

JEFFERSON COUNTY BOARD OF SUPERVISORS' PROCEEDINGS
September 27, 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

It was moved by Drish, seconded by Hamilton that the minutes for the September 20th and 21st, 2021 meetings be acknowledged. All "Aye". Motion carried.

Supervisors met with the County Engineer.

It was moved by Drish, seconded by Hamilton that Leon Connelly and Joan Salts be re-appointed to the Jefferson County Historical Preservation Commission for 3-year terms from September 1, 2021-August 31, 2024. All "Aye". Motion carried.

It was moved by Drish, seconded by Hamilton that Craig Fulton be appointed to the Jefferson County Historical Preservation Commission for a 3-year term expiring December 31, 2023. All "Aye". Motion carried.

Hamilton reported on Courthouse projects. Drish and Sandquist reported on the township trustee and clerk meeting. Drish also reported on her 10-15 Transit meeting. Sandquist reported on her RHTF and Service Agency meetings. Sandquist also reported that she had been appointed to the Governor's Medical Assistance Advisory Council.

It was moved by Hamilton, seconded by Drish 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.

Supervisors discussed nuisance properties.

Public comments: Chris Estle gave a covid update.

At 9:00 A.M., The Chairperson announced that this was the time and place for the public hearing and meeting on the matter of the proposal to approve and authorize execution of a Development Agreement by and between Jefferson County and Bovard Studio, Inc., and that notice of the proposed action by the Board to enter into said Agreement had been published pursuant to the provisions of Section 362.3 of the Code of Iowa.

The Chairperson then asked the County Auditor whether any written objections had been filed by any County resident or property owner to the proposed action. The County Auditor advised the Chairperson and the Board that 0 written objections had been filed. The Chairperson then called for oral objections and 0 were made. Whereupon, the Chairperson declared the time for receiving oral and written objections to be closed.

The Board then considered the proposed action and the extent of objections thereto.

Whereupon, Board Member Drish introduced and delivered to the County Auditor the Resolution hereinafter set out entitled "RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT BY AND BETWEEN JEFFERSON COUNTY AND BOVARD STUDIO, INC.", and moved that the Resolution be adopted.

Board Member Hamilton seconded the motion. The roll was called and the vote was,

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

NAYS: None

Whereupon, the Chairperson declared the measure duly adopted.

RESOLUTION

RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT BY AND BETWEEN JEFFERSON COUNTY AND BOVARD STUDIO, INC.

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 further, 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, Iowa Code Chapter 15A authorizes counties to make 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 to levy taxes and assessments for such purposes; and

WHEREAS, the Board has determined that the Agreement is in the best interests of the County and the residents thereof and that the performance by the County of its obligations thereunder is a public undertaking and purpose and 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 any or all of the factors set forth in Chapter 15A, to wit:

- a. Businesses that add diversity to or generate new opportunities for the Iowa economy should be favored over those that do not.
- b. Development policies in the dispensing of the funds should attract, retain, or expand businesses that produce exports or import substitutes or which generate tourism-related activities.
- c. Development policies in the dispensing or use of the funds should be targeted toward businesses that generate public gains and benefits, which gains and benefits are warranted in comparison to the amount of the funds dispensed.
- d. Development policies in dispensing the funds should not be used to attract a business presently located within the state to relocate to another portion of the state unless the business is considering in good faith to relocate outside the state or unless the relocation is related to an expansion which will generate significant new job creation. Jobs created as a result of other jobs in similar Iowa businesses being displaced shall not be considered direct jobs for the purpose of dispensing funds; and

WHEREAS, pursuant to notice published as required by law, this Board has held a public meeting and hearing upon the proposal to approve and authorize execution of the Agreement and has considered the extent of objections received from residents or property owners as to said proposed Agreement; and, accordingly the following action is now considered to be in the best interests of the County and residents thereof.

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

That the performance by the County of its obligations under the Agreement, including but not limited to making of grants to the Developer in connection with the development of the Development Property under the terms set forth in the Agreement, be and is hereby declared to be a public

undertaking and purpose and 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.

That the form and content of the Agreement, the provisions of which are incorporated herein by reference, be and the same hereby are in all respects authorized, approved and confirmed, and the Chairperson and the County Auditor be and they hereby are authorized, empowered and directed to execute, attest, seal and deliver the Agreement for and on behalf of the County in substantially the form and content now before this meeting, but with such changes, modifications, additions or deletions therein as shall be approved by such officers, and that from and after the execution and delivery of the Agreement, the Chairperson and the County Auditor are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Agreement as executed.

PASSED AND APPROVED this 27th day of September, 2021.

Dee Sandquist
Chairperson, Board of Supervisors

ATTEST:
Scott Reneker
County Auditor

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

The Board held a work session.

At 10:30 A.M., the Board met with County Department heads.

At 12:15 P.M., the Board held a work session.

ATTEST:
Scott D. Reneker
County Auditor

Dee Sandquist, Chairman
Board of Supervisors