

June 5, 2017

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

Minutes of the previous regular meeting of May 30, 2017 were read and approved.

Approved claims for payment.

Adam Clemons, Wright County Engineer, met with the board to discuss the lease of the mower tractor. Motion by Watne and seconded by Helgevold to open the public hearing on the lease of the mower tractor. Motion carries. There were no citizens speaking in favor or against the lease of this tractor.

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

Motion by Watne and seconded by Helgevold to approve the three-year lease with Woolstock Equipment not to exceed \$36,592.74. Motion carries.

Clemons then presented information on the Iowa Department of Transportation Cooperative Agreement for a Revitalize Iowa's Sound Economy Program (RISE) project and County-State Traffic Engineering Program (C-STEP) project. The funding of the project will be for construction of turn lanes and paving of 13,374 feet of County Road C56, turn lanes on Iowa 17, and turn lanes at the intersection of Iowa 17 and County Road C56 located south of Eagle Grove. And, Portland cement concrete overlay on Iowa 17 from ½ mile south of County Road C56 north 1.5 miles. Total estimated project costs will be \$3,680,598. The County portion after the 80% RISE funding and DOT 3R funds and DOT C-STEP funds will be about \$386,120 for the project. There was then a motion by Rasmussen and seconded by Helgevold to approve the Iowa Department of Transportation Cooperative Agreement for a Revitalize Iowa's Sound Economy Program (RISE) project and County-State Traffic Engineering Program (C-STEP) project and have the Chairman sign. Motion carries.

Clemons then gave an update on Resolution 2017-20 on Bridge Embargo. Motion by Helgevold and seconded by Watne to approve Resolution 2017-20 on Bridge Embargo. By roll call vote: Ayes – Watne, Helgevold, and Rasmussen; nays- none. Resolution 2017-20 duly passes and reads as follows.

RESOLUTION #2017-20

Bridge Embargo

WHEREAS: The Board of Supervisors is empowered under authority of Sections 321.236 Sub. (8), 321.255 and 321.471 to 321.473 to prohibit the operation of vehicles or impose limitations as to the weight thereof on designated highways or highway structures under their jurisdiction, and

WHEREAS: The Wright County Engineer has caused to be completed the Structure Inventory and Appraisal of certain Wright County bridges in accordance with the National Bridge Inspection Standards and it has been determined that an adjustment of the bridges load restrictions is needed to allow for correct operating stresses.

NOW, THEREFORE, BE IT RESOLVED by the Wright County Board of Supervisors that:

FHWA No. 356640 (Local Bridge #7) on Youngblood Avenue over Drainage Ditch No. 29 in Section 24, T-90N, R-23W, Vernon Township is posted at seven (7) tons because of severe pile decay. Signs shall be erected advising of the bridge load limits.

FHWA No. 358020 (Local Bridge #104) on Youngblood Avenue over Drainage District No. 3-111 in Section 1, T-92N, R-23W, Iowa Township is posted at six (6) tons because of severe pile decay. Signs shall be erected advising of the bridge load limits.

FHWA No. 359040 (Local Bridge #185) on 150th Street over Otter Creek in Section 33, T-93N, R-25W, Norway Township is posted at 23 tons, 34 tons, 34 tons because of pile decay. Signs shall be erected advising of the bridge load limits.

BE IT RESOLVED by the Wright county Board of Supervisors that:

Resolution 2015-20 be amended to reflect above changes in Bridge Postings

Passed and Approved this 5th day of June, 2017.

Lastly, Clemons presented fuel bids from 3 companies. Motion by Watne and seconded by Rasmussen to approve the bid from Ag Advantage FS fuel bid for .0595 cents over rack price. Motion carries.

Jason Schluttenhofer, Wright County Sheriff, presented a Letter of Intent for joining the Iowa Statewide Interoperable Communications Systems. Motion by Watne and seconded by Helgevold to approve sending the letter of intent to the Iowa Statewide Interoperable Communications System board chairman to join the organization. Motion carries.

Sandy McGrath, Planning and Zoning Coordinator, presented Ordinance #53. This ordinance is an amendment to Ordinance #47 which is the Floodplain Ordinance. This amendment to Section IV K is replaced. The proposed regulations are intended to protect life, health and property in floodplain areas and will govern uses permitted in mapped floodplains. There was then a motion by Watne and seconded by Helgevold to approve the first reading of Ordinance #53 on an Amendment to Wright County, Iowa Floodplain Ordinance #47. Motion carries unanimously. It will be placed on the agenda for Monday, June 12th for its second consideration.

McGrath then presented ordinance #54 which is an amendment to Ordinance #5 Planning and Zoning ordinance by adding Section 710.7 under Special Exceptions: Fertilizer distribution or production of. After some discussion there was a motion by Rasmussen and seconded by Helgevold to approve the first reading of Ordinance #54 being an amendment to the Planning and Zoning Ordinance. Motion carries unanimously. It will be placed on the agenda for Monday, June 12th for its second consideration.

Motion by Watne and seconded by Helgevold to open the public hearing on the Urban Renewal Plan Amendment to the 2016 Wright County Agribusiness Urban Renewal Area.

The Board investigated and found that notice of the intention of the Board to conduct a public hearing on the designation of an urban renewal area and on a proposed urban renewal plan amendment had been published according to law and as directed by the Board and that this is the time and place at which the Board shall receive oral or written objections from any resident or property owner of the County. All written objections, statements, and evidence heretofore filed were reported to the Board, and all oral objections, statements, and all other exhibits presented were considered. There were none filed. There being no further objections, comments, or evidence offered, the Chairperson announced the hearing closed.

Supervisor Watne moved the adoption of a resolution entitled “Resolution 2017-21 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”, seconded by Supervisor Helgevold. By roll call vote: Ayes – Helgevold, Watne, and Rasmussen; nays – none. Whereupon, the Chairperson declared the resolution duly adopted and signed approval thereto and reads as follows:

RESOLUTION NO.2017-21

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 new urban renewal projects in the Urban Renewal Area consisting of (i) using tax increment financing to pay the costs of acquiring, constructing and installing an emergency communications system; and (ii) using tax increment financing to pay the costs of acquiring land and undertaking feasibility and design studies for the development of an agribusiness park; 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 June 5, 2017; 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 16th day of May, 2017; and responses to any comments or recommendations received following the consultation meeting were made as required by law; and

WHEREAS, pursuant to Section 403.17 of the Code of Iowa, the County has received the consent of all owners of “agricultural land” proposed for inclusion in the Urban Renewal Area;

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 2017 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 agribusiness, commercial and industrial 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 June 5, 2017.

Auditor Ellis introduced an ordinance entitled "Ordinance No. 55". An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the 2017 Addition to the 2016 Wright County Agribusiness Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa." It was moved by Supervisor Watne and seconded by Supervisor Helgevold that the ordinance be adopted. The Chairperson put the question on the motion and the roll being called, the following named Supervisors voted: Ayes – Watne, Helgevold, and Rasmussen; nays – none.

Whereupon, the Chairperson declared the motion duly carried and declared that the ordinance had been given its initial consideration. It will be placed on the agenda for Monday, June 12th for its second consideration.

Motion by Watne and seconded by Helgevold to adjourn the meeting.

Rick Rasmussen, Chairman
Wright County Board of Supervisors

Betty Ellis, Wright County Auditor