

WRIGHT COUNTY BOS • SEPT. 25, 2024

September 25, 2024 - Special meeting
Chairman Helgevoid called the special meeting of the Wright County Board of Supervisors to order at 8:00 a.m. Members present were Rasmussen, Kluss, and Helgevoid. Motion by Kluss and seconded by Rasmussen to approve the tentative agenda. Motion carries. Motion by Kluss and seconded by Rasmussen to go into closed session pursuant to Iowa Code 21.5(1)(i) to evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session. By roll call vote: Ayes - Kluss, Rasmussen,

and Helgevoid, nays - none. Went into closed session at 8:05 a.m. Motion by Rasmussen and seconded by Kluss to come out of closed session at 8:57 a.m. Motion carries. Helgevoid directed the County Attorney to make modifications to the Employment Contract for the Communication Director. Also, Chairman Helgevoid stated that they were going to table the consideration of the employment agreement for Wright County Communications Director to Monday, September 30th. Motion by Rasmussen and seconded by Kluss to adjourn the meeting. Motion carries. Karl Helgevoid, Chairman, Wright County Board of Supervisors Betty Ellis, Wright County Auditor

Published in the Eagle Grove Eagle on Thursday, Oct. 10, 2024

WRIGHT COUNTY ENGINEER'S OFFICE

Professional Office Staff Needed

Wright County Engineer's Office is seeking a full-time Office Manager, Mon-Fri, 8:00 AM - 4:00 PM, Summer Hours 7:00 AM to 4:30 PM, Mon-Thurs. Works under direction of the County Engineer & provides administrative support to office staff. Responsibilities include Accounts Payable, Account Receivable, payroll processing, permit processing, accounting/record keeping, and general receptionist duties. Must be organized and have strong written and verbal communication skills. Computer literacy in Microsoft Office Professional and ability to learn other accounting software is required. Minimum of HS diploma and 3 years of related office/accounting experience. Benefits include Health and Dental, IPERS, sick time, vacation, and holidays. Wage dependent on education, skills & experience. Please submit cover letter, resume, & application by 4:00 PM on October 25, 2024 (found online at www.wrightcounty.org) to:

Wright County Engineer
416 5th Ave SW, PO Box 269
Clarion, IA 50525

email: aclemons@wrightco.iowa.gov

If you have any questions pertaining to the position, please call us at 515-532-3597

Wright County is an Equal Opportunity Employer

Published in the Eagle Grove Eagle on Thursday, Oct. 10th, 17th, & 24th, 2024

PUBLIC NOTICE

Eagle Grove Water Consumers: The Eagle Grove Water Department will be flushing fire hydrants starting October 21st, 2024 - November 1st 2024. During this period, it may be possible for your water to become discolored or cloudy. The water will always be safe to drink. This is routine maintenance, intended to help keep our water system clean. We are sorry for any inconvenience. Eagle Water Department.

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WRIGHT COUNTY 2023/24 ANNUAL FINANCIAL REPORT

FY 2023/2024 ANNUAL FINANCIAL REPORT
Statement of Revenues, Expenditures, and Changes in Fund Balance -- Actual and Budget
For the fiscal year ended June 30, 2024
County Name: WRIGHT COUNTY County Number:99

Table with 10 columns: Revenues & Other Financing Sources, General, Special Revenue, Capital Projects, Debt Service, Permanent, Actual Totals, Budgeted Totals. Rows include Taxes Levied on Property, Intergovernmental, Licenses & Permits, Total Revenues & Other Sources, Expenditures & other Financing Uses, Total Expenditures & Other Uses, Changes in fund balances, and Total Ending Fund Balance - June 30, 2024.

Additional details are available at: Wright County Auditor's Office
Notes to the financial statement, if any: -
Telephone : (515) 532-2771

