



	415,593	154,272							
Planning & Zoning				84,137					84,137
Communications									
Emergency Service									
Courthouse Restoration									-
General Services									
	251,100								251,100
MIS									
	429,012	68,704							497,716
GIS									-
Other County Buildings									-
330 1st Ave N - SS Building									
	130,500								130,500
Bank Bldg.									
	183,750								183,750
MH/DD Administration		75,000	3,186,859						3,261,859
HR/Risk Management	85,960								
		17,997							103,957
Nondepartmental									8,037,795
	1,035,000	269,013		129,500	4,890,486	1,031,806	681,990		
<b>TOTALS</b>	<b>7,994,456</b>	<b>2,903,476</b>	<b>3,186,859</b>	<b>607,978</b>	<b>8,250,000</b>	<b>7,637,820</b>	<b>1,031,806</b>	<b>681,990</b>	<b>32,294,385</b>
<b>Transfers</b>	<b>400,672</b>	<b>115,500</b>		<b>2,378,870</b>		<b>833,388</b>			<b>3,728,430</b>
Total Including Transfers	<b>8,395,128</b>	<b>3,018,976</b>	<b>3,186,859</b>	<b>2,986,848</b>	<b>8,250,000</b>	<b>8,471,208</b>	<b>1,031,806</b>	<b>681,990</b>	<b>36,022,815</b>

Motion carried unanimously.

Moved by Fletcher, seconded by Campbell to approve and authorize Chair to sign sub-contract agreement with County Social Services for Case Management Medical Records. (Copy on file in County Community Services). Motion carried unanimously.

Moved by Campbell, seconded by Leffler to approve a Purchase Agreement between the Donald Seltz Family and the Conservation Board to purchase a 75.4 acre parcel in Newark Township to be used as a training area for youth hunting and trapping programs. (Copy on file in Auditor's office). Motion carried unanimously.

Moved by Leffler, seconded by Fletcher to approve transfer of the unexpended balance of the Conservation Department General Fund Budget for 2012-13 in the amount of \$38,726.85 from the General Basic Fund to the Conservation Trust Fund to be used for capital improvement projects, as requested by the Conservation Board. Motion carried unanimously.

Moved by Fletcher, seconded by Campbell, seconded by Leffler to approve request from the Conservation Board to transfer \$5,593.00 of the Conservation Reserve Program Funds for the Miller Marsh from the General Basic Fund to the Conservation Trust Fund to be used for land acquisition. Motion carried unanimously.

Moved by Leffler, seconded by Fletcher to approve and authorize Chair to sign permit from MidAmerican Energy to install temporary 4-inch steel line across Hayes Avenue approximately 3,000 feet south of Highway 7 to transfer water for 10-inch gas line installation in Section 19, Township 89 North, Range 29 West, Douglas Township. (Copy on file in Engineer's office). Motion carried unanimously.

Moved by Fletcher, seconded by Campbell to approve and authorize Chair to sign permit from Northern Natural Gas to repair block valve along 310<sup>th</sup> Street between Samson and Sara Avenues in Section 18 and 19, Township 87 North, Range 27 West, Webster Township. (Copy on file in Engineer's office). Motion carried unanimously.

Moved by Campbell, seconded by Leffler to approve and authorize Chair to sign FEMA Pay Request #8 and CDBG Pay Request #7 for the Flood Acquisition Project grant funds. (Copies on file in Auditor's office). Motion carried unanimously.

Chairman Singer announced the Public Hearing on the status of funded activities for the Webster County Flood Acquisition Project. The following information was reported:

General description of accomplishments to date: 9 properties, located at 2221 160<sup>th</sup> St, 2209 160<sup>th</sup> St, 2205 160<sup>th</sup> St, 2201 160<sup>th</sup> St, 2191 160<sup>th</sup> St, 2185 160<sup>th</sup> St, 1808 Scenic Drive, 2009 Nathan Boulevard, all in Webster County, have been acquired and all structures demolished. Properties have been seeded.

