

October 2, 2017

Thirty-ninth Day

The Worth County Board of Supervisors met pursuant to adjournment with Merlin Bartz, Ken Abrams, and Mark Smeby present.

Unless otherwise indicated, all of the following **motions** offered at this meeting were carried with the following vote: Ayes: Bartz, Abrams and Smeby. Nays: none. Abstentions: none. Absent: none

Motion by Smeby, second by Abrams, carried to approve the September 25, 2017 board minutes.

Motion by Smeby, second by Abrams, carried to acknowledge county receipt of manure management plan annual update from Jan Miszewski/Indigo Family Farms for Facility #59283 located in Section 11, Fertile Township, Worth County.

Motion by Smeby, second by Abrams, carried to recess the regular meeting.

Motion by Smeby, second by Abrams, carried to open the public hearing for Resolution 09.25.2017 to Approve the 2017 Amendment to Urban Renewal Plan for the Worth County Consolidated Urban Renewal Area at 10:02 A.M. Public comment was heard.

Motion by Smeby, second by Abrams, carried to close the public hearing at 10:04 A.M.

Motion by Smeby, second by Abrams, carried to reconvene the regular meeting.

Motion by Smeby, second by Abrams, carried to approve Resolution No. 09.25.2017

**RESOLUTION NO. 09.25.2017**

**A resolution to approve 2017 Amendment to Urban Renewal Plan for the Worth County Consolidated Urban Renewal Area**

WHEREAS, the Board of Supervisors of Worth County (the “County”) created the Worth County Consolidated Urban Renewal Area (the “Urban Renewal Area”); and

WHEREAS, it has been proposed to add new urban renewal projects to the urban renewal plan for the Urban Renewal Area involving providing tax increment financing support for the development of a natural gas distribution system and reviewing future improvement needs at the Courthouse and related properties; and

WHEREAS, Chapter 403 of the Code of Iowa requires that, before a county approves any new urban renewal project, or adds property to an urban renewal area, a county must amend the existing urban renewal plan to include that new project or new property; and

WHEREAS, a 2017 Amendment to the urban renewal plan Urban Renewal Area (the “2017 Amendment”) has been prepared, which describes the natural gas distribution line and Courthouse improvements projects; and

WHEREAS, notice of a public hearing by the Board on the proposed 2017 Amendment was given in strict compliance with the provisions of Chapter 403 of the Code of Iowa, and the Board has conducted the hearing; and

WHEREAS, copies of the 2017 Amendment, notice of public hearing and notice of a consultation meeting with respect to the 2017 Amendment were sent and the consultation meeting was held; and

WHEREAS, the 2017 Amendment was submitted to the County Planning and Zoning Commission; and

WHEREAS, as required by Section 403.17 of the Code of Iowa, proposed joint agreements were sent to all cities in the county which are located within two miles of the natural gas distribution system or Courthouse projects (the “Joint Agreements”);

NOW, THEREFORE, It Is Resolved by the Board of Supervisors of Worth County, Iowa, as follows:

Section 1. It is hereby determined by this Board as follows:

A. The 2017 Amendment conforms to the general plan of the County;

B. The projects described in the 2017 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 2. The Chairperson and County Auditor are hereby authorized to execute each of the Joint Agreements on behalf of the County, and, subject to the receipt by the County of the necessary executed joint agreements, the 2017 Amendment, as referred to herein and made a part hereof and in the form attached hereto, is hereby in all respects approved.

Section 3. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved October 2, 2017.

Merlin Bartz, Chairperson

Attest:

Jacki A. Backhaus, County Auditor

WORTH COUNTY, IOWA

URBAN RENEWAL PLAN AMENDMENT  
WORTH COUNTY CONSOLIDATED URBAN RENEWAL AREA

October 2, 2017

The Urban Renewal Plan (the “Plan”) for the Worth County Consolidated Urban Renewal Area (the “Urban Renewal Area”) is being amended for the purpose of identifying two new urban renewal projects to be undertaken within the Urban Renewal Area and to add certain property to the description of property that is included within the Urban Renewal Area.

**Identification of Projects.** By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following project descriptions:

- 1. Name of Project:** North Iowa Port Authority Natural Gas Distribution System Phase 1/Feasibility & Design Project

**Description of Project:** The County has found that the lack of natural gas availability in the Urban Renewal Area and County is a hindrance to growth and economic development. North Iowa Port Authority (the "Port Authority") has proposed to undertake a feasibility analysis and design study ("Phase One") with respect to the development of a natural gas distribution system within its area of operation, including, in-part, property that is being added to the Urban Renewal Area by this Amendment. The County will consider funding an economic development grant or grants to the Port Authority in support of the implementation of the aspects of Phase One which will examine the construction of natural gas distribution facilities in the Urban Renewal Area.

**2. Name of Project:** Study of County Courthouse and related Buildings

- **Description of Project:** The County has identified the need for a feasibility study and preparation of a master plan related to future improvements to the County Courthouse and other County buildings.

**Description of Use of TIF:** The County intends to enter into a Grant Agreement with the Port Authority with respect to the study and design of the Gas Distribution System Project. Under the Grant Agreement, the County will provide a grant or grants (the "Grant") to the Port Authority in an amount not in excess of \$400,000. It is anticipated that the County's total commitment of incremental property tax revenues with respect to the Gas Distribution System Project will not exceed \$400,000, plus such amount as is necessary to recover the legal and administrative costs associated with this action.

The County intends to use not to exceed \$50,000 to pay a consultant to carry out a feasibility study of the Courthouse and related buildings.

**Property to be added to Urban Renewal Area:**

Certain real property in Worth County, Iowa more particularly described as follows:

For the Gas Distribution line Project: Beginning at a point bisecting the full right of way of 400<sup>th</sup> St. at the West County line of Worth County, Iowa; thence East within the full right of way of 400<sup>th</sup> St. to its intersection with Yarrow Ave.; thence North within the full right of way of Yarrow Ave. to its intersection with 410<sup>th</sup> St.; thence East within the full right of way of 410<sup>th</sup> St. to its point of intersection with the East County line of Worth County, Iowa; AND

Beginning at the south right of way line of the intersection of 400<sup>th</sup> St. and Nuthatch Ave.; thence South within the full right of way of Nuthatch Ave to its intersection with 390<sup>th</sup> St.; thence East within the full right of way on 390<sup>th</sup> St to its intersection with Olive Ave.; thence South within the full right of way of Olive Ave., to its intersection with 370<sup>th</sup> St.; thence East along the full right of way of 370<sup>th</sup> St. to its intersection with Hwy. 65;

AND

Beginning at the south right of way line of the intersection of 400<sup>th</sup> St. and Warbler Ave.; thence Southwesterly along the full right of way of Warbler Ave. to its intersection with the north city limits of Grafton, Iowa.

For the County Courthouse feasibility study: all property owned by the County on which the Courthouse and related buildings are located will be added to the boundaries of the Urban Renewal Area.

**2) Required Financial Information.** The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the County:	\$61,400,000
Outstanding general obligation debt of the County:	\$11,660,000
Proposed maximum indebtedness to be incurred in connection with this September, 2017 Amendment	\$460,000

Upon motion and vote, the meeting adjourned.

Merlin Bartz, Chairperson

Attest:

Jacki A. Backhaus, County Auditor

Motion by Abrams, second by Smeby, carried to adjourn at 10:46 A.M. The next meeting of the Board of Supervisors will be Monday, October 9, 2017 at 9:00 A.M.

Jacki A. Backhaus  
Auditor

Merlin Bartz  
Chairperson