Published in the Eagle Grove Eagle on Thursday, Oct. 10, 2024

WRIGHT COUNTY BOARD OF SUPERVISORS • SEPT. 23, 2024

September 23, 2024
There was no action taken as Drainage District Trustees. Chairman Helgevoid called the regular meeting of the Wright County Board of Supervisors to order at 9:02 a.m. Members present were Kluss, Rasmussen, and Helgevoid. Motion by Kluss and seconded by Rasmussen to approve the tentative agenda. Motion carries. Minutes of the previous regular meeting of September 16, 2024 were read and approved. Approved claims for payment. Motion by Rasmussen and seconded by Kluss to approve the liquor license for The Bru, LLC pending dram. Motion carries. Adam Clemons, Wright County Engineer, gave an update on the Secondary Roads. There were 17 work orders completed last week. Blades were out blading full miles after the moisture from Thursday. Crews are completing patch work on County K north and south. The granular program has completed 103 of 122 segments for the dusting of 2025 gravel miles. The sign crew was out last Thursday night completing the night drive sign inspection and will be out again this Thursday night. Motion by Kluss and seconded by Rasmussen to approve Resolution 2024-26, a resolution establishing a County Compensation Board. By roll call vote: Ayes - Kluss, Rasmussen, and Helgevoid; Nays - none. Resolution 2024-26 duly passes and reads as follows:
RESOLUTION NO. 2024 - 26
RESOLUTION ESTABLISHING A COUNTY COMPENSATION BOARD

A resolution by Wright County to establish a County Compensation Board as authorized by Iowa Code Section 331.905. WHEREAS, pursuant to Iowa Code Section 331.905, as amended in 2024 by Senate File 2442, the County Board of Supervisors may vote to establish a County Compensation Board. WHEREAS, pursuant to this same Code Section, when the Board of Supervisors establishes a County Compensation Board, the Compensation Board shall be comprised of seven members who are residents of the county. Two members shall be appointed by the Board of Supervisors, one member each by the County Auditor, County Attorney, County Recorder, County Treasurer, and County Sheriff. The members of the County Compensation Board shall not be officers or employees of the state or a political subdivision of the state and shall serve staggered terms. WHEREAS, the Wright County Board of Supervisors, in consultation with other County elected officials, determined the duration for

the initial staggered terms for members of the County Compensation Board to run based on the election years of the County Auditor, County Attorney, County Recorder, County Treasurer, and County Sheriff. The two Board of Supervisor members will serve staggered alternating terms from each other. NOW, THEREFORE, BE IT RESOLVED, Wright County hereby establishes a County Compensation Board for the county. BE IT FURTHER RESOLVED, Wright County directs each of the elected officials to submit their respective appointments to the Board of Supervisors by October 28, 2024. BE IT FURTHER RESOLVED, the representatives of the County Supervisors (1 of 2), County Auditor and County Sheriff shall serve an initial term of four years and the representatives of County Supervisors (2 of 2), County Treasurer, County Recorder and County Attorney shall serve an initial term of two years. BE IT FURTHER RESOLVED, this resolution shall apply retroactively to July 1, 2024. HEREBY RESOLVED by the Board of Supervisors for Wright County on this 23rd day of September, 2024.

Motion by Kluss and seconded by Rasmussen to approve Resolution 2024-27, a resolution directing the filing of certification of debt for Windfarm. By roll call vote: Ayes - Kluss, Rasmussen, and Helgevoid; Nays - none. Resolution 2024-27 duly passes and reads as follows:
RESOLUTION NO. 2024 - 27
RESOLUTION DIRECTING THE FILING OF CERTIFICATION UNDER IOWA CODE SECTION 403.19

WHEREAS, the County of Wright, State of Iowa has established the Urban Renewal Area South Plan (the "Urban Renewal Area") and is undertaking certain projects within the Urban Renewal Area (the "Project(s)"); and WHEREAS, the County has incurred indebtedness and advanced funds for the cost of one or more Projects; and WHEREAS, it is the intention of the County to certify the amount so incurred and advanced, together with interest, for reimbursement under Iowa Code Section 403.19. NOW, THEREFORE, IT IS RESOLVED by the Board of Supervisors of the County of Wright, State of Iowa, as follows: Section 1. There has been established the Urban Renewal Area South Plan Tax Increment Revenue Fund (the "Tax Increment Fund"), into which all incremental property tax revenues received from the Urban Renewal Area are deposited. The Board finds the Projects to be Urban Renewal Projects as defined

in Iowa Code Chapter 403 and has followed the proceedings for the urban renewal area. Additions: 2023-2024
1. Administrative Fees on Urban Renewal Area South Plan per loan agreement \$4,500
2. Administrative Fees on Urban Renewal Area South Plan per loan agreement \$3,750, prior to January 1, 2020
Section 2. The Auditor and other County officials having responsibility for the books and records of the County shall take such actions as are necessary to comply with this Resolution, including but not limited to, certification for reimbursement under Iowa Code Section 403.19. ADOPTED AND PASSED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF WRIGHT, STATE OF IOWA, this 23rd day of September, 2024.

