

March 4, 2019

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

Minutes of the previous regular meeting of February 26, 2019 were read and approved. Auditor Ellis also brought up a change to the February 19th minutes on a misstatement to Resolution 2019-13. Prior to being published, error was corrected. Corrected minutes were approved by the board and the Chairman Pro-Tem signed. Corrected Resolution 2019-13 was approved and Chairman Pro-Tem signed.

Approved claims for payment.

Motion by Kluss and seconded by Helgevold to approve the adjustment to the farm lease-cash rent on the county farm due to the construction of a FTC Tower changing the lease from 263 acres to 262 acres and reimburse the tenant for one acre cash rent. Motion carries.

Sarah Zwiefel, Outreach and Marketing Coordinator with the ISU Extension came to give their annual presentation on the different programs that they are offering. Some of the outreach programs are: Women growing and marketing grain, health and well-being, food and environment and K-12 youth outreach to name a few. She emphasized that if there is a program or a need that someone is interested to let her know and she would be willing to help set up.

Dean Kluss updated the board on his discussions with MIDAS concerning the Transit Program. MIDAS prepared a memorandum of understanding between MIDAS Council of Governments and Wright County. Supervisor Kluss will work with the County Attorney and MIDAS to complete a final draft of the Memorandum of Understanding.

Motion by Helgevold and seconded by Kluss to open the public hearing on the designation of an urban renewal area and on a proposed urban renewal plan and project. Motion carries.

Auditor Ellis gave an overview of the specific urban renewal projects. ReNewTrient 1, LLC will undertake the construction and operation of new buildings and facilities for use in its agribusiness operations. They have requested the County provide tax increment financing assistance in support of its efforts to complete, operate and maintain the development project. Also, part of the project with the County will undertake paving approximately 2,000 feet of 275th Street all in Section 36 of Lincoln Township.

Motion by Kluss and seconded by Helgevold to approve Resolution 2019-15 to declare necessity and establish an urban renewal area. By roll call vote: Ayes – Kluss, Rasmussen, and Helgevold; nays – none. Resolution 2019-15 duly passes and reads as follows:

RESOLUTION NO. 2019-15

A 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 and Projects for the 2019 Wright County Economic Development 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, it has been recommended to the Board of Supervisors of Wright County, Iowa (the "County") that the 2019 Wright County Economic Development Urban Renewal Area (the "Urban Renewal Area") be established containing the real property (the "Property") described on Exhibit A to this Resolution; and

WHEREAS, a proposal has been made which establishes the need to designate the Property as being appropriate for agribusiness, commercial and industrial development; and

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

WHEREAS, an urban renewal plan (the "Plan") has been prepared for the governance of projects and initiatives to be undertaken within the Urban Renewal Area, and which authorizes certain initial urban renewal projects (the "Projects") to be undertaken in the Urban Renewal Area consisting of (i) providing tax increment financing support to ReNewTrient 1, LLC in connection with the construction and operation of new buildings and facilities for use in its business operations in the Urban Renewal Area; and (ii) using tax increment financing to support the construction of certain road improvements; and

WHEREAS, notice of a public hearing by the Board of Supervisors on the question of establishing the Urban Renewal Area and on the proposed Plan and the Project 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 March 4, 2019; and

WHEREAS, the Plan was submitted to and considered by the Planning and Zoning Commission of the County; and

WHEREAS, pursuant to Section 403.17 of the Code of Iowa, the County has received an executed consent agreement from the owners of all "agricultural land" proposed for inclusion in the Urban Renewal Area; and

WHEREAS, copies of the Plan, notice of public hearing and notice of a consultation meeting with respect to the Plan were mailed to the Clarion-Goldfield-Dows Community School District; the consultation meeting was held; and responses to any comments or recommendations received following the consultation meeting were made as required by law;

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 2019 Wright County Economic Development 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 Plan conforms to the general plan for the development of the County;
- B. Proposed agribusiness, commercial and industrial development in the Urban Renewal Area is necessary and appropriate to facilitate the proper growth and development of the County in accordance with sound planning standards and local community objectives.
- C. It is not anticipated that any families will be displaced in connection with the County's undertakings under the Plan. Should such issues arise with future projects, then the County will develop a feasible method of relocating any displaced persons into decent, safe and sanitary dwelling accommodations within their means and without undue hardship.

Section 5. The Plan is made a part hereof and is hereby in all respects approved in the form presented to this Board, and the County is hereby authorized to undertake the projects and initiatives described therein.

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

Passed and approved March 4, 2019.

Motion by Helgevold and seconded by Kluss to adopt Ordinance #59, an ordinance providing for the division of taxes levied on taxable property in the 2019 Wright County Economic Development Urban Renewal Area. By roll call vote: Ayes – Kluss, Rasmussen, and Helgevold; nays – none.

Whereupon, the Chairperson declared the motion duly carried and declared that said ordinance had been given its initial consideration.

