

January 8, 2018

Chairman Helgevold called the regular meeting of the Wright County Board of Supervisors to order at 9:00 a.m. Members present were Helgevold, Watne, and Rasmussen.

Minutes of the previous regular meeting of January 2, 2018 were read and approved.

Approved claims for payment.

Jeremy Abbas, Wright County Assistant to the Engineer, introduced Marcus Spangler as the new heavy equipment operator and Chris Ostheimer, just starting as the Engineering Technician.

Chairman Helgevold introduced Resolution 2018-08 on rules and procedures for January 8, 2018 public hearing and all public hearing referring to the 2016 Ag Business Urban Renewal Area. Motion by Watne and seconded by Rasmussen to approve Resolution 2018-08 on rules and procedures for public hearings. By roll call vote: Ayes – Watne, Rasmussen, and Helgevold nays – None. Resolution 2018-08 duly passes and reads as follows.

Resolution No. 2018-8

**RESOLUTION TO ADOPT PUBLIC HEARING RULES AND PROCEDURES FOR JANUARY 8, 2018
AND ANY AND ALL PUBLIC HEARINGS RELATING TO AMENDMENT OF THE 2016 WRIGHT
COUNTY AGRIBUSINESS URBAN RENEWAL AREA PLAN**

WHEREAS, the Board of Supervisors has the authority under Iowa Code section 21.7 to make and enforce reasonable rules for the conduct of its meetings to assure those meetings are orderly and free from interference or interruption by spectators; and

WHEREAS, the Board of Supervisors determines that it is in the public interest to assure the Public Hearing established previously by the Board of Supervisors for the date of January 8, 2018, and any other hearing(s) related to said issue, shall follow the below principles to allow for orderly and uninterrupted public comments to be made by those attending said hearing(s), and so that any and all persons may have an opportunity to be heard or have the opportunity to write comments in the minutes in favor of or in opposition; and

WHEREAS, the Board of Supervisors shall adopt these Public Hearing Rules and Procedures as allowed by the Iowa Code.

NOW THEREFORE, IT IS RESOLVED, by the Board of Supervisors of the County of Wright, Iowa, with respect to the public hearing(s) described above, as follows:

Every attendee must sign-in on the Registration Form provided by the Board before the start of the hearing in order to be allowed to speak during the Public Discussion. Each such attendee shall provide his/her name and address and shall be designated as a “Registered Speaker”; and

Every Registered Speaker may speak for no longer than three (3) minutes; and

The Public Discussion shall last approximately one (1) hour and no longer; and

All Registered Speakers who did not get a chance to speak during the Public Discussion may write their comments down on the official Public Comment Form and such forms shall be added to the minutes; and

There shall be NO interruptible interaction with attendees or Registered Speakers; and

Registered Speakers and attendees shall be required to direct their comments to the Supervisors of Wright County at all times and shall be cordial at all times; and

Registered Speakers shall address the Chair of the Board of Supervisors before beginning their public comments; and

There shall be no outbursts, personal attacks, or interruption by attendees or Registered Speakers; and

All legal, active organizations in attendance shall only have one (1) spokesperson speaking on such organizations' behalf; and

Failure to abide by the above Public Hearing Rules & Procedures shall result in an attendee being removed from the Public Hearing. The decision for removal shall be at the sole discretion of the Chair of the Board of Supervisors; and

The Board of Supervisors may take action to modify, amend, cancel, or otherwise change these provisions as described at any time.

Passed and approved this 8th day of January, 2018.

Bryce Davis, City Administrator of Eagle Grove presented a letter dated May 5, 2017 and January 3, 2018 from the Eagle Grove Community School explaining the school enhancement projects and the request for one million dollars for financial relief.

Davis then presented the UR Joint Agreement with the City of Eagle Grove. Motion by Watne and seconded by Rasmussen to approve the Joint Agreement with the City of Eagle Grove and have the chairman sign. Motion carries.

Davis then presented the amended 2016 Agribusiness Urban Renewal area document identifying the project of financial assistance for Educational Facilities Enhancement for the Eagle Grove Community School. Davis also submitted the Impact Study prepared by Goss & Associates to be put on file.

Sandy McGrath, Mayor of Eagle Grove, spoke in favor of the County supporting the School. The City Council passed a resolution of support for the project and was requested to put on file.

Dr. Dan Kinney, President of Iowa Central Community College, spoke in favor of utilizing TIF to support the local Eagle Grove School, and Mr. Kinney expanded on how important it is to keep the youth here and invest in our education. We need to do what we can to continue to grow our area.