Aaron Riggins with DKM Enterprises, LLC gave the Board an update on the natural gas A-Line in Wright County. This process started in Texas and they have made it this far into Wright County. The pipe has been in the ground since the early 1930s and has been listed for abandonment and removal for 10 years or more. DKM Enterprises, LLC is required to remove as much of the pipe as possible and will recondition it to resell as Northern Natural does not want the pipe back. Currently they are south of Eagle Grove and will be making their way through Wright County to the northeast portion.

Kyle Handy with Twin Rivers Exploration gave a presentation to the Board on Seismic Testing in Wright County. They will be exploring the geologic hydrogen in the County. Twin Rivers Exploration is seeking a Road Use Permit from Wright County. There will be a base plate that is placed on the dirt, gravel, paved, and concrete roads. The plate will shake and send energy into the ground for 20 to 30 seconds and will record all the energy that is then turned into a company to turn it into a image like a 2D x-ray of the earth. Handy said they will use about 200 miles of Wright County roads to do the project. Motion by Rasmussen and seconded by Kluss to approve Resolution 2024-28, a resolution directing the filing of certification of debt for ReNewTrients. By roll call vote: Ayes - Kluss, Rasmussen, and Helgevoid; Nays - none. Resolution 2024-28 duly passes and reads as follows:
RESOLUTION NO. 2024 - 28
RESOLUTION DIRECTING THE FILING OF CERTIFICATION UNDER IOWA CODE SECTION 403.19
WHEREAS, the County of Wright, State of Iowa has established the

2019 Wright County Economic Development Urban Renewal Area (the "ReNewTrient Urban Renewal Area") and is undertaking certain projects within the Urban Renewal Area (the "Project(s)"); and WHEREAS, the County has incurred indebtedness and advanced funds for the cost of one or more Projects; and WHEREAS, it is the intention of the County to certify the amount so incurred and advanced, together with interest, for reimbursement under Iowa Code Section 403.19. NOW, THEREFORE, IT IS RESOLVED by the Board of Supervisors of the County of Wright, State of Iowa, as follows: Section 1. There has been established the 2019 Wright County Economic Development Urban Renewal Area Tax Increment Revenue Fund (the "Tax Increment Fund"), into which all incremental property tax revenues received from the Urban Renewal Area are deposited. The Board finds the Projects to be Urban Renewal Projects as defined in Iowa Code Chapter 403 and has followed the proceedings for the urban renewal area. Additional: 2023-2024

1. Interest Paid on loan of \$13,800.00
2. Reduction of debt special assessment payment of (\$15,000.00)
3. Rebate \$35,656.00
Additional: 2022-2023
1. Interest Paid on loan of \$15,200.00
2. Reduction of debt special assessment payment of (\$15,000.00)
3. Rebate \$35,464.30
Projects: 2021-2022
1. Interest paid on loan of \$38,520.55
2. Reduction of debt special assessment payment of (\$15,000.00)
Projects: 2019-2020
1. Interest paid on loan of \$5,484.91
Reduction of Debt due to RISE Grant from State
1. Transferred back to General Basic to pay down loan of (\$170,000)
Additional Debt 20182019
1. Noncurrent Debt internal loan of \$550,000 approved by the board on 8-12-2019.
Section 2. The Auditor and other County officials having responsibility for the books and records of the County shall take such actions as are necessary to comply with this Resolution, including but not limited to, certification for reimbursement under Iowa Code Section 403.19. ADOPTED AND PASSED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF WRIGHT, STATE OF IOWA, this 23rd day of September, 2024.

Motion by Rasmussen and seconded by Kluss to approve Resolution 2024-29, a resolution directing

