

Regular Council Meeting <b>Monday February 3rd, 2025</b> Public Safety Building 210 E. Broadway, Eagle Grove, Iowa 50533
Mayor Boyd called the meeting to order at 6:30p.m. With Council Members Lorenzen, Axtell, Weland, Vandewater, Limerick and Pamperin. Also present: City Administrator Davis and City Attorney Seaba. Public Forum: Eric Thede, who lives on Parkview Drive, would appreciate the Council reviewing Quiet Zones regarding trains throughout the City.
A motion was made by Lorenzen and seconded by Axtell to approve the Consent Agenda which includes January 20th, 2025 minutes and claims with the exclusion of Hennigar Wreckers . Roll Call: All Ayes AIRGAS USA LLC, OXYGEN.....261.05
ARNOLD MOTOR SUPPLY, VEHICLE MAINT .....2,298.08
BOUND TREE MEDICAL LLC, EMS SUPPLIES .....332.12
ELAN FINANCIAL SERVICES, CONFERENCE-N BROCKMAN.....1,730.31
CITY CLERK, GARBAGE BILLING FEES .....2,594.00
COMM 1 THE LOCAL 1, TELEPHONE,INTERNET.....166.65
EAGLE BUILDING SUPPLY, SHELIVING,REMODEL.....503.71
EMERSON VETERINARY CLINIC, DOG NUISANCE .....182.80
FAREWAY STORE, SUPPLIES .....39.90
FRANCISCO ALEJO, MEALS RE-IMB-CLASS .....52.00
GOLDFIELD ACCESS NETWORK, TELEPHONE,INTERNET.....310.22
VISUAL EDGE IT, 78323 COPIER LEASE .....85.49
GRP & ASSOCIATES, MEDICAL WASTE DISPOSAL.....50.00
HIWAY TRUCK EQUIPMENT, LIGHT BARS .....483.98
HSA - SSB ACH, HSA TRANSFER FEB 2025.....8,795.73
IEMSA, CONF REGISTRATION .....35.00
IOWA CENTRAL COMM COLLEGE, BLS MED TRAINING.....30.00
IOWA ONE CALL, NOTIFICATIONS.....23.50
JESUS DEL VALLE, MEALS RE-IMB-CLASS .....62.00

MICHAEL TODD & CO. INC., STREET SIGNS .....2,464.37
MIDAMERICAN ENERGY, ELECTRICITY.....27,129.17
ON TRACK SIGNS, DECALS FOR PD TAHOE .....255.00
PAYROLL FUND, PAYROLL FUND TSF .....79,116.83
PURCHASE POWER, POSTAGE METER REFILL.....340.42
R&J MATERIAL HANDLING, EQUIP MAINT .....272.82
SPENCER STEEL L.L.C., CHANNEL CUTTING.....559.92
STOREY KENWORTHY, PAYROLL CHECKS .....315.00
T & D SERVICE, 95 KODIAK-RURAL.....898.46
THE TRASH MAN, REVENUES LESS FEES .....424.47
TJADEN ELECTRIC, STREET POLE REPLACEMENT.....3,500.00
TORKELSON CONSTRUCTION, PAY APP #1-217 W BROADWAY.....57,529.00
VERIZON, CELLPHONES,LANDLINES .....774.57
WEISBERG IMPLEMENT, MOWER MAINT .....114.64
WOOLSTOCK MUTUAL TELEPHONE, INTERNET,PHONE .....279.22
WRIGHT CO. EXTENSION, COMM INSECT-CHRISTENSEN.....100.00
Wellmark BCBS, Health Ins.....37977.69

<b>Fund Totals</b>
GENERAL .....46,500.01
ROAD USE TAX .....25,282.18
EMPLOYEE BENEFITS .....39,244.07
CDBG UPPER STORY HOUSING.....57,529.00
GARBAGE .....3,018.47
MUSEUM RENOVATION .....473.71
WATER .....26,081.60
SEWER .....31,959.08
Beer/Liquor Licenses: Smoke Shop and Bubble Cow
Mayor Boyd opened the Hearing at 6:36 p.m. Richard Cahalan requested the decision on the \$350,000 loan to be tabled for a variety of different reasons. The notice in the Eagle Grove Eagle was only 4 days, the City could look at this during next year's budget, the City had cash available to pay for this item, residents need to know how much long-term vs short-term debt the City had, the interest rate and the term have not been identified,

and are these items really needed? With no further discussion, Mayor Boyd closed the hearing at 6:40 p.m.