Summary of expenditures to date: \$138,200 has been expended in CDBG funds to date and \$783,200 has been expended in federal and state Hazard Mitigation funds to date. Total expended to date \$921,400.

General description of remaining work: No additional work remains.

General description of changes made to the project budget, performance targets, activity schedules, project scope, location, objectives or beneficiaries:

No increases to initial project budget have been made

The initial CDBG contract was scheduled to end on February 28, 2013; however, this was amended to July 31, 2013 due to negotiation and acquisition of properties.

No major changes in the scope of project were made; only some locations:

2195 160<sup>th</sup> St, which was part of the initial application, voluntarily withdrew

2187 160<sup>th</sup> St, which was part of the initial application, was determined to be ineligible for acquisition and demolition due to demolition of the property prior to meeting required historical documentation.

Eide Law was responsible for all acquisition and legal services.

Person authorized to receive and respond to citizens proposals, questions and complains concerning the proposed (funded) activities will be:

Shirley Helgevold

MIDAS Council of Governments

602 1<sup>st</sup> Ave South

Fort Dodge IA 50501

(515) 576-7183 ext 215

Person available and able to provide technical assistance to groups representative of low and moderate-income Persons in preparing and presenting their proposals for the request and use of federal funds.

Shirley Helgevold  
MIDAS Council of Governments  
602 1<sup>st</sup> Ave South  
Fort Dodge IA 50501  
(515) 576-7183 ext 215

No written or oral comments were received; therefore Chairman Singer closed the public hearing.

Chairman Singer announced the Public Hearing on the proposal to enter into three Agreements for Private Development with New-Co-operative, Inc. No written or oral comments were heard, therefore said Chairman closed the public hearing.

Moved by Leffler, seconded by Fletcher to adopt the following resolution approving and authorizing execution of an Agreement for Private Development by and between Webster County and New Co-operative, Inc. (Roelyn facility):

**RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF AN AGREEMENT FOR PRIVATE DEVELOPMENT BY AND BETWEEN WEBSTER COUNTY AND NEW CO-OPERATIVE, INC. (ROELYN FACILITY)**

**WHEREAS**, by Resolution adopted May 29, 2007, this Board found and determined that certain areas located within the County are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Webster County Ag-industrial Center Urban Renewal Plan, now known as the Webster County Ag-Industrial Center Urban Renewal Plan Area, now known as the Webster County Regional Urban Renewal Area (the "Urban Renewal Area") described therein, which Plan is on file in the office of the Recorder of Webster County; and

**WHEREAS**, by Resolution adopted February 28, 2012, the Plan was amended by Amendment No. 1 to Webster County Regional Urban Renewal Plan;

**WHEREAS**, by Resolution adopted August 21, 2012, the Plan was amended by Amendment No. 2 to Webster County Regional Urban Renewal Plan;

**WHEREAS**, by Resolution adopted December 4, 2012, the Plan was amended by Amendment NO. 3 to Webster County Regional Urban Renewal Plan; and

**WHEREAS**, it is desirable that properties within the Area be redeveloped as part of the overall redevelopment area covered by said Plan; and

**WHEREAS**, the County has received a proposal from New Co-operative, Inc. (the "Developer"), in the form of a proposed Agreement for Private Development (the "Roelyn Agreement") by and between the County and Developer, pursuant to which among other things, the Developer would agree to construct certain Minimum Improvements (as defined in the Roelyn Agreement) on certain real property located within the Webster County Regional Urban Renewal Area as defined and legally described in the Roelyn Agreement and consisting of the construction of an additional 600,000 bushels of concrete grain storage and an addition of a shop for equipment maintenance and repair, together with all related site improvements, as outlined in the proposed Roelyn Agreement; and

**WHEREAS**, the Roelyn Agreement further proposes that the County will make up to six (6) consecutive annual payments of Tax Increments to Developer, the cumulative total for all such payments not to exceed the lesser of \$120,000, or the amount accrued under the formula outlined in the proposed Roelyn Agreement, under the terms and following satisfaction of the conditions set forth in the Roelyn Agreement; and

