



MARION COUNTY encourages all citizens of the county to attend Board of Supervisors' meetings. Board of Supervisors' chambers are handicapped accessible and county staff members are available to provide assistance. If you are hearing impaired, vision impaired, or a person with limited English proficiency and require an interpreter or reader, please contact us by noon on the business day prior to scheduled meetings to arrange for assistance (641 828-2231). TTY telephone service is available for the hearing impaired through Relay Iowa (800-735-2942).

For questions about ADA compliance or related issues, contact Marion County Facilities Director Chris Nesteby (641-828-2244 or 641-891-5922).



The following information is available for participating in the meeting electronically.

If you wish to participate see instruction below:

- All participants will be muted upon entering the meeting
- Participants are asked to use the chat feature to let the meeting controller know that they would like to address the Board, either during the open comments segment or if attending the meeting to address the Board for a specific agenda item.

Marion County Supervisors is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/85015771071?pwd=aoZWGeuc4U1bCKVaoN7qlG00xJbrDe.1>

Meeting ID: 850 1577 1071

Passcode: 250703



MARION COUNTY BOARD OF SUPERVISORS REGULAR AGENDA

North Annex

2003 N Lincoln St, Knoxville, Iowa

November 25, 2025, 9:00 A.M.



I. CALL TO ORDER, PLEDGE OF ALLEGIANCE AND ROLL CALL

Steve McCombs _____

Kisha Jahner _____

Jim Mueller _____



II. AGENDA

1. November 25, 2025 - Regular Session Agenda



III. COMMUNICATION



IV. PUBLIC COMMENTS:

This is the portion of our agenda during which we hear any public comment about any item NOT on the agenda below. If you are here to be heard on an agenda item, please wait for that item's discussion portion of the agenda to make your comment about the item. Thank you.



V. CONSENT AGENDA:

All items listed under the consent agenda will be enacted by one motion.

1. Marion County Claims through 11/25/2025
2. Marion County Board of Supervisor Regular Minutes: 11/12/2025
3. Marion County Board of Supervisor 2025 City School Election Canvass Minutes: 11/12/2025, 11/18/2025
4. Marion County Employee Annual Salary Adjustments. Complete list available in the Human Resource Office.
5. Marion County Conservation Board Warrants #261477 - #261521 through 11/18/2025.



VI. BUSINESS – Discussion and/or Action:

1. Board of Supervisors:

Pleasant Grove Township



2. City of Pella:

Fountain Hills 4 Urban Renewal Area Extension Agreement



EXTENSION AGREEMENT

BY AND AMONG

CITY OF PELLA, IOWA

COUNTY OF MARION, IOWA

AND

PELLA COMMUNITY SCHOOL DISTRICT

, 2025

WHEREAS, the City of Pella, Iowa ("City") has adopted the Fountain Hills 4 Urban Renewal Plan (the "Urban Renewal Plan") for the Fountain Hills 4 Urban Renewal Area (the "Urban Renewal Area") within the limits of the City, the County of Marion, Iowa ("County"), and the Pella Community School District ("School District"); and

WHEREAS, Iowa Code Section 403.22(5) provides that the division of revenue under Iowa Code Section 403.19 for the provision of public improvements related to housing and residential development may continue for 10 fiscal years (beginning with the second fiscal year after the year of first certification of debt), unless the municipality undertaking the urban renewal projects has a population of under 15,000 and obtains approval from the governing bodies of all Affected Taxing Entities (the City, County, and School District) to extend the division of revenue for up to five (5) additional years; and

WHEREAS, the City has a population of under 15,000; and

WHEREAS, pursuant to the proposed Urban Renewal Plan and a related development agreement, the City plans to assist Larry E. DeVries and Rosemary DeVries in development of a residential subdivision in the Urban Renewal Area, by providing grants funding infrastructure improvement costs associated with the development; and

WHEREAS, sufficient incremental taxes may not be generated to allow the City to fully fund the project during the 10 years statutorily allowed for the division of revenue under Section 403.22(5); and