10:30 a.m. Held the public hearing. Motion by Watne and seconded by Rasmussen to go into the public hearing on the Amended 2016 Agribusiness Urban Renewal Area.

Jim Christ, Christ Furniture in Eagle Grove, spoke in favor of project.

Dr. Bob Olson, Clarion Goldfield Dows Superintendent. Spoke concerning all schools will have needs with increase enrollment. At this time every single space in the CGD school is full. They are currently working with Architects for expansion of the elementary school.

Dan Frasier, Belmont-Klemme Community School. Said thank you for helping the school system and that all school systems will have tight budgets.

Gary Berkland, Taxpayer from Belmont. Spoke against due to inequality amongst all 3 districts in Wright County.

Other who spoke were: Bob Ritter, Dows area taxpayer; Tracy Crail, Eagle Grove School Board Member; Beth Severson, Clarion Goldfield Dows School Board; Betty Ellis, Wright County Auditor; Bryce Davis, Eagle Grove City Administrator, other large entities coming to Wright County and that this funding source should be used for other school districts.; Colleen Bartlett, Eagle Grove taxpayer; and Bill Drury, Taxpayer from Clarion.

Motion by Rasmussen and seconded by Watne to close the public hearing. Motion carries.

Motion by Watne and seconded by Rasmussen to approve Resolution 2018-09 to declare necessity and establish an urban renewal area, pursuant to section 403.4 of the code By roll call vote: Ayes – Watne, Rasmussen, and Helgevold; nays – none. Resolution 2018-09 duly passes and reads as follows:

RESOLUTION NO. 2018-09

Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the 2016 Wright County Agribusiness Urban Renewal Area

WHEREAS, as a preliminary step to exercising the authority conferred upon Iowa counties by Chapter 403 of the Code of Iowa (the “Urban Renewal Law”), a county must adopt a resolution finding that one or more slums, blighted or economic development areas exist in the county and that the development of such area or areas is necessary in the interest of the public health, safety or welfare of the residents of the county; and

WHEREAS, the Board of Supervisors of Wright County (the “County”) has previously created the 2016 Wright County Agribusiness Urban Renewal Area (the “Urban Renewal Area”) and adopted an urban renewal plan (the “Plan”) for the governance of projects and initiatives therein; and

WHEREAS, a proposal has been made which shows the desirability of expanding the Urban Renewal Area to add and include all the property (the “Property”) lying within the legal description set out in Exhibit A hereto; and

WHEREAS, the proposal demonstrates that sufficient need exists to warrant finding the Property to be an economic development area; and

WHEREAS, an amendment (the “Amendment”) to the Plan has been prepared which (1) covers the addition of the Property to the Urban Renewal Area; and (2) authorizes the undertaking of a new project consisting of using tax increment financing to support the

enhancement of educational facilities in the Urban Renewal Area, including the construction of a new elementary school; and

WHEREAS, notice of a public hearing by the Board of Supervisors of the County on the question of establishing the Property as an urban renewal area and on the proposed Amendment for the 2016 Wright County Agribusiness Urban Renewal Area was heretofore given in strict compliance with the provisions of Chapter 403 of the Code of Iowa, and the Board has conducted said hearing on January 8, 2018; and

WHEREAS, the Planning and Zoning Commission of the County has reviewed and commented on the proposed Amendment; and

WHEREAS, copies of the Amendment, notice of public hearing and notice of a consultation meeting with respect to the Amendment were mailed to the City of Eagle Grove (the "City") and the Eagle Grove Community School District; the consultation meeting was held on the 3rd day of January, 2018; and responses to any comments or recommendations received following the consultation meeting were made as required by law; and

WHEREAS, the City has executed and delivered a joint agreement (the "Joint Agreement") consenting to the County's proposed urban renewal activity on the Property; and

NOW, THEREFORE, It Is Resolved by the Board of Supervisors of Wright County, Iowa, as follows:

Section 1. An economic development area as defined in Chapter 403 of the Code of Iowa is found to exist on the Property.

Section 2. The Property is hereby declared to be an urban renewal area, in conformance with the requirements of Chapter 403 of the Code of Iowa, and is hereby designated the 2018 Addition to the Urban Renewal Area.

Section 3. The development of the Property is necessary in the interest of the public health, safety or welfare of the residents of the County.