**WHEREAS**, one of the obligations of Developer relates to employment retention and/or creation; and

**WHEREAS**, Iowa Code Chapters 15A and 403 authorize counties to make loans and grants for economic development in furtherance of the objectives of an urban renewal project and to appropriate such funds and make such expenditures as may be necessary to carry out the purposes of said Chapters, and to levy taxes and assessments for such purposes; and

**WHEREAS**, the Board has determined that Roelyn Agreement is in the best interests of the County and the residents thereof and that the performance by the County of its obligations thereunder is a public undertaking and purpose and in furtherance of the Plan and the Urban Renewal Law and, further, that the Roelyn Agreement and County's performance thereunder is in furtherance of appropriate economic development activities and objectives of the County within the meaning of Chapters 15A and 403 of the Iowa Code taking into account any or all of the factors set forth in Chapter 15A, to wit:

- a. Businesses that add diversity to or generate new opportunities for the Iowa economy should be favored over those that do not.
- b. Development policies in the dispensing of the funds should attract, retain, or expand businesses that produce exports or import substitutes or which generate tourism-related activities.
- c. Development policies in the dispensing or use of the funds should be targeted toward businesses generate public gains and benefits, which gains and benefits, which gains and benefits are warranted in comparison to the amount of the funds dispensed.
- d. Development policies in dispensing the funds should not be used to attract a business presently Located within the state to relocate to another portion of the state unless the business is considering in good faith to relocate outside the state or unless the relocation is related to an expansion which will generate significant new job creation. Jobs created as a result of other jobs in similar Iowa businesses being displaced shall not be considered direct jobs for the purpose of dispensing funds; and

**WHEREAS**, pursuant to notice published as required by law, this Board has held a public meeting and hearing upon the proposal to approve and authorize execution of the Roelyn Agreement and has considered the extent of objections received from residents or property owners as to said proposed Roelyn Agreement; and, accordingly the following action is not considered to be in the best interests of the County and residents thereof.

**NOW THEREFORE, BE IT RESOLVED, BY THE BOARD OF SUPERVISORS OF WEBSTER COUNTY IN THE STATE OF IOWA:**

Section 1. That the performance by the County of its obligations under the Roelyn Agreement, including but not limited to making of loans and grants to the Developer in connection with the development of the Development Property under the terms set forth

connection with the development of the Development Property under the terms set forth in the Roelyn Agreement, be and is hereby declared to be a public undertaking and purpose and in furtherance of the Plan and the Urban Renewal Law and, further, that the appropriate economic development activities and objectives of the County within the meaning of Chapters 15A and 403 of the Iowa Code, taking into account the factors set forth therein.

Section 2. That the form and content of the Roelyn Agreement, the provisions of which are incorporated herein by reference, be and same hereby are in all respects authorized, approved and confirmed, and the Chairperson and the County Auditor be and they hereby are authorized, empowered and directed to execute, attest, seal and deliver the Roelyn Agreement for and on behalf of the County in substantially the form and content now before this meeting, but with such changes, modifications, additions or deletions therein as shall be approved by such officers, and that from and after the execution and delivery of the Roelyn Agreement, the Chairperson and County Auditor are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with provisions of the Roelyn Agreement as executed.

**PASSED AND APPROVED** this 16<sup>th</sup> day of July, 2013.

s/Robert H Singer  
Chairperson, Board of Supervisors

**ATTEST:**

s/Carol Messerly  
County Auditor

Motion carried unanimously.