WHEREAS, the City is requesting the Affected Taxing Entities to allow an extension of the ability of the City to collect Tax Increment in order to adequately fund the residential projects in the Fountain Hills 4 Urban Renewal Area for up to a total of 15 years;

WHEREAS, consistent with Iowa Code Section 403.22(2), the City intends to set aside a portion of incremental taxes collected from the Urban Renewal Area into a low and moderate income housing fund ("LMI Fund") to be expended by the City on assistance for low and moderate income housing in the City; and

WHEREAS, the County has requested the opportunity to provide input into how the City spends the funds placed in the LMI Fund from this Area.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

Section 1. Pursuant to Iowa Code Section 403.22(5), the governing bodies of all Affected Taxing Entities have approved this Agreement extending the division of revenue under Iowa Code Section 403.19 in the Fountain Hills 4 Urban Renewal Area for the City of Pella, Iowa, for projects involving the provision of public improvements related to housing and residential development for a total of fifteen (15) fiscal years of division of revenue (beginning with the second fiscal year after the year of first certification of debt) in connection with the housing projects; provided, however, that such extension is provided with the understanding that the County and School will be given the opportunity to provide input into how the City spends the incremental taxes placed into the LMI Fund from this Area (for the avoidance of doubt, the parties acknowledge that any such expenditures from the LMI Fund must be for low and moderate income housing assistance in the City as provided for in Section 403.22 (2)).

Section 2. The undersigned officials affirm they are duly authorized to execute this Agreement on behalf of the party for which they are signing.

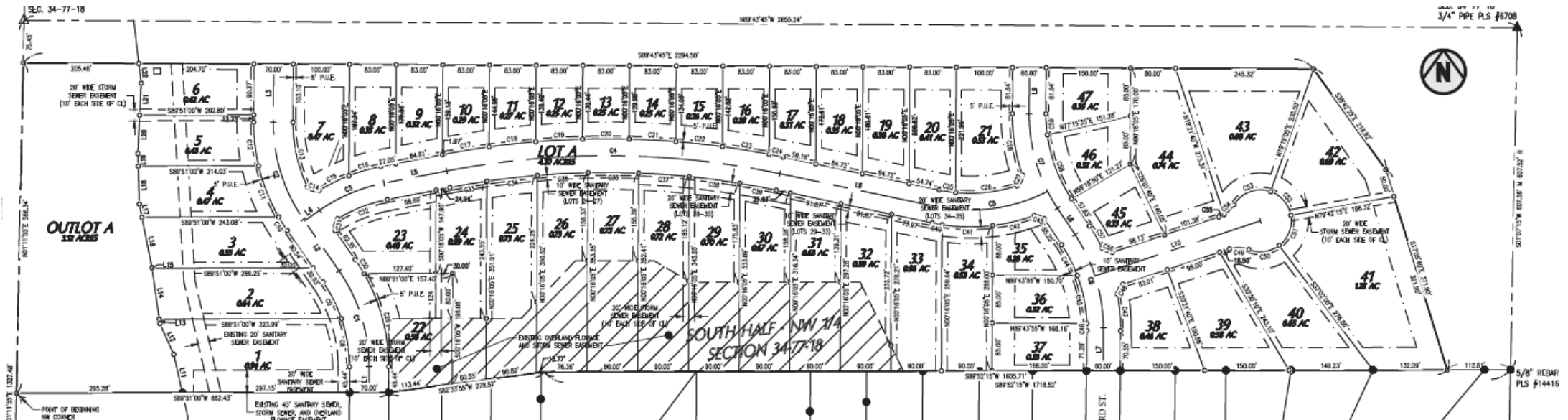
Section 3. This Agreement may be executed in any number of counterparts, each of which shall constitute one and the same instrument.