A motion was made by Vandewater and seconded by Weland to approve Resolution 2025-13: A Resolution taking additional action on proposal to enter into a General Obligation Corporate Purpose Loan Agreement. Roll Call Vote: all ayes

A motion was made by Weland and seconded by Axtell to approve Resolution 2025-14: A Resolution Authorizing a Development Agreement with First Bank with clarification to section 5 and fair market value of the drive-up building. Roll Call Vote: all ayes

Hearing opened at 6:59pm on Status of Funded Activities for 217 W. Broadway

CITY OF EAGLE GROVE  
2024 Upper Story Housing Project – 217 W. Broadway

STATUS OF FUNDED ACTIVITIES (SOFA) PUBLIC HEARING ANNOUNCEMENTS

A. Funding of Activities and Sources of Funds.

This project is funded in part by Community Development Block Grant (CDBG). The City was awarded 2024 CDBG Funding for \$550,000. To date, \$59,529 of the CDBG allocation has been expended. There is a local obligation of \$280,800 committed towards project costs. To date, \$30,476 has been expended.

B. Explain how the need for the activities was identified.

The need for the project is to help provide affordable, safe, and adequate housing for residents of the City of Eagle Grove, especially families who are considered low-to-moderate income (LMI). The project will help establish six new residential units at this property of which five of the units will be made available to LMI families and individuals for a period of at least five years.

C. Nature of and Status of the Activities.

The nature of the project involves the construction of six new residential units on the second floor of an existing commercial building in the City's historic downtown. The project includes construction of walls, kitchen and bathroom facilities, new windows, a secondary exit at the back of the building, and other utility, electrical, plumbing, and life safety improvements.

Torkelson Construction is the prime contractor for the work on the project. Work on the project is approximately 11% complete.

There has been no change to the project beneficiaries as proposed in the application submitted to State for funding.

D. Announce the estimated portion of funds that will benefit low-and-moderate income persons. The project will result in the construction of six new rental units including two one-bedroom units and four two-bedroom units. Of the six units created by this project, at least five of the units will be rented to families or individuals who meet the LMI requirements for the County for a period of at least five years.

E. Announce where the activities are being conducted.

The project activities are taking place at 217 W. Broadway, Eagle Grove, Iowa.

F. Announce plans to minimize displacement of persons and businesses resulting of funded activities. The project will not result in the displacement or relocation of any persons or businesses.

G. Announce plans to assist persons actually displaced.

Since this project will not result in the displacement or relocation of any persons or businesses, there are no plans being made to assist displaced persons.

Hearing closed at 7:04pm

A motion was made by Weland and seconded by Pamperin to approve *Pay Application No. 1* in the amount of \$57,529.00 to Torkelson Construction, LLC regarding the 217 W. Broadway Upper-Story Conversion Project. Roll Call: all ayes

Reviewed 2025 Street Improvement Project Plans, Final Cost Opinion and Specs.

Department reports were given.

A motion was made by Weland and seconded by Pamperin to adjourn the meeting at 7:24pm.