the filing of certification of debt for Prestage. By roll call vote: Ayes - Kluss, Rasmussen, and Helgevoid; Nays - none. Resolution 2024-29 duly passes and reads as follows:
RESOLUTION NO. 2024 - 29
RESOLUTION DIRECTING THE FILING OF CERTIFICATION UNDER IOWA CODE SECTION 403.19
WHEREAS, the County of Wright, State of Iowa has established the Agribusiness Urban Renewal Area (the "Urban Renewal Area") and is undertaking certain projects within the Urban Renewal Area (the "Project(s)"); and WHEREAS, the County has incurred indebtedness and advanced funds for the cost of one or more Projects; and WHEREAS, it is the intention of the County to certify the amount so incurred and advanced, together with interest, for reimbursement under Iowa Code Section 403.19. NOW, THEREFORE, IT IS RESOLVED by the Board of Supervisors of the County of Wright, State of Iowa, as follows: Section 1. There has been established the Agribusiness Urban Renewal Area Tax Increment Revenue Fund (the "Tax Increment Fund"), into which all incremental property tax revenues received from the Urban Renewal Area are deposited. The Board finds the Projects to be Urban Renewal Projects as defined in Iowa Code Chapter 403 and has followed the proceedings for the urban renewal area. Additions: 2023-2024
3. Prestage tax rebate \$561,506.00
4. Administrative Fees on R.I.S.E. Road (UMB Bank) per loan agreement \$4,200
5. Administrative Fees on Revenue Bonds (UMB Bank) per loan agreement \$7,200
Additions: 2022-2023
1. Prestage tax rebate \$548,790.00
Projects: 2021-2022 already certified:
1. Prestage tax rebate \$589,564.00
2. Refinanced SRF from 20 yrs to 10 yrs savings of (\$197,830.50)
3. Interest earned on fund 38002 of (\$6,664.27)
Projects: 2020-2021 already certified:
1. Agribusiness Infrastructure loan at Green Belt Bank & Trust additional \$600,000
2. Interest paid on Agribusiness infrastructure (GB B&T) of \$47,476
3. Interest on Agribusiness infrastructure per payment schedule \$114,839
4. Interest paid on Agribusiness land purchase (FSB) to date of \$52,520
5. Interest on Agribusiness land purchase per payment schedule \$17,910
6. Prestage tax rebate \$728,992

Projects: 2019-2020 already certified:
1. Interest paid on Agribusiness land purchase to date of \$87,186.66
2. Agribusiness Infrastructure loan at Green Belt Bank & Trust additional \$1,100,000
3. Agribusiness Infrastructure Interest of \$30,494.44
Projects: 2018-2019 already certified:
1. Balance of SRF Loan Principal of \$41,980 for Sewer Project
2. Interest on SRF per payment schedule of \$812,583
3. Balance of Revenue Bonds Principal of \$245,000
4. Interest on Revenue Bonds per payment schedule of \$315,112
5. Interest on GO Bond for R.I.S.E. Road Project per payment schedule of \$65,503.33
6. Land Purchase loan from Security Bank for Agribusiness Park of \$1,600,000
7. Infrastructure loan from Green Belt Trust for Agribusiness Park of \$800,000
Projects: 2017-2018 already certified:
1. State Revolving Fund (SRF) Principal of \$4,000,000 for Sewer Project
2. Revenue Bonds Principal of \$1,000,000 for Eagle Grove Community School Capital Fund
3. General Obligation Bond Principal of \$440,000 for R.I.S.E. Road project for turning lanes and road improvement.
Section 2. The Auditor and other County officials having responsibility for the books and records of the County shall take such actions as are necessary to comply with this Resolution, including but not limited to, certification for reimbursement under Iowa Code Section 403.19. ADOPTED AND PASSED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF WRIGHT, STATE OF IOWA, this 23rd day of September, 2024.

Motion by Kluss to go into closed session pursuant to Iowa Code 21.5(1)(i) to evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session. The motion died for a lack of second. Consider employment agreement for Wright County Communication Director has been tabled. Motion by Rasmussen and seconded by Kluss to adjourn the meeting. Motion carries. Karl Helgevoid, Chairman, Wright County Board of Supervisors Betty Ellis, Wright County Auditor

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PUBLIC HEARING NOTICE

NOTICE OF PUBLIC HEARING ON DESIGNATION OF EXPANDED EAGLE GROVE URBAN RENEWAL AREA AND ON PROPOSED URBAN RENEWAL PLAN AMENDMENT

Notice Is Hereby Given: That at 6:30 p.m., at the Public Safety Building, in the Council Chambers, 210 E Broadway, Eagle Grove, Iowa, on October 21, 2024, the City Council of the City of Eagle Grove, Iowa (the "City") will hold a public hearing on the question of amending the urban renewal plan (the "Plan") for the Eagle Grove Urban Renewal Area and designating an expanded Eagle Grove Urban Renewal Area (the "Urban Renewal Area"), pursuant to Chapter 403, Code of Iowa, by adding and including all the real property (the "Property") described as follows:

