Marshall County Board of Supervisors
Regular Session August 3, 2010, at 9:00 a.m.

MINUTES

The Board met in regular session on Tuesday, August 3, 2010, at 9:00 a.m. in meeting room #2, 3rd Floor, northeast corner of the courthouse with all 3 members present.

1. Approval or Amendment of Agenda—

Motion by Grabenbauer, second by Brooks to approve the agenda as printed.

Roll call vote:	Grabenbauer-Aye	Brooks-Aye	Goecke-Aye
	Vice Chairman	Member	Chairman

Consent Agenda:

2. Approve Minutes-- from Regular Session of July 20, 2010.

3. Accept Treasurer's Semi-Annual Report—for January 1, 2010 – June 30, 2010. (See pages 155-157)

4. Accept Recorder's Quarterly Report-06-10

Records Management Fund	$ 1,771.00
E-Commerce Fund	$ 5,253.00
General Basic Fund	$ 56,542.36

5. Approve Event Held on County Property and Band Shell Rental Agreement—Marshalltown Development Foundation requests permission to hold the "Central Iowa Music Festival" on the Courthouse grounds on Saturday, August 7, 2010. A mobile band shell rental agreement has also been submitted.

6. Approve Public Event Held on County Property and Band Shell Rental Agreement—Oktemberfest Inc. requests permission to hold "Oktemberfest" activities on the Courthouse grounds Thursday, September 23rd, 2010 through Sunday, September 26th, 2010**.** A mobile band shell rental agreement has also been submitted.

7. Manure Management Update- Manure Management Update-Eric Edler, id no. 61858, update report received and placed on file with one minor change made to the MMP; using manure analysis for determining application rates when applying manure.

8. Manure Management Update- Manure Management Update-Bill Havelka, id no. 61559, update report received and placed on file with no changes made to the MMP.

9. Manure Management Update- Manure Management Update-Burt Farms and Livestock Co., Seminole Site, id no. 65507, update report received and placed on file with no changes made to the MMP.

10. Manure Management Update- Manure Management Update-Timber Creek Pork, id no. 58019, update report received and placed on file with no changes made to the MMP.

11. Manure Management Update- Manure Management Update-Edler Brothers, id no. 64799, update report received and placed on file with no changes made to the MMP. P.I. Index updated.

12. Approve Personnel Actions:

a) Change of Status for **Andrea Johnson,** change rate of pay and status, County Attorney's Office, full time, change status from Administrative Assistant to Victim Witness Coordinator, change rate of pay from $14.68 to $15.85 effective July 19, ~~2009~~ 2010.

b) Hire **Nicole Malloy**, County Attorney's Office, fulltime, Administrative Assistant, $13.95/hr., effective August 16, 2010.

13. Approve Claims –as audited and authorize the County Auditor to issue payment of same. The listing of claims paid at this meeting will be included with all claims paid for the month of August; the August list of claims will be a part of the first meeting in September.

Motion by Brooks, second by Grabenbauer to approve the consent agenda as printed above.

Roll call vote:	Grabenbauer-Aye	Brooks-Aye	Goecke-Aye
	Vice Chairman	Member	Chairman

14. Mid Iowa Community Action Project—Discussion and possible action on a project by Mid-Iowa Community Action whereby they will provide $13,000 in emergency services to homeless and near homeless families in Hardin, Marshall, Poweshiek, Story and Tama counties. Funding for this project would come from the Iowa Finance Authority and would be expended by December of 2010.

Motion by Grabenbauer, second by Brooks to support the proposed Project by Mid-Iowa Community Action.

Roll call vote:	Grabenbauer-Aye	Brooks-Aye	Goecke-Aye
	Vice Chairman	Member	Chairman

15. Resolution #2010-0018 entitled:

RESOLUTION NO. 2010-0018

RESOLUTION DETERMINING THE NECESSITY AND FIXING DATE FOR PUBLIC HEARING ON THE MATTER OF THE ADOPTION OF THE MARSHALL COUNTY PICKERING HEARTLAND COOP URBAN REVITALIZATION PLAN FOR A PROPOSED URBAN REVITALIZATION AREA IN MARSHALL COUNTY, STATE OF IOWA

WHEREAS, the Board has determined that certain areas within Marshall County can be revitalized and the potential for development enhanced by the adoption of the Marshall County Pickering Heartland Coop Urban Revitalization Plan (Plan) as authorized by Chapter 404, Code of Iowa; and

WHEREAS, the Board considers that the plan encompasses an area which is suitable for an economic development area as defined in Sections 403.17 and 404.1, Code of Iowa, as amended; and

WHEREAS, the Board finds that economic development is necessary in the interest of the public health, safety or welfare of the County's residents; and

WHEREAS, the adoption of the plan for such urban revitalization will result in economic development and the improvement of public health, safety and welfare of the residents of Marshall County; and

WHEREAS, before such plan can be adopted, it is necessary that a resolution of necessity be adopted and a public hearing be held thereon and that due notice be given in accordance with the requirements of Chapter 404, Code of Iowa.

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

Section 1. It is determined that the proposed Plan for the Marshall County Pickering Heartland Coop Urban Revitalization Area, attached to this Resolution as Exhibit 1, is declared as necessary in the interest of the public health, safety or welfare of the County and substantially meets the criteria of Iowa Code Section 404.1.