[Remainder of page intentionally left blank; signature pages follow]

Fountain Hills 4 Proposed



- Larry and Rosemary DeVries are proposing a 47-lot subdivision similar to and just north of the existing Fountain Hills development
- Financial details:
 - Proposed term: 15 years
 - Est. public infrastructure & requested TIF rebate: \$2.3 million
 - Projected LMI funds: \$775,000



3. City of Pella:

Fox Ridge Urban Renewal Area Extension Agreement



EXTENSION AGREEMENT

BY AND AMONG

CITY OF PELLA, IOWA

COUNTY OF MARION, IOWA

AND

PELLA COMMUNITY SCHOOL DISTRICT

, 2025

WHEREAS, the City of Pella, Iowa ("City") has adopted the Fox Ridge Urban Renewal Plan (the "Urban Renewal Plan") for the Fox Ridge Urban Renewal Area (the "Urban Renewal Area") within the limits of the City, the County of Marion, Iowa ("County"), and the Pella Community School District ("School District"); and

WHEREAS, Iowa Code Section 403.22(5) provides that the division of revenue under Iowa Code Section 403.19 for the provision of public improvements related to housing and residential development may continue for 10 fiscal years (beginning with the second fiscal year after the year of first certification of debt), unless the municipality undertaking the urban renewal projects has a population of under 15,000 and obtains approval from the governing bodies of all Affected Taxing Entities (the City, County, and School District) to extend the division of revenue for up to five (5) additional years; and

WHEREAS, the City has a population of under 15,000; and

WHEREAS, pursuant to the proposed Urban Renewal Plan and a related development agreement, the City plans to assist Dingeman Concrete Construction, Inc. in development of a residential subdivision in the Urban Renewal Area, by providing grants funding infrastructure improvement costs associated with the development; and

WHEREAS, sufficient incremental taxes may not be generated to allow the City to fully fund the project during the 10 years statutorily allowed for the division of revenue under Section 403.22(5); and

WHEREAS, the City is requesting the Affected Taxing Entities to allow an extension of the ability of the City to collect Tax Increment in order to adequately fund the residential projects in the Fox Ridge Urban Renewal Area for up to a total of 15 years;

WHEREAS, consistent with Iowa Code Section 403.22(2), the City intends to set aside a portion of incremental taxes collected from the Urban Renewal Area into a low and moderate income housing fund ("LMI Fund") to be expended by the City on assistance for low and moderate income housing in the City; and

WHEREAS, the County has requested the opportunity to provide input into how the City spends the funds placed in the LMI Fund from this Area.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

Section 1. Pursuant to Iowa Code Section 403.22(5), the governing bodies of all Affected Taxing Entities have approved this Agreement extending the division of revenue under Iowa Code Section 403.19 in the Fox Ridge Urban Renewal Area for the City of Pella, Iowa, for projects involving the provision of public improvements related to housing and residential development for a total of fifteen (15) fiscal years of division of revenue (beginning with the second fiscal year after the year of first certification of debt) in connection with the housing projects; provided, however, that such extension is provided with the understanding that the County and School will be given the opportunity to provide input into how the City spends the incremental taxes placed into the LMI Fund from this Area (for the avoidance of doubt, the parties acknowledge that any such expenditures from the LMI Fund must be for low and moderate income housing assistance in the City as provided for in Section 403.22 (2)).

Section 2. The undersigned officials affirm they are duly authorized to execute this Agreement on behalf of the party for which they are signing.

