

The Worth County Board of Supervisors met pursuant to adjournment with Enos Loberg, Mark Smeby and A.J. Stone, present. All members voting “AYE” unless noted.

Meeting called to order by Stone, followed by the Pledge of Allegiance.

Motion Loberg/Second Smeby to amend today’s agenda to add “Amend Proposed Levy Hearing Date”. Motion carried.

Motion Loberg/Second Smeby to approve today’s amended agenda and minutes from the March 11, 2024 meeting. Motion carried.

Motion Smeby/Second Loberg to approve drainage claims in the amount of \$8,789.32 as per the following schedule. Motion carried.

Tyler Mills	DD #11/Main K Open Ditch	Trapped Beavers	\$500.00
Bolton & Menk Inc	DD #14	Prof Services	\$3,752.50
Bolton & Menk Inc.	DD #34 Main/et al	Prof Services	\$3,505.00
Bolton & Menk Inc.	DD #46 Main	Prof Services	\$270.00
Bolton & Menk Inc.	DD #48	Prof Services	\$270.00
Bolton & Menk Inc.	DD #72 Main Open Ditch	Prof Services	\$326.00
Northwood Anchor Inc	DD #14	Publication	\$88.20
Northwood Anchor Inc	DD #34	Publication	<u>\$77.62</u>
		Grand Total	\$8,789.32

Motion Smeby/Second Loberg to approve drainage reclassification/annexation commissioner pay rate at \$25.00/hour with a minimum of \$50.00/district. Motion carried.

Motion Loberg/Second Smeby to approve the clerk of court’s monthly report. Motion carried.

Motion Smeby/Second Loberg to payroll eligibility verification for Leland Bull at \$11.55/hour as submitted by the recycling center. Motion carried.

Motion Loberg/Second Smeby to approve the Class C Retail Alcohol License for Northwood Country Club. Motion carried.

Chairperson Stone recessed the regular session at 8:59 A.M.

Motion Smeby/Second Loberg to open the Public Hearing on Proposed Amendment to the Worth County Consolidated Urban Renewal Area at 9:00 A.M. Roll call: Loberg – Aye; Smeby – Aye; Stone – Aye. Motion carried. There was no public comment.

Motion Loberg/Second Smeby to close the public hearing at 9:01 A.M. Motion carried.

Chairperson Stone reconvened the regular session.

Motion Smeby/Second Loberg to approve Resolution 2024-09. Roll call: Loberg – Aye; Smeby – Aye; Stone – Aye. Motion carried.

RESOLUTION NO. 2024-09

Resolution to Declare Necessity and Establish an Expanded Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve an Urban Renewal Plan Amendment for the Worth County Consolidated 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 (the “Board”) of Worth County, Iowa (the “County”) by resolution previously established the Worth County Consolidated 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, 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 a new urban renewal project in the Urban Renewal Area consisting of using tax increment financing to pay the costs of the 2024-2025 County Facilities Improvements Project including acquiring a portion of the Property, renovating certain buildings situated thereon and constructing new buildings thereon for use by the County’s Secondary Roads and County Conservation Departments; and renovating existing County facilities currently used by the County Conservation Department for future use by the Sheriff, EMA and Public Health Departments; and

WHEREAS, portions of the Property lie within and within two miles of the incorporated limits of the City of Northwood, Iowa (the “City”), and a certain agreement (the “Joint Agreement”) has been executed by the City to satisfy the consent requirements of Section 403.17 of the Code of Iowa; and

WHEREAS, notice of a public hearing by the Board on the question of establishing the Property as an urban renewal area and on the proposed Amendment for the 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 March 18, 2024; 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 Northwood-Kensett Community School District, the Lake Mills Community School District, the St. Ansgar Community School District, the Central Springs Community School District, and the City, and the consultation meeting was held on March 1, 2024; and responses to any comments or recommendations received following the consultation meeting were made as required by law;

NOW, THEREFORE, It Is Resolved by the Board of Supervisors of Worth 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 March, 2024 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 economic 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.

C. It is not anticipated that any families will be displaced in connection with the County's undertakings under the Plan, but should the need arise, the County will develop a feasible method of relocating such displaced persons into decent, safe and sanitary dwelling accommodations within their means and without undue hardship.

Section 5. The Amendment is made a part hereof and is hereby in all respects approved in the form presented to this Board.

Section 6. The Chairperson and the County Auditor are hereby authorized and directed to execute the Joint Agreement on behalf of the County.

Section 7. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved March 18, 2024.

Aaron Stone, Chairperson, Worth County Board of Supervisors

Attest: Jacki A. Backhaus, Worth County Auditor

Motion Loberg/Second Smeby to approve Resolution 2024-10. Roll call: Loberg – Aye; Smeby – Aye; Stone – Aye. Motion carried.

RESOLUTION NO. 2024-10

Resolution to fix a date for public hearing on proposal to enter into a General Obligation Urban Renewal Loan Agreement and to borrow money thereunder

WHEREAS, the Board of Supervisors (the “Board”) of Worth County, Iowa (the “County”), proposes to enter into a General Obligation Urban Renewal Loan Agreement (the “Loan Agreement”) and to issue general obligation bonds in a principal amount not to exceed \$6,000,000 pursuant to the provisions of Subsection 331.441(2)(b)(14), Section 331.402, Section 331.442, and Chapter 403 of the Code of Iowa, for the purpose of paying the cost, to that extent, of undertaking the 2024-2025 County Facilities Improvements Project an urban renewal project of the County authorized by action of the Board of Supervisors on March 18, 2024 (the “Project”), and in lieu of calling an election thereon, the County desires to institute proceedings to enter into the Loan Agreement by causing a notice of such proposal to be published, including notice of the right to petition for an election, under the provisions of Section 331.442(5) of the Code of Iowa; and it is now necessary to fix a date of meeting of the Board of Supervisors at which it is proposed to take action to enter into the Loan Agreement and to give notice thereof as required by such law;

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

Section 1. This Board will meet on April 8, 2024, at the Board of Supervisors’ Room, Worth County Courthouse, Northwood, Iowa, at 9:00 o’clock a.m., at which time and place a hearing will be held and proceedings will be instituted and action taken to enter into the Loan Agreement.