Section 2. It is determined that it is in the best interests of the citizens of Marshall County to hold a public hearing on the matter of the adoption of the Marshall County Pickering Heartland Coop Urban Revitalization Area Plan, on the 7th day of September, 2010 at 9 o'clock a.m., in meeting room #2, 3rd floor, northeast corner of the courthouse, Marshall County Courthouse, 1 E. Main Street, Marshalltown, Iowa.

Section 3. Be it further resolved that the County Auditor be and is hereby directed to publish notice of such hearing at least once, not less than thirty days prior to the date of public hearing in the manner provided in Section 331.305 of the Code of Iowa.

Section 4. The County Auditor shall not less than thirty days prior to the public hearing, cause notice of said hearing to be given by ordinary mail at the last known addresses of the owners of record located within the designated area. The County Auditor shall also send notice by ordinary mail, addressed to the "occupants" of all addresses located within the proposed area, if such addresses be available.

Section 5. Be it further resolved that copies of the plan be made available to the public through the office of the County Auditor.

Section 6. The notice of the proposed hearing shall be in substantially the following form:

NOTICE OF PUBLIC HEARING OF THE BOARD OF SUPERVISORS, MARSHALL COUNTY, IOWA, ON THE MATTER OF THE ADOPTION OF THE MARSHALL COUNTY PICKERING HEARTLAND COOP URBAN REVITALIZATION PLAN

Public notice is hereby given that the Board of Supervisors, Marshall County, Iowa, will hold a public hearing on the 7th day of September, 2010, at 9:00 o'clock a.m., in meeting room #2, 3rd floor, northeast corner of the courthouse, Marshall County Courthouse, 1 E. Main Street, Marshalltown, Iowa, at which meeting the Board proposes to take action on the adoption of an urban revitalization plan designated as the Marshall County Pickering Heartland Coop Urban Revitalization Plan under the authority of Chapter 404, Code of Iowa, as amended.

The property which comprises the revitalization area within which the plan shall be applicable is described as follows:

> That part of the southeast quarter of the southwest quarter of section 3, township 82 north, range 17 west of the 5th principal meridian, Marshall County, Iowa, lying west of the west line of the right of way of the Union Pacific Railroad (formerly the Chicago and North Western Railroad, the Minneapolis and St. Louis Railroad, and the Central Railroad of Iowa) and lot 3 of the northeast quarter of the southwest quarter of section 3, township 82 north, range 17 west of the 5th principal meridian, Marshall County, Iowa.

Chapter 404, Code of Iowa, as amended, and the plan authorize the County to make property tax exemptions for property on which improvements have been made. The proposed schedule is an exemption of 100% of the value on improvements to qualified real estate for three years.

Any persons interested may appear at said meeting of the Board and present evidence for or against the adoption of the plan. The proposed plan is on file in the office of the County Auditor and available for public inspection or copying during working hours.

This notice is given by order of the Board of Supervisors, Marshall County, Iowa.

Dated this 3rd day of August, 2010.

Board of Supervisors, Marshall County, Iowa

(End of Notice)

PASSED AND APPROVED this 3rd day of August, 2010

_____	Attest:	_____
Ronald D. Goecke		Karen Squiers
Board of Supervisors, Chairman		Marshall County Auditor

Motion by Brooks, second by Grabenbauer to approve this Resolution 2010-0018 entitled: RESOLUTION DETERMINING THE NECESSITY AND FIXING DATE FOR PUBLIC HEARING ON THE MATTER OF THE ADOPTION OF THE MARSHALL COUNTY PICKERING HEARTLAND COOP URBAN REVITALIZATION PLAN FOR A PROPOSED URBAN REVITALIZATION AREA IN MARSHALL COUNTY, STATE OF IOWA and authorize the Chairman to sign.

Roll call vote:	Grabenbauer-Aye	Brooks-Aye	Goecke-Aye
	Vice Chairman	Member	Chairman

_____	Attest:	_____
Ronald D. Goecke		Karen Squiers
Board of Supervisors, Chairman		Marshall County Auditor

16. Secondary Road-Contract – Discussion and possible action on approval of a contract with OMG Midwest, Inc. D/B/A Cessford Construction Co. of LeGrand, Iowa in the amount of $479,802.83. This project is located on E35 and T29 from the east corporation limits of Marshalltown east to Three Bridges Road and includes: resurfacing of roadway; adding a 3-foot wide paved shoulder; adding shoulder rumble strips at curves; and milling all-weather pavement markings. It is funded with Traffic Safety Funds from the DOT.

Motion by Grabenbauer, second by Brooks to approve the contract with OMG Midwest, Inc. D/B/A Cessford Construction Co. of LeGrand, Iowa and authorize the Chairman to sign the contract and bond.

Roll call vote:	Grabenbauer-Aye	Brooks-Aye	Goecke-Aye
	Vice Chairman	Member	Chairman

17. Secondary Road-Approval of Extension of Rental of Mini Excavator—Discussion and possible action on the approval of an extension on the rental of a Hyundai 55-7 mini excavator from Reuter's of Elkhart for the month of August. The rental rate is $1800.00/month.

Motion by Brooks, second by Grabenbauer to approve the extension on the rental of a Hyundai 55-7 mini excavator from Reuter's of Elkhart at a rental rate of $1800.00/month for the month of August.