Moved by Fletcher, seconded by Campbell to adopt the following resolution approving and authorizing execution of an Agreement for Private Development by and between Webster County and New Co-operative, Inc. (Lanyon facility):

**RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF AN AGREEMENT FOR PRIVATE DEVELOPMENT BY AND BETWEEN WEBSTER COUNTY AND NEW CO-OPERATIVE, INC. (LANYON FACILITY)**

**WHEREAS**, by Resolution adopted May 29, 2007, this Board found and determined that certain areas located within the County are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Webster County Ag-industrial Center Urban Renewal Plan, now known as the Webster County Ag-Industrial Center Urban Renewal Plan Area, now known as the Webster County Regional Urban Renewal Area (the "Urban Renewal Area") described therein, which Plan is on file in the office of the Recorder of Webster County; and

**WHEREAS**, by Resolution adopted February 28, 2012, the Plan was amended by Amendment No. 1 to Webster County Regional Urban Renewal Plan;

**WHEREAS**, by Resolution adopted August 21, 2012, the Plan was amended by Amendment No. 2 to Webster County Regional Urban Renewal Plan;

**WHEREAS**, by Resolution adopted December 4, 2012, the Plan was amended by Amendment NO. 3 to Webster County Regional Urban Renewal Plan; and

**WHEREAS**, it is desirable that properties within the Area be redeveloped as part of the overall redevelopment area covered by said Plan; and

**WHEREAS**, the County has received a proposal from New Co-operative, Inc. (the "Developer"), in the form of a proposed Agreement for Private Development (the "Lanyon Agreement") by and between the County and Developer, pursuant to which among other things, the Developer would agree to construct certain Minimum Improvements (as defined in the Lanyon Agreement) on certain real property located within the Webster County Regional Urban Renewal Area as defined and legally described in the Lanyon Agreement and consisting of the construction of an additional 60,000 gallons of NH<sub>3</sub> storage, the addition of a truck scale, remodel of machinery storage into chemical warehouse, and remodel of a residence into an office, together with all related site improvements, as outlined in the proposed Lanyon Agreement; and

**WHEREAS**, the Lanyon Agreement further proposes that the County will make up to five (5) consecutive annual payments of Tax Increments to Developer, the cumulative total for all such payments not to exceed the lesser of \$50,000, or the amount accrued under the formula outlined in the proposed Lanyon Agreement, under the terms and following satisfaction of the conditions set forth in the Lanyon Agreement; and

**WHEREAS**, one of the obligations of Developer relates to employment retention and/or creation; and

**WHEREAS**, Iowa Code Chapters 15A and 403 authorize counties to make loans and grants for economic development in furtherance of the objectives of an urban renewal project and to appropriate such funds and make such expenditures as may be necessary to carry out the purposes of said Chapters, and to levy taxes and assessments for such purposes; and

**WHEREAS**, the Board has determined that Lanyon Agreement is in the best interests of the County and the residents thereof and that the performance by the County of its obligations thereunder is a public undertaking and purpose and in furtherance of the Plan and the Urban Renewal Law and, further, that the Lanyon Agreement and County's performance thereunder is in furtherance of appropriate economic development activities and objectives of the County within the meaning of Chapters 15A and 403 of the Iowa Code taking into account any or all of the factors set forth in Chapter 15A, to wit:

- a. Businesses that add diversity to or generate new opportunities for the Iowa economy should be favored over those that do not.
- e. Development policies in the dispensing of the funds should attract, retain, or expand businesses that produce exports or import substitutes or which generate tourism-related activities.
- f. Development policies in the dispensing or use of the funds should be targeted toward businesses generate public gains and benefits, which gains and benefits, which gains and benefits are warranted in comparison to the amount of the funds dispensed.
- g. Development policies in dispensing the funds should not be used to attract a business presently Located within the state to relocate to another portion of the state unless the business is considering in good faith to relocate outside the state or unless the relocation is related to an expansion which will generate significant new job

creation. Jobs created as a result of other jobs in similar Iowa businesses being displaced shall not be considered direct jobs for the purpose of dispensing funds; and

**WHEREAS**, pursuant to notice published as required by law, this Board has held a public meeting and hearing upon the proposal to approve and authorize execution of the Lanyon Agreement and has considered the extent of objections received from residents or property owners as to said proposed Lanyon Agreement; and, accordingly the following action is not considered to be in the best interests of the County and residents thereof.

