

BOARD OF SUPERVISOR'S Regular Meeting
December 18, 2018 10:00 a.m. Board of Supervisors' Room
Webster County Courthouse

The Board of Supervisors met in Session on the above date with the following members present: Leffler, Campbell, Dencklau and Thode. Absent: Carlson

Moved by Dencklau, seconded by Leffler to approve Agenda as presented. Motion carried unanimously.

Moved by Leffler, seconded by Thode to approve December 11, 2018 Meeting Minutes. Motion carried unanimously.

Moved by Thode, seconded by Dencklau to approve the following Drainage Claims DD#5, Section 26, Roland Township; DD#70 Main Ditch, Section 33 Fulton Township. Motion carried unanimously.

Moved by Dencklau, seconded by Leffler to approve and place on file annual salary increase for Assistant Webster County Attorney, Brad McIntyre, to \$78,900 effective December 22, 2018 upon the recommendation of Webster County Attorney, Darren D. Driscoll, and in accordance with the pay scale policy for Assistant County Attorney. Motion carried unanimously.

Moved by Leffler, seconded by Thode to accept and place on file the resignation and retirement of Jayson Heesch, Deputy Sheriff (full-time), effective December 31, 2018, per recommendation of James Stubbs, County Sheriff. Motion carried unanimously.

Moved by Thode, seconded by Dencklau to approve and authorize James Stubbs, County Sheriff, to fill (full-time) Deputy Sheriff vacancy due to retirement of Jayson Heesch. Motion carried unanimously.

Moved by Dencklau, seconded by Leffler to approve consideration of Resolution No. 2018-27

Resolution Setting Date for Public Hearing on Designation of the Expanded Webster County Regional Urban Renewal Area and an Urban Renewal plan Amendment

WHEREAS, the Board of Supervisors (the "Board") of Webster County, Iowa (the "County") by resolution previously established the Webster County Regional Urban Renewal Area (the "Urban Renewal Area") and adopted an urban renewal plan (the "Plan") for the governance of projects and initiatives to be undertaken 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") described on Exhibit A hereto; and

WHEREAS, this Board is desirous of obtaining as much information as possible from the residents of the County before making this decision; and

WHEREAS, an amendment (the "Amendment") to the Plan has been prepared which covers the addition of the Property to the Urban Renewal Area and authorizes the undertaking of new projects in the Urban Renewal Area consisting of (i) providing tax increment financing support to Cargill, Incorporated ("Cargill") in connection with Cargill's continued business operations and to assist Cargill with costs of certain sanitary sewer and waterworks system infrastructure; (ii) providing tax increment financing support to Crimmins Investment L.L.C. (the "Company") in connection with the construction and operation of a new warehouse facility for use in the Company's business operations; (iii) using tax increment financing to pay the costs of constructing a new industrial building for leasing and use by Iowa Central Community College as a bio fuels testing facility; and (iv) using tax increment financing to pay the costs of acquiring certain real property for future commercial, industrial and agribusiness development in the Iowa Crossroads of Global Innovation; and

WHEREAS, a portion of the Property meets the definition of "agricultural land" under Section 403.17 of the Code of Iowa and pursuant to said law, a consent agreement (the "Ag Land Consent") has been prepared for execution by the owners (the "Ag Land Owners") of the Property; and

WHEREAS, portions of the property lie within or within two miles of the incorporated limits of the City of Fort Dodge, Iowa (the "City") and pursuant to Section 403.17, the County must enter into a joint agreement (the "Joint Agreement") with the City in order to exercise urban renewal authority over such portions of the Property; and

WHEREAS, it is now necessary that a date be set for a public hearing on the expansion of the urban Renewal Area and on the Amendment;

NOW, THEREFORE, Be It resolved by the Board of Supervisors of Webster County, Iowa, as follows:

Section 1. This Board will meet at the Webster County Courthouse, Fort Dodge, Iowa, on January 29, 2019, at 10:30 o'clock a.m., at which time and place it will hold a public hearing on the designation of an expanded Urban Renewal Area as described in the preamble hereof and on the Amendment.

Section 2. The County Auditor shall publish notice of said hearing, the same being in the form attached to this resolution, which publication shall be made in a legal newspaper of general circulation in Webster County, which publication shall be not less than four (4) and not more than twenty (20) days before the date set for the hearing.

Section 3. Pursuant to Section 403.5 of the Code of Iowa, the County Auditor is hereby designated as the County's representative in connection with the consultation process which is required under the section of the urban renewal law.

Section 4. The proposed Amendment is hereby submitted to the County's Planning and Zoning Commission for review and recommendations, as required by Section 403.5, Code of Iowa.

Section 5. The County Auditor is hereby authorized and directed to present the Joint Agreement to the City for approval, execution and delivery to the County prior to the public hearing on January 29, 2019.

Section 6. The County Auditor is hereby authorized and directed to present the Ag Land Consent to the Ag Land Owners.

Roll Call: Ayes: Leffler, Campbell, Dencklau and Thode. Nays: None. Absent: Carlson

Passed and approved December 18, 2018.

s/Mark Campbell, Chairman, Board of Supervisors

Attest: s/Doreen Pliner, Webster County Auditor

Roll Call: Ayes: Leffler, Campbell, Dencklau and Thode. Nays: None. Absent: Carlson.

Motion carried unanimously.

Moved by Leffler, seconded by Thode to approve setting date and time for a Public Hearing and Bid Letting for the proposed renovations on the Webster County Bank Building, 723 1st Ave. S, Fort Dodge, Skylight. Motion carried unanimously.

Moved by Thode, seconded by Dencklau to approve updated Contracts with IP Pathways for Disaster Recovery Offsite Services and allow Chairman to sign per recommendation of Andrew McGill, MIS Director. Motion carried unanimously.

Moved by Dencklau, seconded by Thode to receive and place on file Second Judicial District Annual Report for Fiscal Year 2018. (Copy on File in Auditor's Office). Motion carried unanimously.

Webster County Library Association gave a presentation on services provided.

A Hearing was held for Case No. RZ 2018-01: A request by Dan McGough and Karen Heun, applicants, on behalf of the Paul W. and Veronica A. McGough Estate/Trust, land owner, in Webster County with two (2) subject parcels with parcel identification numbers (PIN): 07-26-300-003 and 07-26-300-004, to request a zoning map amendment from A-2, Transitional Agricultural District, to I-1, Industrial District, for no specified land use(s). No written or oral comments were made. Motion carried unanimously.

Moved by Leffler, seconded by Dencklau to waive the second hearing and set a date for the final hearing on January 8, 2019. Motion carried unanimously.

Moved by Thode, seconded by Dencklau to move into closed session per 21.5 (j) to discuss land transactions of Parcels No. 1 & 2. Motion carried unanimously.

Moved by Thode, seconded by Dencklau to come out of closed session. Motion carried unanimously.

Moved by Thode, seconded by Dencklau to approve land transaction contract with Cargill for purchase of Parcels No. 1 & 2. Motion carried unanimously.

Moved by Thode, seconded by Dencklau to Adjourn. Motion carried unanimously.

s/Doreen Pliner
Webster County Auditor

s/Mark Campbell
Chairman, Board of Supervisors