Roll call vote:	Grabenbauer-Aye	Brooks-Aye	Goecke-Aye
	Vice Chairman	Member	Chairman

18. Set Date for Special Session—Set August 23, 2010, at 9:00 a.m., Meeting Room #2, third floor, northeast corner, Courthouse, as the time and place for a Special Session for a Redesignation of Comprehensive Land Use Plan Map, First Reading of Proposed Amendment No. 10-01 to amend Article XVIII, Sec. 1 & 2 of the Marshall County Zoning Ordinance No. 3. and set a Date and Time for the Public Hearing involving legal land owner, Heartland Property Coop, Gilman, Iowa.

Motion by Grabenbauer, second by Brooks, to set August 23, 2010, as a Special Session date.

Roll call vote:	Grabenbauer-Aye	Brooks-Aye	Goecke-Aye
	Vice Chairman	Member	Chairman

19. Public Forum-Paul Geilenfeldt, County Engineer, was in an accident and is recovering in Des Moines. The public should be patient in a response when they contact their office.

20. Adjournment--The next regular meeting is August 17, 2010, at 9:00 a.m. All business to be acted upon at that session should be submitted to the County Auditor's Office or the Board of Supervisors' Office by August 12, 2010, at 1:00 p.m. There being no further business to come before the Board, the meeting was adjourned at 9:20 a.m.

Attest:

Ronald D. Goecke
Board of Supervisors, Chairman

Karen Squiers
Marshall County Auditor

SEMI-ANNUAL SETTLEMENT OF THE BOARD OF SUPERVISORS OF MARSHALL COUNTY, IOWA
WITH DEANE R. ADAMS TREASURER OF SAID COUNTY FOR THE PERIOD FROM JANUARY 01, 2010 TO JUNE 30, 2010, INCLUSIVE

ASSETS IN HANDS OF COUNTY TREASURER AT CLOSE OF BUSINESS June 30, 2010	TOTAL AMOUNT
VAULT	520.00
TILL	12,120.99
DRAFTS & CHECKS	72,834.44
TIME CERTIFICATES (CD'S)	3,607,375.68
SAVINGS ACCOUNTS	5,703,251.94
CASH ITEM	264.00
CONSERVATION LAND ACQUISITION	69,620.27
FLEX BENEFITS	16,341.46
KLAUENBERG TRUST SAVINGS	2,788.30
KLAUENBERG TRUST CD's	471,023.82
RECORDER'S RECORDS	9,786.25
SOLID WASTE MGMT IRREVOCABLE TRUST	2,914,343.89
SPECIAL RESOURCE ENHANCEMENT	50,851.56
E-911	5,564.69
SPECIAL EVENTS	288.85
MARSHALL COUNTY FIREWORKS	5,681.75
WELLNESS	13,290.94
EMPLOYEE DENTAL	7,202.34
EMPLOYEE HEALTH	1,056,725.97
D.A.R.E. FUND	133.36
JAIL COMMISSARY FUND	248,312.81
SHERIFF INVESTIGATIVE FUND	2,176.67
ATTORNEY FORFEITURE FUND	11,966.66
COUNTY CAPITAL BUILDING FUND	757,991.36
EARLY CHILDHOOD PROGRAM	23,482.88
SCHOOL RADY CHILDREN SERVICES	91,594.66
FARM TO MARKET ACCOUNT	210,723.63
COUNTY ATTORNEY COLLECTION INCENTIVE	3,515.94
BALANCE AT CLOSE OF BUSINESS 06/30/10	**15,369,775.11**

BALANCE IN DEPOSITORIES AT CLOSE OF BUSINESS June 30, 2010

NAME OF BANK	TOWN	DEPOSIT IN TRANSIT	BANK BALANCES	CHECKS OUTSTANDING	INTEREST	TREASURER'S NET BALANCE
FARMERS SAVINGS	MARSHALLTOWN	8,601.00	118,905.86	108,896.50	71.76	18,538.60
GREAT WESTERN BK	MARSHALLTOWN		7,928.49		1.34	7,927.15
US BANK	MARSHALLTOWN		28,437.38	21,431.42		7,005.96
WELLS FARGO	MARSHALLTOWN		1,198.90		1.61	1,197.29
WELLS FARGO AUD.	MARSHALLTOWN		568,918.37		177.77	568,740.60
NET AMT. ON DEPOSIT IN BANKS AT CLOSE OF BUSINESS 06/30/10						**603,409.60**
BALANCE AT CLOSE OF BUSINESS JUNE 30, 2010						**15,369,775.11**
TOTAL ASSETS						**15,973,184.71**

I, DEANE R. ADAMS COUNTY TREASURER OF MARSHALL COUNTY, IOWA DO HEREBY CERTIFY THAT THE FOREGOING STATEMENT CORRECTLY SHOWS THE BALANCE IN DEPOSITORIES AT THE CLOSE OF BUSINESS JUNE 30, 20-10.

_____
COUNTY TREASURER

MARSHALLTOWN, IOWA, _____, 20_____
I, KAREN SQUIERS, AUDITOR OF MARSHALL COUNTY, IOWA, DO HEREBY CERTIFY THAT THE STATEMENT GIVEN ABOVE CORRECTLY SHOWS THE CONDITION OF THE FUNDS IN THE HANDS OF DEANE R. ADAMS, TREASURER OF SAID COUNTY, AT THE CLOSE OF BUSINESS JUNE 30, 2010 AS SHOWN BY ACCOUNTS IN MY OFFICE.