**NOW THEREFORE, BE IT RESOLVED, BY THE BOARD OF SUPERVISORS OF WEBSTER COUNTY IN THE STATE OF IOWA:**

Section 1. That the performance by the County of its obligations under the Lanyon Agreement, including but not limited to making of loans and grants to the Developer in connection with the development of the Development Property under the terms set forth in the Lanyon Agreement, be and is hereby declared to be a public undertaking and purpose and in furtherance of the Plan and the Urban Renewal Law and, further, that the appropriate economic development activities and objectives of the County within the meaning of Chapters 15A and 403 of the Iowa Code, taking into account the factors set forth therein.

Section 2. That the form and content of the Lanyon Agreement, the provisions of which are incorporated herein by reference, be and same hereby are in all respects authorized, approved and confirmed, and the Chairperson and the County Auditor be and they hereby are authorized, empowered and directed to execute, attest, seal and deliver the Lanyon Agreement for and on behalf of the County in substantially the form and content now before this meeting, but with such changes, modifications, additions or deletions therein as shall be approved by such officers, and that from and after the execution and delivery of the Lanyon Agreement, the Chairperson and County Auditor are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with provisions of the Lanyon Agreement as executed.

**PASSED AND APPROVED** this 16<sup>th</sup> day of July, 2013.

s/Robert H Singer  
Chairperson, Board of Supervisors

ATTEST:

s/Carol Messerly  
County Auditor

Motion carried unanimously.

Moved by Campbell, seconded by Leffler to adopt the following resolution approving and authorizing execution of an Agreement for Private Development by and between Webster County and New Co-operative, Inc. (Barnum facility):

**RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF AN AGREEMENT FOR PRIVATE DEVELOPMENT BY AND BETWEEN WEBSTER COUNTY AND NEW CO-OPERATIVE, INC. (BARNUM FACILITY)**

**WHEREAS**, by Resolution adopted May 29, 2007, this Board found and determined that certain areas located within the County are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Webster County Ag-industrial Center Urban Renewal Plan, now known as the Webster County Ag-Industrial Center Urban Renewal Plan Area, now known as the Webster County Regional Urban Renewal Area (the "Urban Renewal Area") described therein, which Plan is on file in the office of the Recorder of Webster County; and

**WHEREAS**, by Resolution adopted February 28, 2012, the Plan was amended by Amendment No. 1 to Webster County Regional Urban Renewal Plan;

**WHEREAS**, by Resolution adopted August 21, 2012, the Plan was amended by Amendment No. 2 to Webster County Regional Urban Renewal Plan;

**WHEREAS**, by Resolution adopted December 4, 2012, the Plan was amended by Amendment No. 3 to Webster County Regional Urban Renewal Plan; and

**WHEREAS**, it is desirable that properties within the Area be redeveloped as part of the overall redevelopment area covered by said Plan; and

**WHEREAS**, the County has received a proposal from New Co-operative, Inc. (the "Developer"), in the form of a proposed Agreement for Private Development (the "Barnum Agreement") by and between the County and Developer, pursuant to which among other things, the Developer would agree to construct certain Minimum Improvements (as defined in the Barnum Agreement) on certain real property located within the Webster County Regional Urban Renewal Area as defined and legally described in the Barnum Agreement and consisting of the replacement of 360,000 bushels of grain storage, addition of 140,000 bushels of grain storage, addition 30,000 gallons NH<sub>3</sub> storage, and upgrade of current office facilities and equipment, together with all related site improvements, as outlined in the proposed Barnum Agreement; and

**WHEREAS**, the Barnum Agreement further proposes that the County will make up to five (5) consecutive annual payments of Tax Increments to Developer, the cumulative total for all such payments not to exceed the lesser of \$75,000, or the amount accrued under the formula outlined in the proposed Barnum Agreement, under the terms and following satisfaction of the conditions set forth in the Barnum Agreement; and