Section 4. It is hereby determined by this Board of Supervisors as follows:

A. The Amendment and the projects and initiatives described therein conform to the general plan of the County as a whole;

B. Proposed economic development projects described in the Amendment are necessary and appropriate to facilitate the proper growth and development of the County in accordance with sound planning standards and local community objectives.

Section 5. The Amendment attached hereto and made a part hereof, is hereby in all respects approved.

Section 6. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved January 8, 2018.

Motion by Helgevold and seconded by Watne to approve Resolution 2018-10 to fix a date of meeting at which it is proposed to take action for the issuance of Urban Renewal Tax Increment Revenue Bonds in a principal amount not to exceed \$1,500,000. By roll call vote: Ayes – Watne, Rasmussen, and Helgevold; nays – none. Resolution 2018-10 duly passes and reads as follows:

RESOLUTION NO. 2018-10**Resolution to fix a date of meeting at which it is proposed to take action for the issuance of Urban Renewal Tax Increment Revenue Bonds in a principal amount not to exceed \$1,500,000**

WHEREAS, the Board of Supervisors of Wright County, Iowa (the "County"), pursuant to and in strict compliance with all laws applicable to the County, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan (the "Plan") for the 2016 Wright County Agribusiness Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, this Board of Supervisors has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa, which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the County for the payment of the principal and interest on bonds issued under the authority of Section 403.9 of the Code of Iowa; and

WHEREAS, on January 8, 2018 the County approved provisions within the Plan detailing the undertaking of the Educational Facilities Enhancement Project (the "Project"), including providing an economic development grant to the Eagle Grove Community School District for the construction of a new elementary school facility; and

WHEREAS, it is now necessary to make provision for the payment of certain costs of the Project through the issuance of Urban Renewal Tax Increment Revenue Bonds in a principal amount not to exceed \$1,500,000 (the "Bonds"), under the authority of Section 403.9(1) of the Code of Iowa and for payment of which the aforementioned fund and portion of taxes may be irrevocably pledged; and

WHEREAS, it is now necessary to fix a date of meeting of the Board of Supervisors at which it is proposed to take action to issue the Bonds and to give notice thereof as required by Section 403.9 of the Code of Iowa;

NOW THEREFORE, IT IS RESOLVED by the Board of Supervisors of Wright County, Iowa, as follows:

Section 1. This Board shall meet on January 22, 2018, at the Courthouse Basement, Clarion, Iowa, 10:00 o'clock a.m., at which time and place a hearing will be held and proceedings will be instituted and action taken for the issuance of Bonds.

Section 2. The County Auditor is hereby directed to give notice of the proposed action for the issuance of the Bonds, setting forth the amount and purpose thereof, the time when and place where the meeting will be held, by publication at least once not less than 4 days and not more than 20 days before the date of said meeting in a legal newspaper of general circulation in the County. The notice shall be in substantially the following form:

NOTICE OF PUBLIC HEARING ON PROPOSAL TO ISSUE URBAN RENEWAL TAX INCREMENT REVENUE BONDS IN AN AMOUNT NOT TO EXCEED \$1,500,000

The Board of Supervisors of Wright County, Iowa, will meet on January 22, 2018, at the Courthouse Basement, Clarion, Iowa, at 10:00 o'clock a.m., at which time and place proceedings will be instituted and action taken for the issuance of Urban Renewal Tax Increment Revenue Bonds in a principal amount not to exceed \$1,500,000 (the "Bonds") as

authorized under Section 403.9 of the Code of Iowa for the purpose of paying costs of undertaking the Educational Facilities Enhancement Project, including the provision of an economic development grant to the Eagle Grove Community School District for the construction of a new elementary school in the 2016 Wright County Agribusiness Urban Renewal Area (the "Area").

The Bonds will not be general obligations of the County, but will be secured solely and only with incremental property tax revenues generated within the Area.

At the meeting, the Board of Supervisors will receive oral or written objections from any resident or property owner of the County. Thereafter, the Board of Supervisors may, at the meeting or at an adjournment thereof, take additional action for the issuance of the Bonds or may abandon the proposal to issue the Bonds.

This notice is given by order of the Board of Supervisors of Wright County, Iowa, in accordance with Section 403.9 of the Code of Iowa.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved January 8, 2018.

Stan Watne, Wright County Supervisor, announced that he planning on retiring at the end of his term December 31, 2018. Mr. Helgevold thanked Watne for his 25 plus years of public service to Wright County.

Motion by Rasmussen and seconded by Watne to adjourn the meeting. Motion carries.

Karl Helgevold, Chairman
Wright County Board of Supervisors

Betty Ellis, right County Auditor