Mayor  
City Administrator

SUMMARY OF ORDINANCE NO. 2024-01

An Ordinance Providing for the Division of Taxes Levied on Taxable Property Pursuant to Section 403.19 of the Code of Iowa. On February 20, 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 provide for the division of taxes levied on certain taxable property in the Eagle Grove Urban Renewal Area of the City of Eagle Grove, Iowa, each year by and for the benefit of the state, city, county, school districts or other taxing districts after the effective date of this ordinance in order to create a special fund to pay the principal of and interest on loans, moneys advanced to or indebtedness, including bonds proposed to be issued by the City of Eagle Grove to finance projects in such area. Section 2. Definitions. For use within the remainder of this ordinance the following terms shall have the following meanings: "City" shall mean the City of Eagle Grove, Iowa. "County" shall mean Wright County, Iowa. "Tax Increment Financing District Addition" shall mean certain real property situated in the Eagle Grove Urban Renewal Area, legally described as follows: Parcel ID: 0927301007 - 710 NW 2nd Street, Eagle Grove, Iowa with a legal description as follows: Lot 1 and North ½ of Lot 2, Block 5, Hewett's 2nd Addition, Wright County, Iowa. "Urban Renewal Area" shall mean the entirety of the Eagle Grove Urban Renewal Area as amended from time to time. Section 3. Provisions for Division of Taxes Levied on Taxable Property in the Tax Increment Financing District Addition. After the effective date of this ordinance, the taxes levied on the taxable property in the Tax Increment Financing District Addition each year by and for the benefit of the State of Iowa, the City, the County and any school district or other taxing district in which the Tax Increment Financing District Addition is located, shall be divided as follows: (a) that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the Tax Increment Financing District Addition, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City certifies to the County Auditor the amount of loans, advances, indebtedness, or bonds payable from the special fund referred to in paragraph (b) below, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for said taxing district into which all other property taxes are paid. For the purpose of allocating taxes levied by or for any taxing district which did not include the territory in the Tax Increment Financing District Addition on the effective date of this ordinance, but to which the territory has been annexed or otherwise included after the effective date, the assessment roll applicable to property in the annexed territory as of January 1 of the calendar year preceding the effective date of the ordinance which amends the plan for the Tax Increment Financing District Addition to include the annexed area, shall be used in determining the assessed valuation of the taxable property in the annexed area. (b) that portion of the taxes each year in excess of such amounts shall be allocated to and when collected be paid into a special fund of the City to pay the principal of and interest on loans, moneys advanced to or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under the authority of Section 403.9(1), of the Code of Iowa, incurred by the City to finance or refinance, in whole or in part, projects in the Urban Renewal Area, and to provide assistance for low and moderate-income family housing as provided in Section 403.22, except that taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2 of the Code of Iowa, taxes for the instructional support program levy of a school district imposed pursuant to Section 257.19 of the Code of Iowa and taxes for the payment of bonds and interest of each taxing district shall be collected against all taxable property within the taxing district without limitation by the provisions of this ordinance. Unless and until the total assessed valuation of the taxable property in the Tax Increment Financing District Addition exceeds the total assessed value of the taxable property in such area as shown by the assessment roll referred to in subsection (a) of this section, all of the taxes levied and collected upon the taxable property in the Tax Increment Financing District Addition shall be paid into the funds for the respective taxing districts as taxes by or for said taxing districts in the same manner as all other property taxes. When such loans, advances, indebtedness, and bonds, if any, and interest thereon, have been paid, all money thereafter received from taxes upon the taxable property in the Tax Increment Financing District Addition shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property. (c) the portion of taxes mentioned in subsection (b) of this section and the special fund into which that portion shall be paid may be irrevocably pledged by the City for the payment of the principal and interest on loans, advances, bonds issued under the authority of Section 403.9(1) of the Code of Iowa, or indebtedness incurred by the City to finance or refinance in whole or in part projects in the Urban Renewal Area. (d) as used in this section, the word " taxes" includes, but is not limited to, all levies on an ad valorem basis upon land or real property. 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