_____
COUNTY AUDITOR

SEMI-ANNUAL REPORT OF DEANE R. ADAMS, TREASURER OF MARSHALL COUNTY, IOWA

SIDE A

FOR THE PERIOD FROM JANUARY 1, 2010 TO JUNE 30, 2010 INCLUSIVE

FUNDS	Balance Jan. 1, 2010	Receipts	Total to be Accounted for	Disbursements	Balance Jun. 30, 2010	Auditor's Outstanding Checks
General Basic	1,881,211.38	4,099,330.25	5,980,541.63	3,939,647.19	2,040,894.44	191,525.09
General Supplemental	1,041,852.15	1,457,703.76	2,499,555.91	1,099,495.41	1,400,060.50	55,600.55
MH-DD Services	1,861,089.06	1,752,997.29	3,614,086.35	1,715,417.55	1,898,668.80	139,767.42
Rural Services Basic	1,598,490.19	1,180,128.29	2,778,618.48	1,590,764.73	1,187,853.75	6,748.60
Rural Services Supplemental	0.00	0.00	0.00	0.00	0.00	
Secondary Road	1,296,391.84	3,039,083.64	4,335,475.48	2,925,398.08	1,410,077.40	57,875.51
Special Resource Enhancement	80,750.21	148.84	80,899.05	30,047.49	50,851.56	
Co Recorders Records Mgt	6,858.13	2,928.12	9,786.25	0.00	9,786.25	
Cons.Land Acquisition Trust	69,028.92	2,756.64	71,785.56	2,381.16	69,404.40	
Co Recorders Eltronic Trans Fund	0.00	0.00	0.00	0.00	0.00	
Co Attorney Forfeiture Fund	11,690.56	795.87	12,486.43	1,827.04	10,659.39	2,900.00
Co Attorney Collection Incentive	0.00	4,171.29	4,171.29	0.00	4,171.29	
DARE	210.86	0.00	210.86	127.50	83.36	
Jail Commissary Profit	229,764.44	53,262.14	283,026.58	40,189.96	242,836.62	6,523.35
Sheriff Investigative Fund	2,176.13	0.54	2,176.67	0.00	2,176.67	
Urban Renewal Tax Revenue	43,336.40	169,689.54	213,025.94	206,399.98	6,625.96	
Low & Moderate Income Housing	243,781.32	68,479.22	312,260.54	0.00	312,260.54	
Drainage Districts	8,072.05	0.00	8,072.05	0.00	8,072.05	
Capital Projects	35,203.79	757,665.52	792,869.31	41,580.49	751,288.82	4,953.41
Debt Service	296,940.62	276,253.00	573,193.62	504,929.48	68,264.14	31,284.41
B.Klauenberg-Prairie Exp.Trust	469,523.09	6,607.03	476,130.12	2,318.00	473,812.12	
Local Emergency Management	14,025.27	103,580.97	117,606.24	62,567.72	55,038.52	573.53
E911	8,141.92	94,072.36	102,214.28	96,649.59	5,564.69	
County Assessment Expense	225,461.10	199,980.30	425,441.40	182,355.47	243,085.93	40,620.54
County Assessor F.I.C.A.	7,719.03	5,063.86	12,782.89	10,800.00	1,982.89	
County Assessor I.P.E.R.S.	932.66	0.00	932.66	0.00	932.66	
County Assessor Sp. Appraiser	70,336.91	9,365.89	79,702.80	20,000.00	59,702.80	
Ag Extension	2,269.11	69,260.40	71,529.51	69,240.61	2,288.90	
School Districts	317,127.23	10,305,451.96	10,622,579.19	10,279,853.40	342,725.79	
Merged Area VI	44,064.94	1,363,469.42	1,407,534.36	1,362,454.77	45,079.59	
Merged Area XI	127.34	3,053.11	3,180.45	3,076.22	104.23	
Corporations	111,679.11	6,053,057.63	6,164,736.74	5,938,176.33	226,560.41	
Specials - Other Govts (Cities)	1,087.00	78,835.64	79,922.64	27,303.84	52,618.80	
Specials - Other Govts (Other)	0.00	0.00	0.00	0.00	0.00	
Townships	8,982.22	165,526.01	174,508.23	169,935.30	4,572.93	
Property Tax Agency St. Levy	61.45	1,875.49	1,936.94	1,874.95	61.99	
Tax Sale Redemption-Non County	235.90	387,920.12	388,156.02	254,863.97	133,292.05	
Auto License	548,022.00	2,856,912.50	3,404,934.50	2,905,110.50	499,824.00	
Auto Use Tax	251,312.28	1,502,794.54	1,754,106.82	1,481,133.65	272,973.17	
Anatomical Gift & Transplant	97.40	312.55	409.95	324.42	85.53	
Unclaimed Property Fees	0.00	0.00	0.00	0.00	0.00	
Advance Tax Collections	0.00	0.00	0.00	0.00	0.00	
Miscellaneous Funds	0.00	0.00	0.00	0.00	0.00	
Monies & Credits Tax	0.00	6,101.00	6,101.00	6,101.00	0.00	
Co Recorders Eltronic Fee Fund	0.00	8,588.00	8,588.00	8,588.00	0.00	
Marshall County Wellness	11,263.10	2,797.29	14,060.39	769.45	13,290.94	
Marshall Co.Flex Trust Fund	15,175.01	48,646.86	63,821.87	48,838.76	14,983.11	
Marshall County Fireworks	4,427.16	14,754.59	19,181.75	13,500.00	5,681.75	
Employee Events	669.02	0.01	669.03	380.18	288.85	
Early Childhood Program	17,273.25	54,284.78	71,558.03	59,160.98	12,397.05	12,309.78
School Ready Children Services	84,729.84	194,708.29	279,438.13	204,792.49	74,645.64	56,302.51
Solid Waste Disposal Bond	0.00	0.00	0.00	0.00	0.00	
Solid Waste Irrevocable Trust	2,702,237.76	212,106.13	2,914,343.89	0.00	2,914,343.89	
Marshall County Health Fund	996,967.49	1,029,703.84	2,026,671.33	990,663.13	1,036,008.20	
Marshall County Dental Fund	14,814.85	32,970.86	47,785.71	40,583.37	7,202.34	
Net Balance on Hand Jun 30th, 2010	14,635,611.49	37,677,195.38	52,312,806.87	36,339,622.16	15,973,184.71	606,984.70