Section 2. The County Auditor is hereby directed to give notice of the proposed action on the Loan Agreement and setting forth the amount and purpose thereof, the time when and place where the said meeting will be held by publication at least once and not less than 10 and not more than 20 days before the date selected for the meeting, in a legal newspaper which has a general circulation in the County. The notice shall be in substantially the following form:

NOTICE OF PROPOSED ACTION TO INSTITUTE PROCEEDINGS TO ENTER INTO A LOAN AGREEMENT AND TO BORROW MONEY THEREUNDER IN A PRINCIPAL AMOUNT NOT TO EXCEED \$6,000,000

(GENERAL OBLIGATION)

The Board of Supervisors of Worth County, Iowa, will meet on April 8, 2024, at the Board of Supervisors’ Room, Worth County Courthouse, Northwood, Iowa, at 9:00 o’clock a.m., for the purpose of instituting proceedings and taking action on a proposal to enter into a loan agreement (the “Loan Agreement”) and to borrow money thereunder in a principal amount not to exceed \$6,000,000 for the purpose of paying the costs, to that extent, of undertaking the 2024-2025 County Facilities Improvements Project an urban renewal project of the County authorized by action of the Board of Supervisors on March 18, 2024.

The Loan Agreement is proposed to be entered into, and bonds will be issued thereunder, pursuant to authority contained in Section 331.402 and Section 331.441(2)(b)(14) of the Code of Iowa. The Loan Agreement and the bonds will constitute a general obligation of the County.

At that time and place, oral or written objections may be filed or made to the proposal to enter into the Loan Agreement. After receiving objections, the County may determine to enter into the Loan Agreement, in which case, the decision will be final unless appealed to the District Court within fifteen (15) days thereafter.

At any time before the date fixed for taking action to enter into the Loan Agreement, a petition may be filed with the County Auditor asking that the question of entering into the Loan Agreement be submitted to the registered voters of the County, pursuant to the provisions of Section 331.441(2)(b)(14) of the Code of Iowa.

By order of the Board of Supervisors of Worth County, Iowa.

Jacki A. Backhaus
County Auditor

Section 3. Pursuant to Section 1.150-2 of the Income Tax Regulations (the “Regulations”) of the Internal Revenue Service, the County declares (a) that it intends to undertake the Project which is reasonably estimated to cost approximately \$6,000,000, (b) that other than (i) expenditures to be paid or reimbursed from sources other than the issuance of bonds, notes or other obligations (the “Bonds”), or (ii) expenditures made not earlier than 60 days prior to the date of this Resolution or a previous intent resolution of the County, or (iii) expenditures amounting to the lesser of \$100,000 or 5% of the proceeds of the Bonds, or (iv) expenditures constituting preliminary expenditures as defined in Section 1.150-2(f)(2) of the Regulations, no expenditures for the Project has heretofore been made by the County and no expenditures will be made by the County until after the date of this Resolution or a prior intent resolution of the County, and (c) that the County reasonably expects to reimburse the expenditures made for costs of the County out of the proceeds of the Bonds. This declaration is a declaration of official intent adopted pursuant to Section 1.150-2 of the Regulations.

Section 4. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. This resolution shall be in full force and effect immediately after its adoption and approval, as provided by law.

Passed and approved March 18, 2024.

Aaron Stone, Chairperson, Board of Supervisors
Attest: Jacki A. Backhaus, County Auditor

Joe Thompson, Danville Township Trustee, presented a petition to the Board of Supervisors representing the Proposed Southeast Worth County EMS District (Lincoln, Union and a portion of Danville Townships) that are in need of emergency medical services. Motion Loberg/Second Smeby to accept the petition to create the proposed district and conduct an election for the proposed district to vote on a tax for the expenses of an ambulance transport unit, not to exceed \$1.00 per \$1,000 of taxable valuation (Excluding Ag land) in order to execute a contract with the Mason City Fire Department. Motion carried.

Justin Faber, Danville Township Trustee, presented a petition to the Board of Supervisors representing the Proposed West Worth County EMS District (Fertile, Bristol, Silver Lake and a portion of Danville Townships) that are in need of emergency medical services. Motion Smeby/Second Loberg to accept the petition to create the proposed district and conduct an election for the proposed district to vote on a tax for the expenses of an ambulance transport unit, not to exceed \$1.00 per \$1,000 of taxable valuation (Excluding Ag ground) in order to execute a contract with the Winnebago County Ambulance. Motion carried.

Motion Smeby/Second Loberg to amend the date of the Public Hearing for the Proposed FY25 Property Tax Levy to April 8, 2024 at 10:00 A.M. Motion carried.

Motion Smeby/Second Loberg, carried to adjourn at 9:15 A.M. Motion carried.

Jacki A. Backhaus
Auditor

Aaron Stone
Chairperson