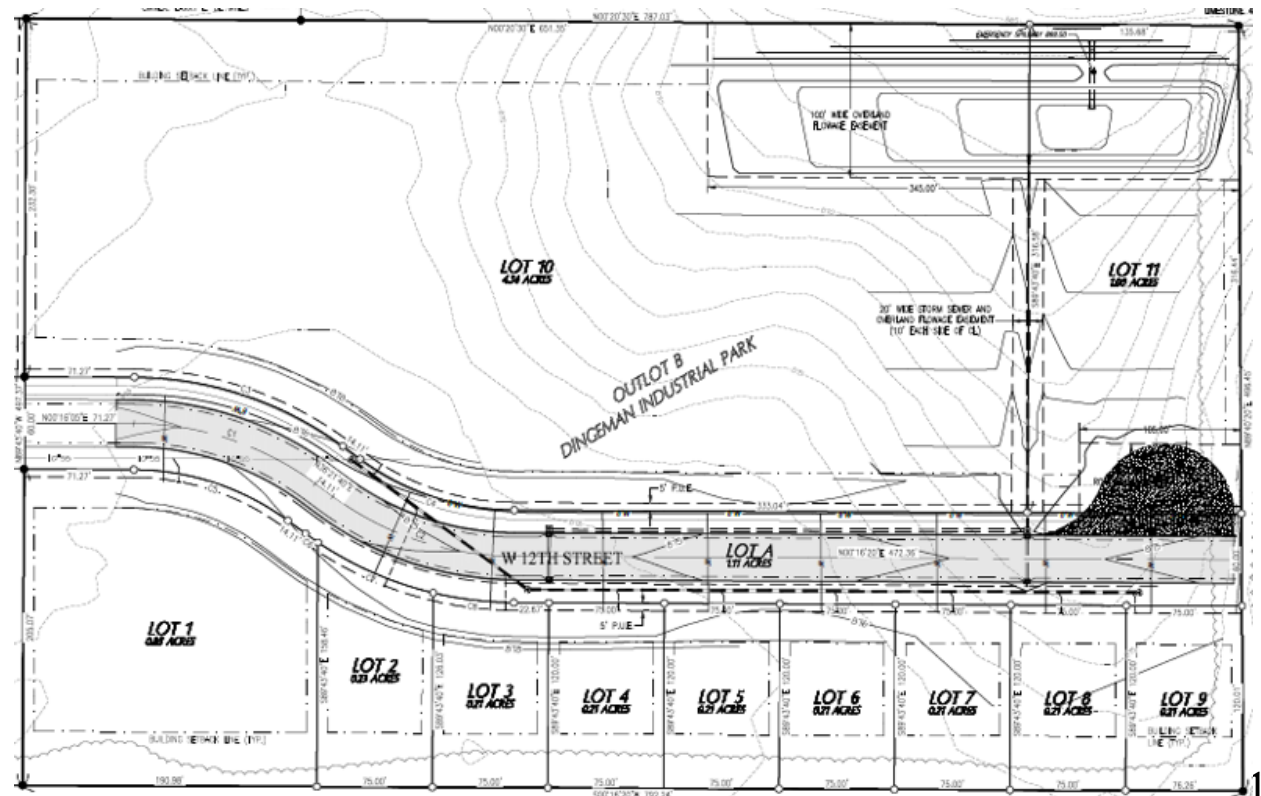
Section 3. This Agreement may be executed in any number of counterparts, each of which shall constitute one and the same instrument.

[Remainder of page intentionally left blank; signature pages follow]

Fox Ridge *Proposed*



- Fox Ridge is proposing a subdivision with up to 18 duplexes and up to 85 multi-family housing units
- This development is located north of Washington St. on W. 12th
- Financial details:
 - Proposed term: 15 years
 - Est. public infrastructure & requested TIF rebate: \$949,500
 - Projected LMI funds: \$319,981



4. Resolution 2025-92:

Award of Contract for 168th Place Bridge Replacement project BROS-CO63(151)-8J-63 to Herberger Construction Co., Inc.



RESOLUTION NO. 2025-92

WHEREAS: on November 18, 2025, the IDOT took bids for project BROS-CO63(151)—8J-63 for Bridge Replacement on 168th Pl. of Cedar Creek in Marion County and,

WHEREAS: Herberger Construction Co., Inc. from Indianola, Iowa submitted the lowest responsible bid and,

WHEREAS: the low bid of \$830,511.15 is acceptable to Marion County,

NOW THEREFORE, BE IT RESOLVED: that Marion County approve the award of a construction contract and bonds for project BROS-CO63(151)—8J-63 with; Herberger Construction Co., Inc. in the amount of \$830,511.15 for Bridge Replacement on 168th Pl. over Cedar Creek in Marion County, IA.



5. Board of Supervisor Updates



VII. BOARD OF SUPERVISOR ADJOURNMENT