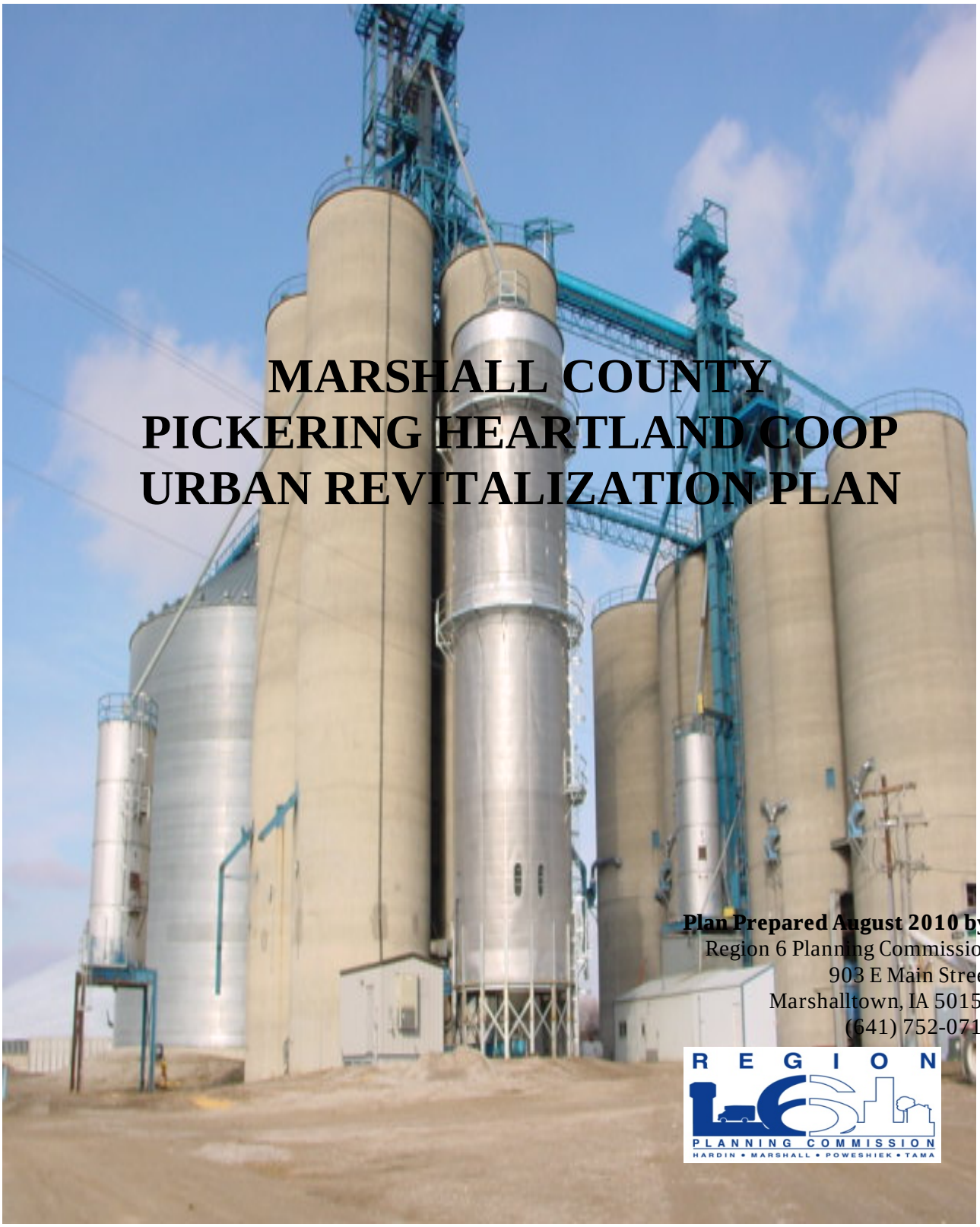
SEMI-ANNUAL REPORT OF DEANE R. ADAMS, TREASURER OF MARSHALL COUNTY, IOWA
SIDE B
FOR THE PERIOD FROM JANUARY 1, 2010 TO JUNE 30, 2010 INCLUSIVE
RECEIPTS AND DISBURSEMENTS