WRIGHT COUNTY ASSESSOR • PROPOSED BUDGET

<b>NOTICE OF PUBLIC HEARING – PROPOSED BUDGET</b> Fiscal Year July 1, 2025 - June 30, 2026 Assessing Jurisdiction: WRIGHT COUNTY ASSESSOR									
The Conference Board of the above-named Assessing Jurisdiction will conduct a public hearing on the proposed fiscal year budget as follows: Meeting Date: 2/24/2025 Meeting Time: 04:30 PM Meeting Location: Supervisor's Board Room, Wright County Courthouse, 115 N Main St, Clarion, IA 50525 At the public hearing any resident or taxpayer may present their objections to, or arguments in favor of, any part of the proposed budget. This notice represents a summary of the supporting detail of receipts and expenditures on file with the Conference Board Clerk. Copies of the Supplemental Budget Detail will be furnished to any taxpayer upon their request.									
Contact Name: Tonce Nicholas, Wright County Assessor					Contact Telephone Number: (515) 532-3737				
	FYE June 30, 2024 Actual	FYE June 30, 2025 Re-estimated	FYE June 30, 2026 Proposed	Transfers Out	Estimated Ending Fund Balance FY 2026	Estimated Beginning Fund Balance FY 2026	Estimated Other Receipts	Transfers In	Estimated Amount To be Raised By Taxation
1. Assessment Expense	615,556	688,668	724,829		262,992	387,821	11,976	0	588,024
2. FICA				0	0	0	0		0
3. IPERS				0	0	0	0		0
4. Emergency				0	0	0	0		0
5. Unemployment Comp.	0	0	0	0	0	0	0		0
6. Tort Liability	0	0	0	0	0	0	0		0
7. TOTAL	615,556	688,668	724,829	0	262,992	387,821	11,976	0	588,024
Proposed taxation rate per \$1,000 valuation: \$ 0.53181 Virtual Meeting Information: -									
Published in the Eagle Grove Eagle on Thursday, Feb. 13, 2025									

