

July 25, 2016

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

Minutes of the previous regular meeting of July 18, 2016 were read and approved.

Approved claims for payment.

Received the Recorder's quarterly revenue report.

Motion by Helgevold and seconded by Rasmussen to approve Pay estimate #3 on DD #131 and set the completion hearing for August 22, 2016 at 10:00 a.m. Motion carries.

Supervisor Watne then introduced Jere Null with Prestage Foods of Iowa, LLC in which Mr. Null introduced owners of Prestage Foods of Iowa LLC. They spoke on behalf of Prestage to give some background of their family and their vision for the Wright County facility.

Supervisor Watne then asked Lee Schulz, Economist Professor with ISU, to speak on behalf of Wright County Economic Development concerning statistics of hogs raised in and around Wright County.

Bryce Davis, Wright County Economic Development Director, then presented the Development Agreement with Prestage Foods of Iowa, LLC. This document lays out the conditions and agreements that Wright County will have with Prestage on developing this property. The twelve articles in the document are as listed: Definitions, representations and warranties, construction of minimum improvements, public improvements, insurance, covenants of developer, assignments and transfer, property taxes and payments, indemnification, events of default and remedies, minimum assessment agreement, and miscellaneous.

There was then a time for public input about Prestage Foods of Iowa Inc. There were 33 Wright County citizens that signed up to speak. Of these citizens, 20 were in favor 7 not in favor, 4 stood neutral to the facility and 2 people chose not to speak when called. Opportunity was then given to people that lived in an adjacent county. Fifteen citizens spoke all in favor of the proposed facility. Five Business/groups that spoke were in favor of this new proposed plant. And last, there were 4 people that spoke in opposition to the facility that were from a further distance from the facility. In total there were over 100 people in attendance for the public hearing.

After discussion and consideration about Prestage Foods of Iowa, LLC. , there was a motion by Rasmussen and seconded by Helgevold to introduce and approve the seconded reading of the amendment to the Zoning Ordinance #50 and to waive the third reading. By roll call vote: Ayes – Helgevold, Rasmussen, and Watne; nays – none. Ordinance #50 duly passes and reads as follows:

ORDINANCE NO. 50

**AMENDMENTS TO ORDINANCE NO. 5 ZONING ORDINANCE FOR THE UNINCORPORATED PORTION OF  
WRIGHT COUNTY, IOWA**

Ordinance No. 5 of the Wright County Zoning Ordinance shall be amended by the replacement of the following:

**Article XII: "I" Industrial Districts**

Section 1210. Special exceptions:

Remove Section 1210.2

- **1210.2 Slaughter houses and stock yards**

Remove Section 1210.7

- **1210.7 Livestock buying and shipping stations, but not to include commercial feed lots.**

Renumber Section 1210 in sequential order.

Amend: The following **bold, blue** wording shall be amended and enforced upon the signing of this ordinance amendment.

**Article XII: "I" Industrial Districts**

Section 1230. Bulk Regulations

.6 Building or Structure Height:

Remove:

- (a) **The maximum height shall be thirty five (35) feet, unless otherwise provided**

Amend to:

- (a) **There shall be no maximum height restrictions, unless located in an area located by an airport.**

This ordinance shall be in effect from and after its final passage, approval and publications as provided by law. Adopted and passed by the Board of Supervisors of Wright County, Iowa on this 25 day of July, 2016.

There was a motion by Rasmussen and seconded by Helgevold to introduce and approve the seconded reading of the amendment to provide for a change in zoning of real property from agriculture to industrial and to waive the third reading. By roll call vote: Ayes – Helgevold, Rasmussen, and Watne; nays – none. Ordinance #51 duly passes and reads as follows:

ORDINANCE NO. 51

**AMENDMENTS TO ORDINANCE NO. 5 ZONING ORDINANCE FOR THE UNINCORPORATED PORTION OF WRIGHT COUNTY, IOWA**

**TO PROVIDE FOR A CHANGE IN ZONING OF REAL PROPERTY FROM AGRICULTURE TO INDUSTRIAL**

Be it enacted by the Board of Supervisors of Wright County, Iowa:

**SECTION 1: Purpose:** The purpose of this ordinance is to amend Ordinance Number 5, the zoning ordinance for the unincorporated portion of Wright County, Iowa, to provide for a change in the zoning of real property from agriculture to industrial and to promote the public health, safety, comfort, order and general welfare to conserve and protect the natural and man-made environment, to secure and provide the social and economic advantages resulting from an orderly, planned use of land resources, and to facilitate adequate but economical provisions for public improvements, all in accordance with the Wright County Comprehensive Plan and as permitted by the provisions of Chapter 358A of the Code of Iowa, as amended.

**SECTION 2: Amendment.** The zoning classification of the following real property, to wit:

Southeast Quarter of Section 21, Township 90 North, Range 26 West of the 5<sup>th</sup> P.M. containing 160 acres more or less; is hereby changed from its present classification of A-Agriculture to I-Industrial.

**SECTION 4: Severability Clause.** If any Section, provision or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any Section, provision or part thereof not adjudged invalid or unconstitutional.

**SECTION 5: Effective Date.** This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

This ordinance shall be in effect from and after its final passage, approval and publications as provided by law. Adopted and passed by the Board of Supervisors of Wright County, Iowa on this 25 day of July, 2016.

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

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Stan Watne, Chairman  
Wright County Board of Supervisors

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Betty Ellis, Wright County Auditor