**WHEREAS**, one of the obligations of Developer relates to employment retention and/or creation; and

**WHEREAS**, Iowa Code Chapters 15A and 403 authorize counties to make loans and grants for economic development in furtherance of the objectives of an urban renewal project and to appropriate such funds and make such expenditures as may be necessary to carry out the purposes of said Chapters, and to levy taxes and assessments for such purposes; and

**WHEREAS**, the Board has determined that Barnum Agreement is in the best interests of the County and the residents thereof and that the performance by the County of its obligations thereunder is a public undertaking and purpose and in furtherance of the Plan and the Urban Renewal Law and, further, that the Barnum Agreement and County's performance thereunder is in furtherance of appropriate economic development activities and objectives of the County within the meaning of Chapters 15A and 403 of the Iowa Code taking into account any or all of the factors set forth in Chapter 15A, to wit:

- a. Businesses that add diversity to or generate new opportunities for the Iowa economy should be favored over those that do not.
- h. Development policies in the dispensing of the funds should attract, retain, or expand businesses that produce exports or import substitutes or which generate tourism-related activities.
- i. Development policies in the dispensing or use of the funds should be targeted toward businesses generate public gains and benefits, which gains and benefits, which gains and benefits are warranted in comparison to the amount of the funds dispensed.
- j. Development policies in dispensing the funds should not be used to attract a business presently located within the state or to relocate to another portion of the state unless the business is considering in good faith to relocate outside the state or unless the relocation is related to an expansion which will generate significant new job creation. Jobs created as a result of other jobs in similar Iowa businesses being displaced shall not be considered direct jobs for the purpose of dispensing funds; and

**WHEREAS**, pursuant to notice published as required by law, this Board has held a public meeting and hearing upon the proposal to approve and authorize execution of the Barnum Agreement and has considered the extent of objections received from residents or property owners as to said proposed Barnum Agreement; and, accordingly the following action is not considered to be in the best interests of the County and residents thereof.

**NOW THEREFORE, BE IT RESOLVED, BY THE BOARD OF SUPERVISORS OF WEBSTER COUNTY IN THE STATE OF IOWA:**

Section 1. That the performance by the County of its obligations under the Barnum Agreement, including but not limited to making of loans and grants to the Developer in connection with the development of the Development Property under the terms set forth in the Barnum Agreement, be and is hereby declared to be a public undertaking and purpose and in furtherance of the Plan and the Urban Renewal Law and, further, that the appropriate economic development activities and objectives of the County within the meaning of Chapters 15A and 403 of the Iowa Code, taking into account the factors set forth therein.

Section 2. That the form and content of the Barnum Agreement, the provisions of which are incorporated herein by reference, be and same hereby are in all respects authorized, approved and confirmed, and the Chairperson and the County Auditor be and they hereby are authorized, empowered and directed to execute, attest, seal and deliver the Barnum Agreement for and on behalf of the County in substantially the form and content now before this meeting, but with such changes, modifications, additions or deletions therein as shall be approved by such officers, and that from and after the execution and delivery of the Barnum Agreement, the Chairperson and County Auditor are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with provisions of the Barnum Agreement as executed.

**PASSED AND APPROVED** this 16<sup>th</sup> day of July, 2013.

s/Robert H Singer  
Chairperson, Board of Supervisors

ATTEST:

s/Carol Messerly  
County Auditor

Motion carried unanimously.

Dennis Knight, representing New Co-operative, Inc. presented a request to add storage tank at Lanyon facility. Moved by Fletcher, seconded by Campbell to approve the additional storage tank as requested by New Cooperative, Inc. at their Lanyon facility per requirement of the State of Iowa. Motion carried unanimously.

The Board discussed a proposed ATV Ordinance. The proposed ordinance is available for public review and will be considered in accordance with the procedure to adopt ordinance. No action taken at this time.

Moved by Fletcher, seconded by Campbell to allow claims. Motion carried unanimously.

Moved by Campbell, seconded by Leffler to adjourn the meeting. Motion carried unanimously.