RECEIPTS	AMOUNT		DISBURSEMENTS	AMOUNT
Balance on Hand Jan 1, 2010	14,635,611.49		Monies & Credits to State	6,101.00
			State Levy to State	1,874.95
Current 2008 Tax & Utilities	23,787,689.44		County Auditor's Warrants/Checks	11,502,389.18
Current Tax Penalty & Costs	96,725.00			
Delinquent Taxes 2007 & prior years	2,144.00		Area School Orders	1,365,530.99
Delinquent Tax Penalty & Costs	274.00		District School Orders	10,279,853.40
Mobile Home Taxes 2009	29,206.00		Township Clerk Orders	169,935.30
Mobile Home Tax Penalty & Costs	1,234.00		Special Assessment Orders	27,303.84
Del. Mobile Home Tax 2008 & prior years	2,972.00		Agricultural Extension Orders	69,240.61
Del. Mobile Home Penalty & Costs	1,168.00		Cities Orders	5,938,176.33
Specials - Other Gov't (Cities)	78,835.64		Anatomical Gift & Transplant to State	324.42
Specials - Other Gov't (Other)	0.00		Motor Vehicle Fees to State	2,770,370.34
Adm Fees & Costs from Del. Specials	810.00		Motor Vehicle Fees to County	134,740.16
Drainage Districts	0.00		Use Tax to State	1,477,185.80
Auto License	2,856,912.50		Use Tax to County	3,947.85
Auto Use Tax	1,502,794.54		Recorders Electronic Fees to State	8,588.00
Auto Postage	5,486.70		Employee Flex Benefits	45,922.60
Anatomical Gift	312.55		Marshall County Health Fund	866,791.05
Tax Sale Redemp-Non County	387,920.12		Marshall County Dental Fund	40,583.37
Miscellaneous Receipts	7,561,461.52		Marshall County Wellness Disbursed	769.45
			Marshall County Fireworks Disbursed	13,500.00
			Employee Events	380.18
			Tax Sale Redemp-Non County	254,863.97
			Advance Tax	0.00
			Miscellaneous Funds	0.00
			Treasurer's checks:	
			Solid Waste Disposal Bonds & Interest	0.00
			Shortages on collections:	0.00
Transfers to funds	1,330,449.37		Transfers from funds	1,330,449.37
Treasurer's Transfers	30,800.00		Treasurer's Transfers	30,800.00
			Total Disbursements	36,339,622.16
			Balance on Hand at close June 30, 2010	15,973,184.71
Total to be Accounted for	52,312,806.87		Total to be Accounted for	52,312,806.87

Marshalltown, Iowa, July 19, 2010

I, Deane R. Adams, Treasurer of Marshall County, Iowa, do hereby certify that the report given above is a correct summary of the business transacted by me as said treasurer during the period therein specified.

_____
County Treasurer



MARSHALL COUNTY
PICKERING HEARTLAND COOP
URBAN REVITALIZATION PLAN

Plan Prepared August 2010 by:
Region 6 Planning Commission
903 E Main Street
Marshalltown, IA 50158
(641) 752-0717

INTRODUCTION

The Marshall County Pickering Heartland Coop Urban Revitalization Plan ("Plan") serves as the guideline and regulations for the Marshall County Pickering Heartland Coop Urban Revitalization Area("Area"). This plan can be changed as development factors indicate a need for review.

Iowa Code Chapter 404, "Urban Revitalization Act" or "Act" provides for a county's governing body to designate an area as a revitalization area if the area meets the definition of an "economic development area" under Iowa Code Section 403.17. This is done so that commercial and/or residential properties in the designated area may benefit from the abatement of taxes on the value added by development or redevelopment activities**.** The Area described is appropriate as an economic development area as defined in Section 403.17 of the Code of Iowa. The adoption of the Plan will enhance the rehabilitation and redevelopment of the area resulting in increased income and the improvement of public health, safety and welfare of the residents of the County.

This plan conforms with the objectives of the 1991 Marshall County Community Builder Plan and the 2004 Marshall County Comprehensive Plan. Both plans were prepared with input from the public. One of the community builder plan goals is to expand the number of business and employment opportunities in Marshall County. This plan will help the Pickering Heartland Coop create a place for future investments, which will include some direct and indirect job creation. The plan also recommends providing support for the agricultural base. The Heartland Coop serves the agricultural market. This project will help reduce agriculture storage and distribution expenditures.

The Comprehensive Plan designates areas for expansion as those undeveloped areas already zoned for development, or undeveloped areas which may be considered as logical extensions of existing developments. Also, areas designated for infill are primarily areas of existing development. The urban revitalization area is an existing built up area. The comprehensive plan encourages further development of the area.

LEGAL DESCRIPTION OF THE MARSHALL COUNTY PICKERING HEARTLAND COOP URBAN REVITALIZATION AREA ("AREA")

That part of the southeast quarter of the southwest quarter of section 3, township 82 north, range 17 west of the 5th principal meridian, Marshall County, Iowa, lying west of the west line of the right of way of the Union Pacific Railroad (formerly the Chicago and North Western Railroad, the Minneapolis and St. Louis Railroad, and the Central Railroad of Iowa) and lot 3 of the northeast quarter of the southwest quarter of section 3, township 82 north, range 17 west of the 5th principal meridian, Marshall County, Iowa.