A tract of land in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ (which is part of Outlot 1 of the Auditor's Plat) and the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ (which is part of Outlot 2 of Auditor's Plat) of Section 28, Township 91 North, Range 26 West of the 5th P.M., Wright County, Iowa more fully described as follows: Beginning at the center of Section 28, thence North 89 degrees 58' East along the North line of the SE $\frac{1}{4}$ of said Section 28 for 17 feet, thence South 0 degrees 00' East (assumed) along the West line of Edgewood Addition to Eagle Grove, Iowa for 753.93 feet, thence South 89 degrees 48' West along the centerline of a County Road 300 feet, thence North 0 degrees 00' West parallel with the East line of the SW $\frac{1}{4}$ of said Section 28 for 522.78 feet, thence North 89 degrees 48' East parallel with said County Road centerline for 283 feet, thence North 0 degrees 00' West along said East line of the SW $\frac{1}{4}$ for 231.23 feet to the point of beginning, containing 3.69 acres.

AND

All of Blocks 14, 15, 16 and 17 in Wright's 3rd Addition to Eagle Grove, Wright County, Iowa, and that part of vacated 7th Street and vacated North Arthur Ave lying adjacent to and between said Blocks

14, 15, 16 and 17; and a parcel of land being a part of Block 14 of Wright's 3rd Addition to Eagle Grove Iowa and also lying adjacent to and South of the South line of Block 14, formerly railroad right of way and described as follows: beginning at the SE corner of Block 14; thence South 14.18' along the West line of Monroe Street extended South; thence S 89°48'22" W 297.0'; thence North 28.0'; thence N 89°48'22" E 297.0'; thence South 13.82' along the west line of Monroe Street to the Point of beginning."

The proposed amendment to the Plan brings the Property described above in to the Urban Renewal Area and makes it subject to the provisions of the Plan. The amendment also (1) updates the description of the City's Eagle Grove Recreation Center Project previously approved in the January 19, 2021 Amendment to the Plan and updated in the June 6, 2022 Amendment to the Plan; and (2) authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (a) providing tax increment financing support to Gold-Eagle Cooperative (the "Coop") in connection with the expansion by the Coop of its existing grain storage operations and the renovation of an existing building for use as the Coop's office headquarters; (b) providing tax increment financing to First Bank (the "Bank") in connection with the construction by the Bank of a new commercial building for use in its business operations; (c) using tax increment financing to pay the costs of constructing street improvements; and (d) using tax increment financing to pay the costs of the City's Urban Renewal Administration and Professional Support Program. A copy of the amendment is on file for public inspection in the office of the City Clerk.

At said hearing any interested person may file written objections or comments and may be heard orally with respect to the subject matters of the hearing.

Bryce Davis
City Clerk

ORDINANCE NO. 2024-19

SUMMARY OF ORDINANCE NO. 2024-19

An Ordinance Deleting Property From the Tax Increment Financing District for the Eagle Grove Urban Renewal Area of the City of Eagle Grove, Iowa, Pursuant to Section 403.19 of the Code of Iowa. On September 16, 2024, the City Council of Eagle Grove, Iowa passed an ordinance, and a summary is as follows: Section 1. Purpose. The purpose of this ordinance is to delete certain property from the tax increment financing district for the Eagle Grove Urban Renewal Area. Section 2. Definitions. For use within this ordinance the following terms shall have the following meanings: "Deleted Property" shall mean certain real property situated in the City and legally described as follows: All of Blocks 14, 15, 16 and 17 in Wright's 3rd Addition to Eagle Grove, Wright County, Iowa, and that part of vacated 7th Street and vacated North Arthur Ave lying adjacent to and between said Blocks 14, 15, 16 and 17; and a parcel of land being a part of Block 14 of Wright's 3rd Addition to Eagle Grove Iowa and also lying adjacent to and South of the South line of Block 14, formerly railroad right of way and described as follows: beginning at the SE corner of Block 14; thence South 14.18' along the West line of Monroe Street extended South; thence S 89°48'22" W 297.0'; thence North 28.0'; thence N 89°48'22" E 297.0'; thence South 13.82' along the west line of Monroe Street to the Point of beginning. Section 3. The Deleted Property is hereby removed from the tax increment financing district for the Eagle Grove Urban Renewal Area. No division of property tax revenues as provided under Section 403.19 of the Code of Iowa shall be done with respect to the Deleted Property without further action by the City Council. Section 4. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed. Section 5. Saving 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 6. Effective Date. This ordinance shall be effective after its final passage, approval and publication as provided by law. By Order of the City Council, Bryce Davis, City Clerk

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