

JEFFERSON COUNTY BOARD OF SUPERVISORS' PROCEEDINGS
September 13, 2021

At 8:30 A.M., Chair Sandquist called the meeting of the Board of Supervisors to order.

Board members present were: Dee Sandquist, Chairman; Susie Drish, Vice-Chairman; Daryn Hamilton, Supervisor.

It was moved by Drish, seconded by Hamilton that the minutes for the August 30th, 2021 meeting be acknowledged. All "Aye". Motion carried.

Supervisors met with the County Engineer.

It was moved by Hamilton, seconded by Drish to accept the Iowa Bridge and Culvert L.C. Mahogany bridge repair bid. All "Aye". Motion carried.

The Board discussed the fine for disposal of trash in roadside ditches.

September 13, 2021

The Board of Supervisors of Jefferson County, State of Iowa, met in regular session, in the Board Room, County Courthouse, 51 East Briggs, Fairfield, Iowa, at 8:30 A.M., on the above date. There were present Chairperson Dee Sandquist, in the chair, and the following named Board Members:

Susie Drish, Daryn J. Hamilton

Absent: None

Vacant: None

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Board Member Hamilton then introduced the following proposed Resolution entitled "RESOLUTION FIXING DATE FOR A PUBLIC HEARING ON THE PROPOSAL TO ENTER INTO A DEVELOPMENT AGREEMENT WITH BOVARD STUDIO, INC., AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF", and moved that the same be adopted. Board Member Drish seconded the motion to adopt. The roll was called and the vote was,

AYES: Daryn J. Hamilton, Susie Drish, Dee Sandquist

NAYS: None

Whereupon, the Chairman declared the Resolution duly adopted as follows:

RESOLUTION NO. _____

RESOLUTION FIXING DATE FOR A PUBLIC HEARING ON THE PROPOSAL TO ENTER INTO A DEVELOPMENT AGREEMENT WITH BOVARD STUDIO, INC., AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, Iowa Code Chapter 15A authorizes counties to make loans and grants for economic development, and to appropriate such funds and make such expenditures as may be necessary to carry out the purposes of said Chapter; and

WHEREAS, the County has received a proposal from Bovard Studio, Inc. (the "Developer"), in the form of a proposed Development Agreement (the "Agreement") by and between the County and the Developer, pursuant to which, among other things, the Developer would agree to construct certain Minimum Improvements (as defined in the Agreement) on certain real property located within the County (the "Development Property") and consisting of the construction of a 12,000 square foot metal building to be used for metal frame fabrication and storage, together with all related site improvements, and the Developer would operate its business on the Development Property, including hiring and retaining employees, as outlined in the proposed Agreement (the "Project"); and

WHEREAS, the Agreement further proposes that the County will make up to three (3) consecutive annual payments of Economic Development Grants to Developer consisting of 100% of the County-Only Property Taxes generated by the construction of the Minimum Improvements, the cumulative total for all such payments not to exceed the lesser of \$75,000, or the amount accrued under the formula outlined in the proposed Agreement, under the terms and following satisfaction of the conditions set forth in the Agreement; and

WHEREAS, the Board has determined that the Agreement is in the best interests of the County and the residents thereof and that the performance by the County of its obligations thereunder is a public undertaking and purpose and in furtherance of Iowa Code Chapter 15A and, further, that the Agreement and the County's performance thereunder is in furtherance of

appropriate economic development activities and objectives of the County within the meaning of Chapter 15A of the Iowa Code, taking into account the factors set forth therein; and

WHEREAS, neither Chapter 15A nor any other Code provision sets forth any procedural action required to be taken before said economic development activities can occur under the Agreement, and pursuant to Section 364.6 of the Code of Iowa, it is deemed sufficient if the action hereinafter described be taken and the County Auditor publish notice of the proposal and of the time and place of the meeting at which the Board proposes to take action thereon and to receive oral and/or written objections from any resident or property owner of said County to such action.