A map of the Area is attached as Exhibit A.

EXISTING VALUATION OF REAL ESTATE WITHIN THE DISTRICT

The Marshall County 1/1/2009 assessed value for the Area is:

Land	$364,390
Improvements	$2,118,690
TOTAL	**$2,483,080**

The property is 100 % commercially assessed by Marshall County. There are no incorporated areas within 2 miles of this urban revitalization area.

NAMES AND ADDRESS OF THE OWNERS

Heartland Cooperative, 2829 Westown Parkway, West Des Moines, IA 50266 owns 100% of the legally described real estate within the Marshall County Pickering Heartland Coop Urban Revitalization Area. There are no tenants.

EXISTING ZONING CLASSIFICATION

Although all the land in the Area is currently assessed as commercial, it is zoned as agricultural land. All the property in the Area is planned to be re-zoned to commercial zoning before the Plan is adopted.

PROPOSALS FOR IMPROVING OR EXPANDING COUNTY SERVICES

There are no County plans to improve or expand County services within this district.

URBAN REVITALIZATION ELIGIBILITY& PERCENT OF INCREASE IN ACTUAL VALUE REQUIRED

The revitalization is only applicable to property used as commercial or industrial property. One hundred percent of the property within the Area is assessed as commercial property. Rehabilitations and/or additions, and/or new construction on commercial property are eligible for the revitalization.

"Qualified real estate" means real property, other than land, which is located in a designated revitalization area and to which improvements have been added, during the time the area was so designated, which have increased the actual value by at least fifteen percent. No property within the Area is assessed as agricultural property. This Plan is not applicable to residential property.

"Qualified real estate" also means land upon which no structure existed at the start of the new construction, which is located in a designated revitalization area and upon which new construction has been added during the time the area was so designated.

"Improvements" includes rehabilitation and additions to existing structures as well as new construction on vacant land or on land with existing structures, which have increased the actual value by at least fifteen percent. If more than one building is located on the property, which property is not assessed as residential, the 15 percent increase requirement applies only to the structure or structures upon which the improvements were made. If no structures were located on the property prior to the improvements, any improvements may qualify.

"Actual value added by the improvements" means the actual value added as of the first year for which the exemption was received.

TAX EXEMPTION SCHEDULE

All qualified real estate is eligible to receive a one hundred percent exemption from taxation on the actual value added by the improvements. The exemption is for a period of three years.

DISTRICT NEED& GOALS

Marshall County needs to attract additional investment and job creation. This urban revitalization effort will assist the county in attracting and encouraging economic development.

In May 2010 the Marshall County unemployment rate was 7.2%. This was 0.4% greater than the state average. An even more discouraging trend is that the county unemployment rate from 5/2009 to 5/2010 increased 1%. The county is performing much better than the national 9.7% unemployment rate.

Marshall County needs to encourage economic development to retain population, especially younger people. From 1995 to 2000, the outflow of residents exceeded the inflow by 738 people. The top two out-migration locations were fast growing Polk and Story Counties. Two of the top ten in-migration places were from Los Angeles County, California and Cameron County, Texas (Brownsville). Migrants from these places were most likely Hispanic.

Marshall County has shown some population growth. From 1990 to 2000 the county population increased 3%. This increase was largely due to the in-migration of Hispanics that work at the Swift meat processing facility in Marshalltown. The county population, however, from 1980 to 2000 decreased 6%. The current county population is similar to the later 1960s.

Recent population estimates show that the county population is stagnant. The 2009 estimate is less than 1% under the 2000 Census official count. The estimated population loss is 52 people. Population projections also show county stagnation. The future population growth is projected at 2.8% over the next 20 years. Economic incentives, like this urban revitalization plan, are needed to help meet or exceed that target.

In summary the district goals include:

- *Seek job creation and retention opportunities.*
- *Provide an incentive to attract and encourage economic development.*
- *Promote new commercial construction, expansion of existing commercial construction, and stabilizing and increasing the tax base.*

PROVISIONS FOR THE RELOCATION OF PERSONS

There are no persons, including families, business concerns and other, whom the County anticipates will be displaced as a result of improvements to the Area.

DESCRIPTION OF ANY STATE, FEDERAL, OR PRIVATE GRANT OR LOAN PROGRAM TO BE USED FOR RESIDENTIAL IMPROVEMENTS

The County at the time this plan was prepared does not expect, at the time of plan adoption, to submit any applications for state, federal, or private grant assistance for revitalization improvements in the area.

APPLICATION

Strict application procedures are required for exemption under this Plan. Applicants should read and follow provisions in Iowa Code Chapter 404, especially Section 404.4, and as amended.

Application Procedures

"A person may submit a proposal for an improvement project to the County Board of Supervisors to receive prior approval for eligibility for a tax exemption on the project. The County Board of Supervisor's shall, by resolution, give its prior approval for an improvement project if the project is in conformance with the plan for revitalization developed by the County. Such prior approval shall not entitle the owner to exemption from taxation until the improvements have been completed and found to be qualified real estate; however, if the proposal is not approved, the person may submit an amended proposal for the County Board of Supervisor's to approve or reject." Iowa Code Section 404.4.