WRIGHT COUNTY TREASURER • SEMI-ANNUAL REPORT

Wright County Treasurer - Accounting Semi-Annual Report						
Peggy Schluttenhofer, Wright County Treasurer, Clarion, IA For the period from July 1, 2024 - December 31, 2024, Inclusive Statement of Account By Fund						
Certification Date January 27, 2025						
Fund	Balance July 1, 2024	Revenues	Total to be Accounted for	Disbursements	Fund Balance December 31, 2024	Auditor's Warrants Outstanding
01 General Basic	3,878,870.01	3,475,389.68	7,354,259.69	2,981,163.77	4,373,095.92	30,642.95
02 General Supplemental	808,178.27	1,819,601.30	2,627,779.57	1,599,190.03	1,028,589.54	7,391.17
03 Rural Services Basic	833,932.76	1,911,684.75	2,745,617.51	1,800,307.66	945,309.85	12,241.25
04 Rural Serv. Supplemental	.00	50,224.16	50,224.16	34,154.91	16,069.25	.00
05 Secondary Road	2,072,994.23	3,694,903.15	5,767,897.38	4,266,113.31	1,501,784.07	19,308.29
12 Capital Projects	264,496.20	4,731.45	269,227.65	51,973.95	217,253.70	3,826.27
13 Debt Service	2,122,942.97	913,203.03	3,036,146.00	369,394.56	2,666,751.44	.00
14 Drainage Funds	518,557.52	379,452.19	898,009.71	340,001.36	558,008.35	336,168.85
15 Drainage Administration	120,294.24	57,512.62	177,806.86	34,571.90	143,234.96	41.94
16 Local Emergency Management	198,929.71	103,418.01	302,347.72	76,299.95	226,047.77	.00
18 Property Tax Agency	39,984.82	11,855.21	51,840.03	51,319.99	520.04	.00
20 Township Control	20,751.39	179,443.12	158,691.73	165,290.24	6,598.51	.00
21 Corporation Control	74,043.44	4,182,369.71	4,256,413.15	4,204,919.69	51,493.46	.00
22 School Control	398,035.77	8,083,821.37	7,685,785.60	7,567,726.12	118,059.48	.00
23 Area School Control	30,166.57	867,910.11	837,743.54	825,242.15	12,501.39	.00
24 Sanitary District	.05	.00	.05	.05	.00	.00
29 Co. Ag. Extension	8,249.81	164,521.36	156,271.55	153,862.00	2,409.55	.00
30 Co Cons Land Acquisition Trust	545,436.98	336,857.07	882,294.05	119,816.03	762,478.02	204.00
31 Co. Assessor	484,594.43	348,105.96	832,700.39	318,348.82	514,351.57	492.36
32 Motor Vehicle Trust	232,471.10	1,870,344.55	2,102,815.65	1,799,693.65	303,122.00	.00
33 Use Tax Trust	215,021.22	1,169,798.32	1,384,819.54	1,219,524.65	165,294.89	.00
34 City Special Assess. Project C	10,356.30	4,901.74	15,258.04	13,944.46	1,313.58	.00
35 Tax Redemption Trust	.00	164,611.60	164,611.60	164,611.60	.00	.00
54 Emergency Medical Services	629,734.47	342,996.06	972,730.53	170,630.73	802,099.80	.00
55 Resource Enhancement	37,756.23	11,279.73	49,035.96	.00	49,035.96	.00
56 E911	348,870.46	105,296.86	454,167.32	190,055.90	264,111.42	6,266.23
57 Wright County Revolving Housing	220,490.77	5,077.76	225,568.53	.00	225,568.53	.00
59 Public Health Resource	111,391.13	2,367.99	113,759.12	1,310.57	112,448.55	.00
60 Recorder's Records Management	25,824.31	1,724.91	27,549.22	.00	27,549.22	.00
62 Wr Co Employees Side Fund	532,096.20	1,296,042.37	1,828,138.57	1,248,448.22	579,690.35	169,361.36
64 FmHA Int. Relending Loan	146,305.47	22,969.35	169,274.82	17,043.50	152,231.32	15.68
66 Wr Co Communications Commission	136,493.38	222,524.56	359,017.94	273,616.41	85,401.53	630.50
68 Econ Dev Marketing	67,891.06	2,492.09	70,383.15	750.00	69,633.15	.00
69 Bangs & TB	20.13	1,154.01	1,174.14	1,157.37	16.77	.00
70 Sheriff's Donation Fund	2,411.09	.00	2,411.09	.00	2,411.09	.00
71 K-9 Fund	4,843.52	100.00	4,943.52	420.50	4,523.02	.00
72 State Equitable Sharing Fund	19,685.80	332.99	20,018.79	.00	20,018.79	.00
74 Drivers License Trust	.00	25,441.50	25,441.50	25,441.50	.00	.00
75 Recorder's Electronic Fee Fund	.00	1,225.00	1,225.00	1,225.00	.00	.00
76 Empowerment YDC	13,846.15	86,321.75	100,167.90	79,936.27	20,231.63	243.23
78 Jail Commissary	103,986.87	3,725.77	107,712.64	1,650.25	106,062.39	500.00
79 Jail Room & Board	125,799.07	2,422.66	128,221.73	7,335.00	120,886.73	.00
90 Wright Co Search and Rescue	3,114.03	.00	3,114.03	.00	3,114.03	.00
91 American Rescue Plan of 2021	601,691.86	.00	601,691.86	275,626.01	326,065.85	5,894.47
92 LG Opioid Abatement Fund	97,488.27	27,497.03	124,985.30	348.81	124,636.49	.00
93 Boone River WMA Fiscal Agent	304.31	.00	304.31	.00	304.31	.00
94 Agribusiness Park Water Supply	33,814.01	7,772.97	41,586.98	11,602.65	29,984.33	1,200.00
	15,227,759.30	31,963,425.82	47,191,185.12	30,464,069.54	16,727,115.58	594,428.55
Clarion, IA 50525 January 27, 2025	Balance on Hand					\$16,727,115.58
I, Peggy Schluttenhofer, Treasurer of Wright County Treasurer, do hereby certify that the report given is a correct summary of the business transacted by me as said during the period therein specified.						
Published in the Eagle Grove Eagle on Thursday, Feb. 13, 2025						