It was moved by Supervisor Kluss and seconded by Supervisor Helgevold that the statutory rule requiring an ordinance to be considered and voted on for passage at two Board meetings prior to the meeting at which it is to be finally passed be suspended. The Chairperson put the question on the motion and the roll being called, the following named Supervisors voted: Ayes – Kluss, Rasmussen, and Helgevold; nays – none.

Whereupon, the Chairperson declared the motion duly carried.

It was moved by Supervisor Kluss and seconded by Supervisor Helgevold that the ordinance entitled Ordinance No. 59. An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the 2019 Wright County Economic Development Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa, now be put upon its final consideration and adoption. The

Chairperson put the question on the motion, and the roll being called, the following named Supervisors voted: Ayes – Kluss, Rasmussen, and Helgevold; nays – none.

Whereupon, the Chairperson declared the motion duly carried and the ordinance duly adopted when published in the three official papers of the county.

Motion by Helgevold and seconded by Kluss to approve Resolution 2019-16 setting the date for consideration of a Development Agreement with ReNewTrient 1, LLC. By roll call vote: Ayes – Kluss, Rasmussen, and Helgevold; nays – none. Resolution 2019-16 duly passes and reads as follows:

RESOLUTION NO. 2019-16

Resolution Setting a Date of Meeting at Which it is Proposed to Approve a Development Agreement with ReNewTrient 1, LLC, Including Tax Increment Payments

WHEREAS, 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 for the 2019 Wright County Economic Development Urban Renewal Area (the “Urban Renewal Area”); and

WHEREAS, this Board of Supervisors has adopted ordinances 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 of and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, the County proposes to enter into a certain development agreement (the “Development Agreement”) with ReNewTrient 1, LLC (the “Company”) in connection with the construction and operation of new buildings and facilities for use in its business operations in the Urban Renewal Area; and

WHEREAS, the Development Agreement would provide financial incentives to the Company including certain incremental property tax payments in an amount not to exceed \$90,000 (the “TIF Payments”) under the authority of Section 403.9(1) of the Code of Iowa; and

WHEREAS, it is necessary to set a date for a public hearing on the Development Agreement and the TIF Payments, pursuant to 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 of Supervisors shall meet on March 18, 2019, at 10:00 o’clock a.m., at the Board of Supervisors Chambers, Clarion, Iowa, at which time and place proceedings will be instituted and action taken to approve the Development Agreement and to authorize the TIF Payments.

Section 2. The County Auditor is hereby directed to give notice of the proposed action, the time when and place where said meeting will be held, by publication at least once not less than four (4) days and not more than twenty (20) days before the date of said meeting

in a legal newspaper of general circulation in the Wright County. Said notice shall be in substantially the following form:

NOTICE OF MEETING FOR APPROVAL OF DEVELOPMENT AGREEMENT WITH RENEWTRIENT 1, LLC AND AUTHORIZATION OF TAX INCREMENT PAYMENTS

The Board of Supervisors Wright County, Iowa (the "County"), will meet at the Board of Supervisors Chambers, in Clarion, Iowa, on March 18, 2019, at 10:00 o'clock a.m., at which time and place proceedings will be instituted and action taken to approve a Development Agreement (the "Agreement") between the County and ReNewTrient 1, LLC (the "Company"), in connection with the construction and operation of new buildings and facilities for use in the Company's business operations in the County's 2019 Wright County Economic Development Urban Renewal Area. The Agreement will provide for certain financial incentives in the form of incremental property tax payments to the Company in a total amount not exceeding \$90,000 as authorized by Section 403.9 of the Code of Iowa.

The agreement to make incremental property tax payments to the Company will not be a general obligation of the County, but will be payable solely and only from incremental property tax revenues generated within the 2019 Wright County Economic Development Urban Renewal 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 may, at the meeting or at an adjournment thereof, take additional action to approve the Agreement or may abandon the proposal.

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.

Betty Ellis
County Auditor

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

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

Passed and approved March 4, 2019.

Luke Huggins with McClure Engineering met with the board to give an update on the digitizing of the Wright County Drainage Districts. McClure Engineering was appointed to digitalize all the drainage district maps in April of 2017. They scanned in all the old drainage minutes and utilizing those records to update the districts. Huggins and Steve Schelich did an online presentation of the tile maps using the county's beacon website. They showed how a person can click on a tile line and see what district they are in, the length and diameter of the tile line.

Drainage Clerk, Deb Lukes, handed out draft copies of instructions to use the interactive drainage map from the Beacon Website using a GPS enabled device. She also stated that she

will work with the county marketing specialist to get the instructions out for citizens to have access to on the County website.

Hughins also explained that the county will have the capabilities of adding hyperlinks to the GIS maps that will open district records. Those capabilities are not currently accessible, but can be with little effort.

The board will go to Garner, Iowa for a Joint Drainage District 147-70 annexation and reclassification hearing.

Motion by Kluss and seconded by Helgevold to adjourn the meeting. Motion carries.

Rick Rasmussen, Chairman
Wright County Board of Supervisors

Betty Ellis, Wright County Auditor