"An application shall be filed for each new exemption claimed. The first application for an exemption shall be filed by the owner of the property with the County Board of Supervisor's by February 1 of the assessment year for which the exemption is first claimed, but not later than the year in which all improvements included in the project are first assessed for taxation, or the following two assessment years, in which case the exemption is allowed for the total number of years in the exemption schedule. However, upon the request of the owner at any time, the County Board of Supervisor's provides by resolution that the owner may file an application by February 1 of any other assessment year selected by the County Board of Supervisor's in which case the exemption is allowed for the number of years remaining in the exemption schedule selected. The application shall contain, but not be limited to, the following information: The nature of the improvement, its cost, the estimated or actual date of completion, the tenants that occupied the owner's building on the date the County adopted the resolution for the Plan," and which exemption will be elected. Iowa Code Section 404.4.

All applications shall include the information required by the Act. This application will be subject to review by County Staff and by the Planning and Zoning Commission before being forwarded to the County Board of Supervisor's for official action.

"The County Board of Supervisor's shall approve the application, subject to review by the local assessor pursuant to section 404.5, if the project is in conformance with the plan for revitalization developed by the County, is located within a designated revitalization area, and if the improvements were made during the time the area was so designated. The County Board of Supervisor's shall forward for review all approved applications to the appropriate local assessor by March 1 of each year with a statement indicating" which exemption applies. "Applications for exemption for succeeding years on approved projects shall not be required." Iowa Code Section 404.4.

"The local assessor shall review each first-year application by making a physical review of the property, to determine if the improvements made increased the actual value of the qualified real

estate by at least fifteen percent or at least ten percent in the case of real property assessed as residential property." "If the assessor determines that the actual value of the real estate has increased by at least the requisite percent, the assessor shall proceed to determine the actual value of the property and certify the valuation determined pursuant to section 404.3 to the county auditor at the time of transmitting the assessment rolls. However, if a new structure is erected on land upon which no structure existed at the start of the new construction, the assessor shall proceed to determine the actual value of the property and certify the valuation determined pursuant to section 404.3 to the county auditor at the time of transmitting the assessment rolls. The assessor shall notify the applicant of the determination, and the assessor's decision may be appealed to the local board of review at the times specified in section 441.37. If an application for exemption is denied as a result of failure to sufficiently increase the value of the real estate as provided in section 404.3, the owner may file a first annual application in a subsequent year when additional improvements are made to satisfy requirements of section 404.3, and the provisions of section 404.4 shall apply. After the tax exemption is granted, the local assessor shall continue to grant the tax exemption, with periodic physical review by the assessor, for the time period specified in the tax exemption schedule under which the exemption was granted. The tax exemptions for the succeeding years shall be granted without the taxpayer having to file an application for the succeeding years." Iowa Code Section 404.5.

Application forms are available at the Board of Supervisor's office.

SUNSET

There is no sunset in this Plan.

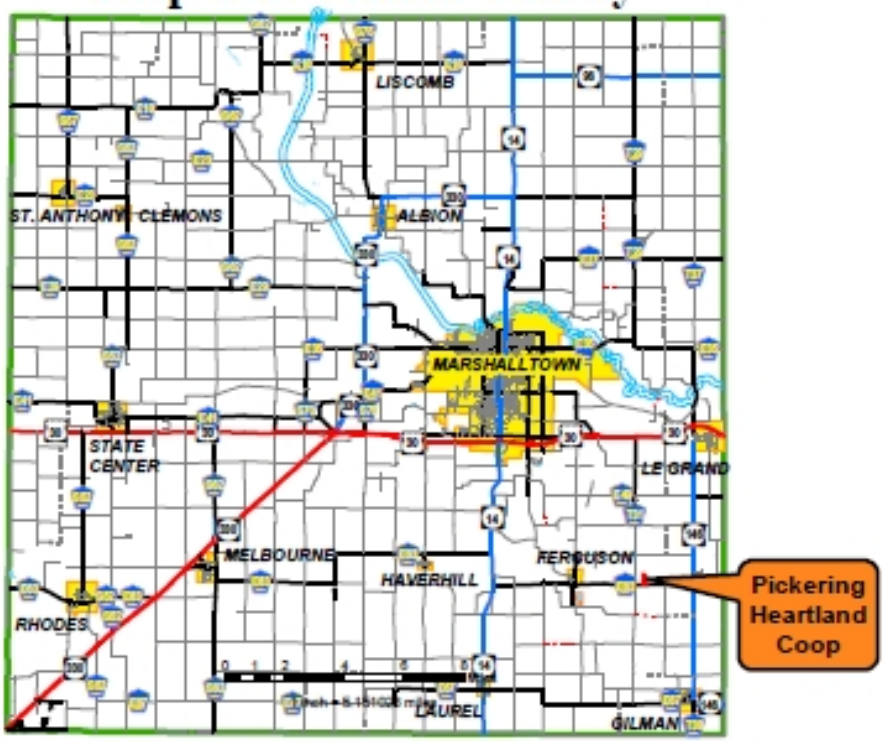
EFFECTIVE DATE

The Plan shall become effective from and after its final adoption by ordinance following such required public hearing (s).

EXHIBIT A: URBAN REVITALIZATION AREA MAP

Marshall County
Pickering Heartland Coop
Urban Revitalization Plan

Map of Marshall County



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