PROBATE • Robert Lyle Wepel

THE IOWA DISTRICT COURT FOR WRIGHT COUNTY

IN THE MATTER OF THE ESTATE OF ROBERT LYLE WEPEL, Deceased CASE NO. ESPR017676

**NOTICE OF APPOINTMENT OF ADMINISTRATOR AND NOTICE TO CREDITORS**

To All Persons Interested in the Estate of ROBERT LYLE WEPEL, Deceased, who died on or about September 11, 2024: You are hereby notified that on February 4, 2025, the undersigned was appointed administrator of the estate.

Notice is hereby given that all persons indebted to the estate are requested to make immediate payment to the undersigned, and creditors having claims against the estate shall file them with the clerk of

the above named district court, as provided by law, duly authenticated, for allowance, and unless so filed by the later to occur four months from the date of the second publication of this notice or one month from the date of the mailing of this notice (unless otherwise allowed or paid) a claim is thereafter forever barred. Dated on February 4, 2025.

Lisa Foust  
Administrator of the Estate  
1115 SW 2 nd Street  
Eagle Grove, IA 50533

Dani L. Eisentrager  
Attorney for the Administrator  
Eisentrager Law  
109 South Commercial Avenue  
P.O. Box 346  
Eagle Grove, IA 50533  
Date of second publication: February 20, 2025

WRIGHT COUNTY BOS • JAN. 27, 2025

January 27, 2025

The Board of Supervisors met as Drainage District Trustees. To view the minutes from the drainage meeting, see the Drainage District minutes on the County website.

Chairman Rasmussen called the regular meeting of the Wright County Board of Supervisors to order at 9:03 a.m. Members present were Rasmussen, Kluss, Bosch, Loux and Ellis.

Motion by Kluss and seconded by Bosch to approve the tentative agenda with item 9, receive Treasurer semiannual report, tabled until next week. Motion carries.

Minutes of the previous regular meeting of January 20, 2025 were read and approved with taking out the detailed drainage minutes.

Approved claims for payment.

In open forum for public input, Julie Glade addressed the board about citizens being concerned about the Summit Carbon Pipelines going through Wright County. She would like the board to approve protection ordinances with setbacks. She would also like the board to go on record with their position on approving protection ordinances. Supervisor Kluss stated that the board had previously made their position clear. He then went on to explain that the Wright County Planning and Zoning Commission Board is working on an ordinance, but it has been put on hold while other counties go through litigation due to their ordinances. The Board of Supervisors said they will reach out to our Planning and Zoning Director.

Also, in open forum for public input, LeRoy Jensen asked for more details on some claims paid by the County that were published in the newspaper. After receiving the information, he was informed that we only have a small space to enter details, but anyone can go to the Auditor's office and request more information.

Adam Clemons, Wright County Engineer, gave an update on the current bridge construction and Secondary Roads department.

Discussion was had regarding the County paying the annual membership fees to the IACME (Iowa Association of County Medical Examiners) for Wright County Medical Examiners. Motion by Kluss and seconded by Ellis to approve paying for the annual membership fees. Motion carries.

The Board gave updates about meetings they had attended. Dean Kluss attended a MIDAS meeting and also attended the Wright County Landfill meeting. Rick Rasmussen attended the Central Iowa Juvenile Detention Center meeting. Lynn Loux attended the Wright County Landfill meeting. Ashley Bosch attended the CICS, and DCAT meetings. The Supervisors will all attend the Statewide Supervisor meeting in Des Moines on Thursday.

Motion by Kluss and seconded by Bosch to adjourn the meeting. Motion carries.

*Rick Rasmussen, Chairman  
Wright County Board of Supervisors  
Deb Lukes, Wright County Deputy Auditor*