NOW THEREFORE, BE IT RESOLVED, BY THE BOARD OF SUPERVISORS OF JEFFERSON COUNTY, STATE OF IOWA:

That this Board meet in the Board Room, County Courthouse, 51 East Briggs, Fairfield, Iowa, at 9:00 A.M. on September 27, 2021, for the purpose of taking action on the matter of the proposal to enter into a Development Agreement with Bovard Studio, Inc.

That the County Auditor is hereby directed to cause at least one publication to be made of a notice of said meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in said County, said publication to be not less than four (4) clear days nor more than twenty (20) days before the date of said public meeting.

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

(One publication required)

NOTICE OF PUBLIC HEARING OF THE BOARD OF SUPERVISORS OF JEFFERSON COUNTY, STATE OF IOWA, ON THE MATTER OF THE PROPOSAL TO ENTER INTO A DEVELOPMENT AGREEMENT WITH BOVARD STUDIO, INC., AND THE HEARING THEREON

PUBLIC NOTICE is hereby given that the Board of Supervisors of Jefferson County, State of Iowa, will hold a public hearing on September 27, 2021, at 9:00 A.M. in the Board Room, County Courthouse, 51 East Briggs, Fairfield, Iowa, at which meeting the Board proposes to take action on the proposal to enter into a Development Agreement (the "Agreement") with Bovard Studio, Inc. (the "Developer").

The Agreement would obligate the Developer to construct certain Minimum Improvements (as defined in the Agreement) on certain real property located in the County (the "Development Property") and consisting of the construction of a 12,000 square foot metal building to be used for metal frame fabrication and storage, together with all related site improvements, and the Developer would operate its business on the Development Property, including hiring and retaining employees, as outlined in the proposed Agreement.

The Agreement would obligate the County to make up to three (3) consecutive annual payments of Economic Development Grants to Developer consisting of 100% of the County-Only Property Taxes generated by the construction of the Minimum Improvements, the cumulative total for all such payments not to exceed the lesser of \$75,000, or the amount accrued under the formula outlined in the proposed Agreement, under the terms and following satisfaction of the conditions set forth in the Agreement.

A copy of the Agreement is on file for public inspection in the office of the County Auditor, Courthouse, Fairfield, Iowa.

At the above meeting the Board shall receive oral or written objections from any resident or property owner of said County, to the proposal to enter into the Agreement with the Developer. After all objections have been received and considered, the Board will at this meeting or at any adjournment thereof, take additional action on the proposal or will abandon the proposal to authorize said Agreement.

This notice is given by order of the Board of Supervisors of Jefferson County, State of Iowa, as provided by Section 364.6 of the Code of Iowa.

Dated this 13th day of September, 2021.

Scott Reneker
County Auditor, Jefferson County, State of Iowa

(End of Notice)

PASSED AND APPROVED this 13th day of September, 2021.

Dee Sandquist
Chairperson, Board of Supervisors

ATTEST:
Scott Reneker
County Auditor

Supervisors discussed moving from Voya to T Rowe Price.

Supervisors heard an update from the County Sheriff.

It was moved by Sandquist, seconded by Hamilton to remove the tree on the southwest corner of the Courthouse lawn. Hamilton "Aye". Sandquist "Aye". Drish "Abstaining". Motion carried.

Hamilton reported on his Southern Iowa Detention meeting and a Courthouse repair project. Drish reported on Decat, Maasdam Barns and Workforce. Sandquist reported on Pathfinders, Service Agency and SEIL.

Public comments: Lee Dimmitt and Joe Ledger asked about HR. Chris Estle and Kelly Thompson discussed Covid.

It was moved by Drish, seconded by Hamilton to allow the claims against the county and to direct the county auditor to issue checks against the various funds of the county in payment of the claims allowed. All "Aye". Motion carried.

It was moved by Hamilton, seconded by Drish to follow through with process and deny appeal on nuisance property. All "Aye". Motion carried.

It was moved by Hamilton, seconded by Drish to adjourn. All "Aye". Motion carried.

Supervisors held a work session and toured County roads.

ATTEST:

Scott D. Reneker
County Auditor

Dee Sandquist, Chairman
Board of Supervisors