To: 0001- General Basic Fund

XXXX-99-0051-000-81400

XXXX-4-99-0051-904000

Account of: Board Action

By Order of Board of Supervisors.

Supervisor

Attest

NO. 1501

Teresa Anubal

Auditor/Designee

Repayment of Transfer 1496, from 0001 to 1555, until DOT Grant payment is received.

Tuesday, August 1, 2023, the Jasper County Board of Supervisors met in regular session at 9:30 a.m. with Supervisors Talsma, Stevenson, and Cupples present and accounted for; Chairman Talsma presiding.

Motion by Cupples, seconded by Stevenson to open a Public Hearing for Bruce Dee rezone request on Parcel #02.15.300.008 from Agricultural to Rural Residential Large Lot (RR).

YEA: STEVENSON, TALSMAS, CUPPLES

No comments were made.

Motion by Stevenson, seconded by Cupples to close the Public Hearing.

YEA: STEVENSON, TALSMAS, CUPPLES

Motion by Cupples, seconded by Stevenson to waive the 3rd reading.

YEA: STEVENSON, TALSMAS, CUPPLES

Motion by Stevenson, seconded by Cupples to approve Bruce Dee rezone request on Parcel #02.15.300.008 from Agricultural to Rural Residential Large Lot (RR).

YEA: STEVENSON, TALSMAS, CUPPLES

Motion by Stevenson, seconded by Cupples to adopt Resolution 23-67 to stop control of traffic on N 27th Ave E, E 108th St N, and Indigo Ave.

YEA: STEVENSON, TALSMAS, CUPPLES

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

Motion by Stevenson, seconded by Cupples to approve a liquor license for Fore Seasons Bar and Grill.

YEA: STEVENSON, TALSMAS, CUPPLES

Motion by Cupples, seconded by Stevenson to approve claims paid through August 1, 2023.

YEA: STEVENSON, TALSMAS, CUPPLES

Motion by Cupples, seconded by Stevenson to approve Board of Supervisors minutes from July 25, 2023.

YEA: STEVENSON, TALSMAS, CUPPLES

Motion by Cupples, seconded by Stevenson to adjourn from the regular meeting and enter into the work session.

YEA: STEVENSON, TALSMAS, CUPPLES

The Board reviewed the vacation policy in the policy manual.

Motion by Cupples, seconded by Stevenson to adjourn the Tuesday, August 1, 2023, meeting of the Jasper County Board of Supervisors.

YEA: STEVENSON, TALSMAS, CUPPLES